

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, OCTOBER 12, 2020 7:00 P.M.**

Members Present: Stellato (via Zoom), Silkaitis, Payleitner, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

Members Absent: None

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

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, Gruber, Vitek, Pietryla, Bessner, Lewis

Absent: Stellato (joined after roll call via Zoom)

3. OMNIBUS VOTE

*4f. Historic Preservation Commission recommendation to approve a Landmark Nomination for 216 Cedar Ave.

*4g. Historic Preservation Commission recommendation to approve a Landmark Nomination for 316 Cedar Ave.

*4h. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 13 S. 2nd St.

**Ald. Bessner made a motion to approve omnibus items *4f, *4g and *4h, on the Agenda.
Seconded by Ald. Lewis.**

Roll was called:

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

Absent: Stellato

Recused:

Nays:

Motion passed 8-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation of a Concept Plan for Oliver-Hoffman Resubdivision.

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

Scott Shelton, Ryan Homes in Naperville, gave a presentation on the project. He noted the proposed plan includes building homes designed for the empty-nester buyer. He provided information on other communities where they have had success with similar plans.

Brad Hovanek, Cage Engineering-Downers Grove, reviewed the zoning restrictions. He said staff recommended they move forward with an RM-2 PUD and they agree with that approach. He showed the wetlands on site and said their goal is to mitigate them on and off site.

Ald. Silkaitis asked about the variations on the road and parking restrictions. Mr. Colby said recent residential projects have allowed for narrower streets as long as they are at least 26 ft. wide. This would allow for parking on one side of the street.

Ald. Lemke said he wasn't sure what they would gain with another street having access to the mall. Mr. Colby said the Plan Commission thought they could have a location where a connection could be made in the future if an opportunity existed to do so.

Ald. Bancroft was in favor of the land use. He said he liked the plan and felt it was perfect for a PUD. Aids. Gruber, Vitek, Pietryla and Bessner were all in favor of the plan.

Ald. Lewis said she supports the connecting road into the mall, but asked if they could make the garages less prominent.

- b. Presentation of a Concept Plan for 1023 W. Main St.

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

Eric Carlson, ECA Architects in Geneva, provided further details. The owner would like feedback regarding the closing of the westerly entrance. He sees that as a valuable access point to the site. When the tanker truck comes to fill the tanks, it blocks the other entrance and during that time there is only one access point. Mr. Carlson also noted the apartment will initially be used for the owner's son to help run the business.

Ald. Lewis expressed concern that the yellow house that sits behind the building will have a view of the back of the new 2-story building. Mohammed Shahid Ali, gas station property owner, said there are trees there that are owned by the yellow house and these will help block some of the view. Mr. Carlson noted the new building will also sit approximately 5 ft. lower than the exiting house. Mr. Ali has been in contact with the neighbor and is working to resolve their concerns.

Ald. Bessner asked how common it is to have a residential unit on a property with a gas station and would there be any environmental concerns if it was rented to the general public. Mr. Ali said it is very common in the City of Chicago.

Ald. Gruber asked if they only have the 3-4 parking spots shown on the plan. Mr. Ali said that is all they have. He noted most people do not take a spot. They park by the gas tanks.

Ald. Lemke asked if there were any setback requirements that need to be considered. Mr. Colby said there are building setbacks that would need to be considered if this was rezoned to a commercial district and there would need to be PUD deviations granted to allow the building to be as close to the rear lot line as it is. The gas pumps and canopy would also require deviations for the setback from Main Street. Ald. Lemke also noted the parking doesn't seem sufficient for a convenience store.

Ald. Silkaitis asked what else could be built on the site now that it's gone back to residential zoning. Mr. Colby said the only permitted use at this time would be single family residential. Ald. Silkaitis said they are asking for too many variances.

- c. St. Charles Initiative Update and Request to Approve Concept Design and Services Agreement with Serena Sturm.

Ald. Vitek, Chair of the St. Charles Initiative Advisory Committee, presented the information posted in the meeting packet. She noted the Initiative will fundraise \$1.7 million. The expenditure for the Schematic Design phase is a little over \$166,000. This is the portion that the City will contribute. These funds will come from the \$1 million FY 20/21 budget for the East Plaza.

