

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, AUGUST 14, 2023 7:00 P.M.**

Members Present: Silkaitis, Foulkes, Bongard, Muenz, Lencioni, Gehm, Pietryla, Wirball, Bessner, Weber

Members Absent: None

Others Present: Russell Colby, Director of Community Development; Derek Conley, Director of Economic Development; Bruce Sylvester, Assistant Director of Community Development-Planning & Engineering; Allen Fennell, Assistant Director of Community Development-Building Services; Rachel Hitzemann, City Planner; Monica Hawk, Development Engineer; Peter Suhr, Director of Public Works; Fire Chief Scott Swanson

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Foulkes, Bongard, Muenz, Lencioni, Gehm, Pietryla, Wirball, Bessner, Weber

Absent: None

3. OMNIBUS VOTE

- *e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 411 Prairie St.
- *f. Recommendation to approve a Plat of Dedication to IDOT for Pride of Kane County.
- *g. Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Watermain) for McGrath Honda – 4075 E. Main St.
- *h. Recommendation to approve Plat of Easement for Kiddie Academy, 2651 Woodward Dr.

Chair Lencioni made a request to put omnibus item 4f back onto the agenda.

Ald. Wirball made a motion to approve omnibus items, with the exception of item 4f, as presented on the agenda. Seconded by Ald. Bongard.

Roll was called:

Ayes: Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis, Foulkes, Bongard

Absent:

Nays:

Motion passed 9-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Plan Commission recommendation to approve a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St.

Ald. Pietryla recused himself from item 4a.

Rachel Hitzemann, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball asked about the term of the lease and what happens if it were terminated early.

Doug Dolan, applicant (DRA Properties), stated they have a 25-year lease and the tower would be removed upon early termination.

Ald. Wirball made a motion to approve a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St. Seconded by Ald. Bessner.

Roll was called on Motion:

Ayes: Muenz, Gehm, Wirball, Bessner, Weber, Silkaitis, Foulkes, Bongard

Absent:

Nays:

Recused: Pietryla

Motion passed 8-0

- b. Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5th St. Subdivision.

Rachel Hitzemann, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball asked if they foresee any issues with water runoff into neighboring yards.

Zach Derrico, applicant (Derrico Builders), said they will be running a storm sewer line to Oak and Fifth Street. He expects this to take care of that issue.

Simona Hawk, Development Engineer, noted the applicant would need to submit an engineering grading plan when they apply for a building permit and this will be reviewed at that time.

Ald. Weber made a motion to approve a Minor Subdivision Final Plat for 407 S. 5th Street Subdivision. Seconded by Ald. Foulkes.

Roll was called on Motion:

Ayes: Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis, Foulkes, Bongard

Absent:

Nays:

Motion passed 9-0

- c. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.

Ald. Bongard recused himself from this item.

Rachel Hitzemann, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball made a motion to approve a Façade Improvement Grant Agreement for 8 Indiana Street. Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis, Foulkes

Absent:

Nays:

Recused: Bongard

Motion passed 8-0

- d. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E. Main St.

Ald. Bongard recused himself from this item.

Rachel Hitzemann, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Weber made a motion to approve a Façade Improvement Grant Agreement for 11 E. Main Street. Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis, Foulkes

Absent:

Nays:

Recused: Bongard

Motion passed 8-0

- f. Recommendation to approve a Plat of Dedication to IDOT for Pride of Kane County.

Chair Lencioni recused himself from this item. Ald. Weber took over as Chair.

Russell Colby, Director of Community Development, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball asked if this impacts the City. Mr. Colby stated it doesn't. It makes sure the public sidewalk and the streetlight poles that are along Route 64 are all within IDOT's property because

there was some portion of it that was overlapping onto the private property. This is a request from IDOT to take ownership of that land.

Ald. Wirball asked what the process is for getting a crosswalk in that area. Mr. Colby clarified this is the Kirk Road crosswalk, which could cross from the Pride of Kane County site across to the west. This crosswalk was identified during the review process for the Pride project as a missing pedestrian connection and was requested of the developer. As part of the negotiations when the project was approved, that crosswalk was not made a developer obligation. If the City had an interest in pursuing it being installed, the City could fund and install that improvement. It would need to be budgeted for as a future project. If the City would like it installed soon, they would need to take the initiative on it. It's not likely to be installed by Kane County unless they were doing some other modifications or improvements at that intersection.

Ald. Wirball made a motion to approve a Plat of Dedication to IDOT for Pride of Kane County. Seconded by Ald. Muenz.

Roll was called on Motion:

Ayes: Muenz, Gehm, Pietryla, Wirball, Bessner, Silkaitis, Foulkes, Bongard

Absent:

Nays:

Recused: Lencioni

Motion passed 8-0

Chair Lencioni rejoined the meeting.

5. PUBLIC COMMENT - None

6. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS

Ald. Foulkes asked if certain properties listed on the Weekly Development Report were being monitored for safety and maintenance issues. Mr. Colby said both projects mentioned are ongoing permit reviews and they anticipate construction to start soon. Both sites are actively monitored.

Ald. Bongard noted residents have expressed concerns over the traffic flow outside of some of the schools on the east side. He asked for this to be discussed at another committee meeting. Mr. Colby asked him to provide additional information so that they can assist with a further review of the issues.

Ald. Bongard asked what the issues were with having City entry signage on the east side of town. Mr. Colby believes it was an issue with not having property rights to place the signs where they wanted to and not being able to place signs in the right-of-way. Chair Lencioni asked how current signs are handled. It varies based on location. It could be city owned property that may be adjacent to a right-of-way.

Peter Suhr, Director of Public Works, said they previously looked at adding a sign on the IDOT right-of-way for an entry sign near Pheasant Run, but IDOT does not typically permit these types of signs anymore. It may require a partnership with a private entity or some significant

discussions with IDOT. If interested in pursuing this, it would need to be a directive to staff to explore this further.

7. **EXECUTIVE SESSION** – None

8. **ADJOURNMENT**

Ald. Wirball made a motion to adjourn at 7:24 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.