

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, AUGUST 10, 2020 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Bancroft, Vitek, Pietryla, Bessner

Members Absent: Stellato, Turner, Lewis

Others Present: Mayor Rogina, Mark Koenen; City Administrator, Rita Tungare; Director of Community & Economic Development, Russell Colby; Assistant Director of Community & Economic Development, Ellen Johnson; City Planner, Rachel Hitzemann; City Planner, Ciara Miller; Econ. Dev. Planner, Chris Minick; Director of Finance

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Bancroft, Vitek, Pietryla, Bessner

Absent: Stellato, Turner, Lewis

Mayor Rogina announced Alderman Turner's resignation.

3. OMNIBUS VOTE

- *4e. Recommendation to approve amendments to the St. Charles Municipal Code pertaining to aircraft and rail rolling stock storage: 1) General Amendment to Title 17, Zoning Ordinance, as recommended by Plan Commission; and 2) Amendment to Title 8, Health and Safety.
- *4f. Recommendation to approve a Minor Change to PUD for Meijer Outlot, Building A.
- *4g. Recommendation to approve and Execute an Acceptance Resolution for Public Utilities for Meijer Outlots Development.
- *4h. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 115 Cedar Ave.
- *4i. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 1 S. 6th Ave. (The Carnegie Library).
- *4j. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 505 S. 4th St. (Blomquist House).

Aldr. Bessner made a motion to approve omnibus items *4e, *4f, *4g, *4h, *4i, *4j on the Agenda. Seconded by Aldr. Pietryla.

Roll was called:

Ayes: Vitek, Pietryla, Bessner, Silkaitis, Lemke, Bancroft

Absent: Stellato, Turner, Lewis

Recused:

Nays:

Motion passed 6-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. St. Charles Initiative Update and Presentation of First Street Plaza Design Concept

Aldr. Vitek, Chair of the advisory committee, provided some background on the Initiative and introduced the committee members. She noted their immediate focus would be on the First Street Plaza. Mr. Koenen provided information on the timeline of the project. He talked about fundraising and how they needed some tangible evidence to show what they were raising funds for. They decided to have a rendering prepared to show the community what they wanted to build at this location, and worked with a local architect to design the concept and vision statement. John Hoscheit, committee member, introduced the architect, Marty Serena, and thanked him for his contributions to this project.

Mr. Serena presented the concept details and the site plan included in the materials posted in the meeting packet. Their viewpoint is that this could serve as a place that provides cultural continuity, urban regeneration, environmental responsibility and be a wonderful place for community engagement.

Aldr. Vitek noted they wanted to ensure they have utility throughout the year for all individuals in the community. The presentation packet includes the many ideas they came up with.

Aldr. Pietryla asked what the reflecting element of the tower would be used for. Mr. Serena said the idea is to reflect community and heritage. Aldr. Vitek said it could reflect on the city's history and capture views of the Baker Hotel and Municipal building.

Aldr. Bancroft liked the idea of having a focal point as an attention grabber and the multiple uses for the space. Aldr. Silkaitis said it's a very nice plan, but he needs some idea of the cost involved. Mr. Koenen noted this is a project of opportunity, but there are some challenges and cost may be one of those challenges. He doesn't know what the cost is at this point, but said there is about \$1 million in the budget.

Aldr. Lemke said it makes sense to have the plaza included in First Street. Aldr. Payleitner said Aldr. Lewis was disappointed not to see any green space. Aldr. Payleitner agreed and said the plan shows people just standing around. She said some green space would help families spend time downtown. She would like to see something for kids to do and something that draws people downtown during the day. Mr. Serena said the gathering place can be adjusted and the feedback received from the Committee gives them ideas to work off of.

Tom Anderson, 712 Horne St., commented on the concept. He said it was a very nice project and he especially liked the idea of expanding the bridge to connect the east and west side of Main Street.

- b. Plan Commission recommendation to approve a Map Amendment for 1001 N. 5th Ave.

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

Aldr. Pietryla met with the residents to hear their objections. The neighbors and the developers are very close to a mutually beneficial agreement.

