

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, MARCH 8, 2021 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Ray Rogina, Rita Tungare; Director of Community & Economic Development, Russell Colby; Assistant Director of Community & Economic Development, Rachel Hitzemann; City Planner, Ciara Miller; Economic Development Planner, Peter Suhr, Director of Public Works

**1. CALL TO ORDER**

The meeting was convened by Chair Payleitner at 7:02 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis

Absent: None

**3. OMNIBUS VOTE – None.**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to approve a Final Plat of Subdivision for Munhall Glen.

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

**Ald. Lewis made a motion to approve a Final Plat of Subdivision for Munhall Glen. Seconded by Ald. Lemke.**

**Roll was called:**

**Ayes: Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis, Silkaitis, Lemke**

**Absent:**

**Recused: Stellato**

**Nays:**

**Motion passed 8-0**

- b. Plan Commission recommendation to approve a Special Use for a Recreational Cannabis Dispensing Organization for Zen Leaf St. Charles, 3691 E. Main Street.

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

Adam Rak, WBK Engineering, 116 W. Main St., described the new location and how it will be used.

Anthony Marsico, Zen Leaf, discussed the floor plan and described the handling procedures when entering the building. He also explained how they receive their product deliveries and noted the security measures they have in place.

Chair Payleitner asked about the Plan Commission's recommendation to fence off the outdoor break area. Mr. Marsico said they would try to accommodate that, but the lot line is very tight so he's not sure how that would work. He was open to suggestions.

Ald. Lewis asked if this would ever become a drive-thru. Mr. Marsico felt a drive-thru would be a great opportunity, but it is currently not allowed in Illinois. He also noted the building would not be conducive for a drive-thru, but if they were ever allowed to do it, they might look into how they can make it work at the new location.

Ald. Lewis said she had been advocating for Zen Leaf to relocate because they were next to a dance studio, in a condo, with other businesses. She noted she had voted no for recreational marijuana, but she will support them relocating. She felt it was unfair to Zen Leaf and the other businesses the way the council and mayor approved it as quickly as they did.

Ald. Bessner said the plans looked great and asked about the completion date. Mr. Marsico said it would depend on when the state allows them to move, but they are moving things along so that they will be ready when the time comes.

Ald. Vitek said they had great drawings and a great location.

Ald. Lemke asked about the number of point-of-sale terminals, the option to use overflow parking spots and their product delivery procedures. Mr. Marsico said they have 17 proposed terminals at the new location and explained how they handle transactions. He wasn't sure about shared parking spots and would need to look into it. He explained their inventory process and how they get their deliveries.

Ald. Silkaitis stated he was originally opposed to this project, but understood that the council did pass it. He said as much as he doesn't like it, he will now go along with the relocation. He doesn't know what the future holds for more dispensaries in St. Charles, but at this time he will support this project.

**Ald. Gruber made a motion to approve a Special use for a Recreational Cannabis Dispensing Organization for Zen Leaf St. Charles, 3691 E. Main Street. Seconded by Ald. Vitek.**

**Roll was called:**

**Ayes: Gruber, Bancroft, Vitek, Pietryla, Bessner, Lewis, Stellato, Silkaitis, Lemke**

**Absent:**

**Recused:**

**Nays:**

**Motion passed 9-0**

- c. Update regarding status of Redevelopment Agreement with STC Lot 4, LLC regarding First Street Building #8.

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

Ald. Silkaitis asked if the City has ever granted an indefinite extension before. Mr. Colby was not certain, but didn't think it had been done with any recent redevelopment agreements. Ald. Silkaitis said he could only agree to a one-year extension with an option to revisit it.

The Committee agreed with option 2, to direct staff to bring the RDA back before the Committee in one year.

- 5. ADDITIONAL BUSINESS – None.**
- 6. EXECUTIVE SESSION – None.**
- 7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS – None.**
- 8. ADJOURNMENT - Ald. Silkaitis made a motion to adjourn at 7:54 p.m. Seconded by Ald. Bessner. Approved unanimously by voice vote. Motion Carried.**