She reviewed the following questions that were brought up at during their previous presentation:

- Greenspace: The Initiative is interested in this, but they will need additional time to look into the schematic design of it. Some ideas included a lawn portion underneath the solar panels with additional trees and greenery along the side.
- Splash park: This was initially discussed when they started the project, but since it is a plaza concept, they felt it might be better to initiate conversations with the park district to see if they would be interested in adding this feature in an area by the south entrance of the plaza.
- Public feedback: They have met with several business owners and residents and received mostly positive feedback. There has also be some social media print press on this and the Initiative has addressed feedback from there. Once the concept is approved, they would like to put up larger concept signage on First Street that includes an opportunity for individuals to provide feedback via email. They also plan to host informational meetings tied in with fundraising efforts.

Ald. Pietryla asked if the Committee's approval for the concept would be final. Ald. Vitek said they are asking if the Committee is comfortable with the concept and the design

around it. Things such as the focal point and the solar panels could change a little bit once they get into the details of engineering. Ald. Pietryla felt the height of the focal point was too high and expressed concern that his approval would limit the ability to make changes to it.

Ald. Lewis said she likes many of the features in the concept, but doesn't have enough information to approve the price. She would like to see some of the feedback they received. She asked if the \$166,000 goes to designing the whole thing or just filling up the hole.

Ald. Gruber asked about a proposed timeline for the whole project. Ald. Vitek said they were looking at the construction phase taking place in the summer of 2021.

Ald. Silkaitis felt they should be getting engineering bids and filling the hole first. Mr. Colby stated part of the engineering work that is included in the contract would be to look at the engineering feasibility of the improvements that are shown on the plan and to evaluate if those elements can be included.

Ald. Silkaitis said they should raise a minimum from fundraising before they commit to spending it. Ald. Vitek said if they look at the full cost of the project, they have technically raised \$1 million of the purchase to fill the hole.

Ald. Lemke said it's premature to say what the obelisk in the middle will look like. He said the hole has to be filled and compacted before they can establish what they can do with that part of the parcel. He felt it was a work in process.

Ald. Bancroft clarified the approvals being considered. He said they are just being asked to approve the general concept and the \$166,000 to get drawings done to be reviewed and approved. It has nothing to do with engineering plans. Ald. Silkaitis felt they need to engineer the hole before they can build on top of it and he would like the exact cost to fill the hole. Ald. Bancroft asked what difference that makes to a schematic design and approval of a contract. Ald. Silkaitis said if the number to fix the hole is much higher than estimated it could potentially change everything. Ald. Bancroft asked what they would do if the cost was much higher than expected. Ald. Silkaitis stated they would fill the hole, but adjust the budget for the remaining items. He felt they should be approving something to fill the hold first before approving what goes on top of it.

Ald. Stellato said filling in the hole is not that simple. You cannot fill it until you know where everything above it is going to go. You want to avoid filling it twice. Ald. Silkaitis said they should get all the numbers first and then approve it all at once. Ald. Stellato continued to explain that they need to know what features are going above the hole before it is filled.

Chair Payleitner asked if the existing schematic design will work for fundraising efforts. Ald. Vitek said she needs approval of the concept plan first.

Mr. Koenen explained they just have a concept at this point. The schematic design tells them if the concept is feasible. They like the concept, so their first question is whether or

not they can close First St. at Rt. 64. IDOT indicated they have met the milestones for closing First St. while still retaining the traffic signal for pedestrian crossing. He felt this was a conceptual idea that the Committee needs to know before they can be comfortable going to final design. He noted they are going to build a wall and fill the hole, but before they can do that, they have this concept, and some of the items they still need to explore in the next phase of the schematic design. The concept gives them the idea as to what they want it to look like.

Chair Payleitner felt this project should have a lot of conversations and public input, not just the Committee's feedback. She asked why this is being rushed. Mr. Koenen stated he would prefer to have a better idea that their concept can be built before they have the public process in this forum where we amend the project plan for what this site will look like. He said there is an existing PUD plan for this property that includes a three-story building on the corner. The new plan suggests that they would take away the three-story building and replace it with something else. He felt the first phase of construction would be to build the wall and fill the hole.