Aldr. Pietryla made a motion to recommend forwarding the Zoning Map agreement for 1001 N. 5th Ave. to City Council, subject to staff receiving and reviewing an easement or covenant that is agreeable to both the applicant and the neighbors, Mr. & Mrs. Snodgrass, and the signed agreement being submitted to the City for recording. Seconded by Aldr. Vitek.

Roll was called:

Ayes: Vitek, Pietryla, Bessner, Silkaitis, Lemke, Bancroft

Absent: Stellato, Turner, Lewis

Recused:

Nays:

Motion passed 6-0

- c. Plan Commission recommendation to approve a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Pride of Kane County, southeast corner of Kirk Rd. and E. Main St.

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

Aldr. Lemke asked if the access off of Kirk was a revision since they last reviewed this. Ms. Johnson said it was the same as before.

Aldr. Silkaitis asked the developer why the City should deviate from the requirement to install sidewalks. Dan Soltis, CIMA Developers, said this is a \$6 million investment that will generate approximately \$350,000 tax revenue to the City. Aldr. Silkaitis noted that he is not in favor of having the City contribute to the cost of the crosswalk or having an ordinance that forbids other gas stations in that area.

Aldr. Pietryla said he does not support these three requests. He said he is not sure this is in alignment with the Comprehensive Plan. Aldr. Bessner stated he would not agree to limiting other gas stations on Main Street, but he felt there could be some room for negotiating on the other two items. Mr. Soltis stated the owner will not move forward with the project if he does not receive the fuel restriction built into the annexation. Aldr. Silkaitis said nobody has ever asked to be the only one developed and he will not restrict another business from moving into town.

Chair Payleitner said this is a very limited opportunity to shape the entryway into the City. She questioned whether this is the highest and best use of the property and noted these four corners are destination locations. She doesn't see any quick-stop businesses there. Mr. Soltis said the broker had a lot of interest in this site, but mostly from convenience store type uses. He said other types of businesses might not be able to make that corner work due to the economics involved.

Aldr. Vitek said she is not opposed to this and they have a strong brand that doesn't deter from anything else. Aldr. Bancroft said they could decide to let it sit as is and wait for something better, but for how long. He noted the site has been sitting as is for quite some time. They may not be able to get what they want on that corner. Chair Payleitner mentioned that nothing has been brought before the Committee in 20 years, but felt they were settling for what is being presented. Aldr. Bancroft said it will sit the way it is, which is worse than if there was a vibrant, ongoing business there. Nothing better has been proposed.

Aldr. Bessner asked if there would be interest in considering a certain amount of footages between this business and other gas stations instead of having a non-compete agreement. Chair Payleitner said they would need to check into the legality of this. Aldr. Bancroft said it would be a bad decision to allow a radius restriction. Mr. Soltis mentioned he would like the opportunity to relay the message back to ownership.

Chair Payleitner asked about the tree deficit. Mr. Soltis said they do not want to add any other parkway trees because they don't want to lose visibility.

There was a discussion to continue this item to the next meeting to allow staff and applicant time to gather further information.

Aldr. Bessner made a motion to approve to continue discussion to the next Committee meeting. Seconded by Aldr. Vitek.

Roll was called:

Ayes: Pietryla, Bessner, Lemke, Bancroft, Vitek

Absent: Stellato, Turner, Lewis

Recused:

Nays: Silkaitis

Motion passed 5-1

- d. Plan Commission recommendation to approve an Amendment to Special Use for PUD, Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Pine Ridge Park PUD.

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

Aldr. Silkaitis made a motion to approve an Amendment to Special Use for PUD, Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Pine Ridge Park PUD. Seconded by Aldr. Vitek. Approved unanimously by voice vote. Motion Carried.

5. **ADDITIONAL BUSINESS – None.**
6. **EXECUTIVE SESSION – None.**
7. **ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS - None.**
8. **ADJOURNMENT - Aldr. Bessner made a motion to adjourn at 8:26 p.m. Seconded by Aldr. Pietryla. Approved unanimously by voice vote. Motion Carried.**