

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

**Members Present:** Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

**Members Absent:** None

**Others Present:** Mayor Vitek, Heather McGuire; City Administrator, Russell Colby; Director of Community Development, Rachel Hitzemann; City Planner, Ellen Johnson; City 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: Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

Absent: None

**3. OMNIBUS VOTE**

- \*4a. Recommendation to approve the Final Plat of Subdivision for KFP Subdivision.

**Ald. Silkaitis made a motion to approve omnibus item \*4a on the Agenda. Seconded by Ald. Lencioni. Approved unanimously by voice vote. Motion Carried.**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- b. Plan Commission recommendation to approve a Zoning Map Amendment and Preliminary Plat of Subdivision for Pheasant Run Industrial Park.

Mr. Colby presented the Executive Summary posted in the meeting packet. The recommendation is contingent upon resubmittal of plans addressing outstanding staff comments.

Ald. Wirball asked about the staff comments regarding the tree preservation exhibit. Mr. Colby explained there was an inconsistency with the tree preservation area along the south property line and that it will be resolved.

Ald. Payleitner asked how the number of trucks are determined. Mr. Colby said when the specific user is unknown, the standard practice is to use the *ITE- Institute of Traffic Engineers* manual to project out likely traffic based on the land use.

Ald. Balla asked about the exit point on Keil Rd. Mr. Colby said the developer is in discussions with the DuPage Airport Authority to gain access to the use of that road.

Ald. Silkaitis noted the project has the potential to be used as truck docks and asked how they would compensate for the future extra wear and tear on the roads. Mr. Colby said there is an assumption made that a portion of the projected traffic will be truck traffic and a portion will be car traffic, but they do not know what that break down will be. There will always be some risks associated with making these assumptions.

Ald. Bongard asked if there had been any discussions regarding expanding Kautz Road in the future. Mr. Colby highlighted some of the items that had been requested in the traffic study regarding striping left turn lanes, but said there were no plans to expand this section of Kautz Road adjacent to the project.

**Aldr. Bancroft made a motion to approve a Zoning Map Amendment and Preliminary Plat of Subdivision for Pheasant Run Industrial Park. Seconded by Aldr. Payleitner.**

**Roll was called:**

**Ayes: Pietryla, Wirball, Bessner, Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni**

**Absent:**

**Abstain:**

**Nays:**

**Motion passed 9-0**

- c. Plan Commission recommendation to approve a Special Use for Place of Worship for Immanuel Myanmar Church, 1713 Howard St.

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

Chair Weber asked if the property owner agreed to the conditions brought up by the Plan Commission. Ms. Hitzemann stated they gave written approval and are asking for temporary approval now to address those conditions in the spring.

Ald. Pietryla asked how the City would enforce the maximum capacity ruling. Ms. Hitzemann said they would have to rely on complaints from neighbors.

**Ald. Lencioni made a motion to approve a Special Use for Place of Worship for Immanuel Myanmar Church, 1713 Howard St. Seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Pietryla, Wirball, Bessner, Silkaitis, Balla, Payleitner, Bongard, Bancroft, Lencioni**

**Absent:**

**Abstain:**

**Nays:**

**Motion passed 9-0**

- d. Plan Commission recommendation to approve a revised PUD Preliminary Plan for First Street Building #3, 10 Illinois St. (Sterling Bank-First Street Redevelopment PUD).

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

Ald. Payleitner asked about the residential vacancy rate on First St. Mr. Colby said there are some residential units for sale in building #2, but all the residential units in building #3 that are to the north of the portion that Sterling Bank owns are occupied.

Ald. Silkaitis said he was fine with the project, but noted they need to keep in mind that the City will need to provide parking because the applicant is not required to do so.

Ald. Lencioni expressed support of the project.

Ald. Pietryla also noted he is fine with the project, but asked if it would be possible for someone buying a unit to also purchase a public parking space. Mr. Colby said the existing public parking was partly funding by TIF financing and those spots need to remain open to the public.

Ald. Wirball asked if parking is allowed for more than 24 hours a day in a public space. Mr. Colby stated it depends on the space. The parking deck next to the building has timed parking during a period of the day, but there are lots available that permit parking for 24 hours a day.

**Ald. Lencioni made a motion to approve a revised PUD Preliminary Plan for First Street Building #3, 10 Illinois St. (Sterling Bank-First Street Redevelopment PUD). Seconded by Ald. Wirball.**

**Roll was called:**

**Ayes: Pietryla, Wirball, Bessner, Silkaitis, Balla, Payleitner, Bancroft, Lencioni**

**Absent:**

**Abstain: Bongard**

**Nays:**

**Motion passed 8-0**

- e. Recommendation to approve a PUD Minor change for First Street Building #2, 50 S. 1<sup>st</sup> St. (First Street Redevelopment PUD).

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

**Ald. Bessner made a motion to approve a PUD Minor change for First Street Building #2, 50 S. 1<sup>st</sup> St. (First Street Redevelopment PUD). Seconded by Ald. Wirball.**

**Roll was called:**

**Ayes:** Pietryla, Wirball, Bessner, Silkaitis, Balla, Payleitner, Bancroft, Lencioni

**Absent:**

**Abstain:** Bongard

**Nays:**

**Motion passed 8-0**

- f. Update regarding Crystal Lofts, 214 S. 13<sup>th</sup> Ave./1416 Indiana Ave.

Mr. Colby presented the Executive Summary posted in the meeting packet. He noted staff was informed that the property is under contract to be sold.

Ald. Silkaitis asked if the building permits would still be valid if the building gets sold. Mr. Colby said the permits would need to be transferred, but it would depend on whether or not the new owner had the ability to utilize the existing building plans. Staff does not have any information as to the new owner's plans, but they are in the process of making the new owner aware of the outstanding code violations. Ald. Silkaitis wanted to know when they would be able to start imposing fines and placing a lien on this property. Mr. Colby stated that would begin at adjudication.

Ald. Besser asked how long the adjudication process takes. Mr. Colby said ideally the new purchaser may have plans that include improving the property conditions so that the violations get addressed. They need to see if the sale proceeds.

**5. ADDITIONAL BUSINESS**

Chair Weber acknowledged the upcoming Veterans Day holiday.

**6. EXECUTIVE SESSION – None.**

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

**8. ADJOURNMENT - Ald. Lencioni made a motion to adjourn at 7:29 p.m. Seconded by Ald. Wirball. Approved unanimously by voice vote. Motion Carried.**