Ald. Bancroft said if you don't go through with schematic designs you won't know what goes under the ground.

Chair Payleitner asked about the RFP and engineering process. Mr. Koenen recommended using the same consultant they used for the concept engineering.

Ald. Lewis asked about public bathrooms. Mr. Koenen said the plan does not include public facilities.

Steve Waszkowiak, Initiative Committee member, 400 North Ave, said the first part is to decide what you are making. The idea was for the City to fund the activity to lay out the concept to show all the add-ons that could be included so that when the bids go out to fill the hole, you can at least consider those elements. The bid process would provide a minimum cost to fill the hole and then costs to include the other proposed above-ground options.

Ald. Bancroft said they need to consider who is doing what and what the comfort level is. He noted the Committee is going to be the developer of the site. When the Initiative makes a presentation, all the members need to be in the room.

Ald. Pietryla expressed support for the general concept. Ald. Lewis asked for more green space. Chair Payleitner would like to have more phasing mapped out and suggested it match up with fundraising. Ald. Lemke suggested having cost checkpoints along the way.

The Committee discussed the ideas for the centerpiece. Mr. Koenen noted it was intended to be a meeting place identifier. The exact design/option is open for discussion.

Ald. Bancroft suggested having milestone checkpoints. Mr. Koenen pointed out some criteria such as getting the feedback from IDNR and the waterways people, firming up the conversation with IDOT and how they build the wall.

Ald. Bancroft made a motion to approve to approve the schematic design phase of the project with the budgeted amount of \$167,000, subject to two caveats; a report back from staff at the 50% completion mark; and an outline of a plan for what they believe will be necessary for adequate level of public comment. Seconded by Ald. Gruber.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

Ald. Bancroft made a motion to approve the concept plan as presented with the major features depicted therein and comments made. Seconded by Ald. Stellato.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- d. Plan Commission recommendation to approve a Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen.

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

Ald. Lewis asked about the costs for the sidewalks, curbs, and sanitary/sewer. Mr. Colby reviewed the cost estimate included in the packet. Ald. Lewis felt there needs to be a full street that goes through to South Avenue and she would probably be willing to pay the costs to make it look attractive.

Ald. Bancroft did not think full access was necessary. The connection is made right by the marina, the public works facility, and by a bunch of industrial buildings. The biggest issue will be the construction traffic. He suggested making it emergency access only. Ald. Lewis preferred having a neighborhood that allows several ways for people to move about.

Court Airhart, Airhart Construction, said their Fisher Farms community has one access into the neighborhood and it is not a problem. He said they would do a full improvement on their side so that if the usages change on the other side of their property, it is ready for full access.

The Committee agreed with keeping South Avenue as an emergency access only and the other staff recommendations.

Ald. Lewis made a motion to approve a Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Munhall Glen. Seconded by Ald. Vitek.

Roll was called:

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

Absent:

Recused: Stellato

Nays:

Motion passed 8-0

- e. Recommendation regarding 2021 Inclusionary Housing Fee.

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

John Glenn, Vice Chairman of the Housing Commission, expressed support for the continuing commitment of inclusionary housing in the City.

Liz Eakins, Chairman of the Housing Commission, provided some background information on this fee. She asked the Committee to support the standard that was collaboratively developed in concert with the St. Charles Housing Commission as a standard that was reasonable for all.

Barb Gacic, Housing Commission member, said maintaining the required affordable unit cost would not jeopardize anybody from wanting to develop from in St. Charles in the future.

Chair Payleitner said that the current fee could be a disincentive for moderately priced homes. Ald. Bancroft said the City is one of very few suburban municipalities that have affordable housing and they should be proud of it and protect it. He said the ordinance works and they've seen a lot of great results from having it.

Ald. Lemke made a motion to move recommendation of the 2021 Inclusionary Housing Fee as presented. Seconded by Ald. Bancroft.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

5. ADDITIONAL BUSINESS – None.

6. EXECUTIVE SESSION – None.

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

8. ADJOURNMENT - Ald. Lemke made a motion to adjourn at 9:30 p.m. Seconded by Ald. Bancroft. Approved unanimously by voice vote. Motion Carried.