

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, JULY 12, 2021 7:00 P.M.**

Members Present: Payleitner, Bongard, Bancroft (via Zoom), Pietryla, Wirball, Bessner, Weber

Members Absent: Silkaitis, Lencioni

Others Present: Mayor Vitek, Chris Minick; Interim City Administrator & Director of Finance, Fire Chief Swanson, Assistant Chief Christensen, Rita Tungare; Director of Community & Economic Development, Russell Colby; Assistant Director of Community & Economic Development, Rachel, Hitzemann; City Planner, Ellen Johnson; City Planner, Ciara Miller; Economic Development Planner, Monica Hawk; Development Engineer, Allen Fennell; Building & Code Enforcement Manager

1. CALL TO ORDER

The meeting was convened by Chair Weber at 7:00 p.m.

2. ROLL CALLED

Roll was called:

Present: Payleitner, Bongard, Bancroft, Pietryla, Wirball, Bessner, Weber

Absent: Silkaitis, Lencioni

3. OMNIBUS VOTE

*4c. Recommendation to approve a Plat of Easement for Perfect Plastics, 345 Kautz Road

*4d. Recommendation to approve a Minor Change to PUD for River Crossing of St. Charles, 850 Dunham Road

**Ald. Wirball made a motion to approve omnibus items *4c and *4d on the Agenda.
Seconded by Ald. Bongard.**

Roll was called:

Ayes: Payleitner, Bongard, Bancroft, Pietryla, Wirball, Bessner

Absent: Silkaitis, Lencioni

Recused:

Nays:

Motion passed 6-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. Presentation of a Concept Plan for Pheasant Run Industrial Park

Mr. Colby presented the Executive Summary posted in the meeting packet.

Ron DeRosa, Greco/DeRosa development, introduced the project and stated that redevelopment of this site could be utilized in an industrial format very similar to an industrial park. They own the golf course property and are under contract for the frontage retail portion of the property. They want the project to fit the highest and best use while also trying to minimize any impact on traffic.

Ald. Wirball noted the Plan Commission mentioned land banked parking and asked if they would consider that to get more green space. Jeff Possin, development manager for Greco/DeRosa, stated they would definitely consider it.

Ald. Payleitner wanted to know if they are involved with the outlet lot parcels and asked for clarification on the difference between docks and stalls. Mr. Possin said they are in negotiations for the outlet parcels, but at this time, they are only focused on the golf course. The outlet parcels would be for retail use. He said docks are where the trucks load up and stalls are where the trailers park for use later. The trucks could be parked there permanently or belong to businesses that have buildings there. They could also be waiting for their turn to be loaded up.

Ald. Payleitner said the use is fine, but expressed some concern over the traffic situation. Mr. Colby said when the preliminary plan application is submitted, they would expect to have a comprehensive traffic study that projects out traffic volumes based on the plan and considers the final design of all the access points.

Chair Weber asked if the applicant has had any discussions with the DuPage Airport Authority regarding Kiel Road. Mr. Possin confirmed they are in discussions with them for access on Kiel and Tower Roads.

Chair Weber asked if they considered the comments from the Plan Commission regarding the detention area. Mr. Possin said they are still finalizing that, but noted they are considering incorporating some of the design elements they used on another one of their projects.

Chair Weber asked how soon they would be able to get started if everything moved along perfectly. Mr. DeRosa stated the project will take a period of time, but he thinks they would be able to start within 6 months. Buildings 3 & 4 would be the first ones to go up and would be done simultaneously.

Chair Weber felt the land use will be really good.

b. Plan Commission recommendation to approve a PUD Preliminary Plan for Belle Tire, Zylstra PUD

Ms. Hitzemann presented the Executive Summary posted in the meeting packet.

Ald. Bessner commented on the number of other tire dealers in the same area. Ms. Hitzemann noted the zoning restrictions limit where they can be located so they tend group together in the same spot.

Christopher Enright, the applicant, provided a brief history of Belle Tire and said they see demand in this area.

Aldr. Payleitner made a motion to approve a PUD Preliminary Plan for Belle Tire, Zylstra PUD. Seconded by Aldr. Pietryla.

Roll was called:

Ayes: Payleitner, Bongard, Bancroft, Pietryla, Wirball, Bessner

Absent: Silkaitis, Lencioni

Recused:

Nays:

Motion passed 6-0

5. ADDITIONAL BUSINESS – None.

6. EXECUTIVE SESSION – None.

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS - None.

8. ADJOURNMENT - Ald. Wirball made a motion to adjourn at 7:24 p.m. Seconded by Ald. Pietryla.

Roll was called:

Ayes: Payleitner, Bongard, Bancroft, Pietryla, Wirball, Bessner

Absent: Silkaitis, Lencioni

Recused:

Nays:

Motion passed 6-0