

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, JANUARY 11, 2021 7:00 P.M.**

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

Members Absent:

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

Absent: None

3. OMNIBUS VOTE – None.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. McGrath Commerce Center concept plan

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

Peter Bazos, attorney, 1250 Larkin Ave, Elgin, provided additional comments on their plan. He noted the McGrath site will consist of three parcels. Parcel 1 will include the Honda store site. Parcel 2 includes the east half of lot 1. They are hoping to find another dealership to occupy this space. Parcel 3 consists of the 8+ acre site that is currently under contract. They believe the PUD will do as they are intended to do by planning for an efficient and attractive use of a large piece of underdeveloped property. The PUD on parcel 1 seeks a 15 ft. parking setback from North Ave. for vehicle display pads, and a decrease in the rear setback from 30 ft. to 10 ft. to accommodate the new maintenance building. The McGrath team is also seeking an allowance for a larger monument sign of 20 ft. versus 15 ft. to allow for an electronic message board.

Gary McGrath, owner of McGrath Honda, said they left space for significant green space in the back for additional water storage to use at a later date and included space for dog parks for customer use.

Ald. Silkaitis liked the concept, but had concerns about the sign variance. He said they previously took down other signs that were too large. Ald. Lewis also noted a concern

with the size of the sign and suggested finding another solution, but loved the idea of the city gateway sign. Ald. Lemke & Ald. Bessner would like City staff to provide the current ordinance regulations regarding changeable message signs. Ald. Vitek & Ald. Stellato both supported the plan and had no objections to the signage. Ald. Pietryla also supported the project. Mr. McGrath said they would be willing to work on a compromise that could include sharing the messaging board with the City.

b. Temporary Outdoor Dining Program

1. Recommendation to extend the Temporary Outdoor Dining Program for Private Property through 2021.

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

Ald. Pietryla said he received some feedback from residents regarding the noise and proposed going back to a prohibition on amplified sound. Ald. Vitek said in general the amplified music is too loud without any buffer. Ald. Lemke noted the noise shouldn't be heard at the lot line and suggested implementing a time limit.

Ken Hendricks, Alter Brewing, asked for a definition of amplified music. Ms. Tungare read a portion of the city code definition. She noted the issue being discussed today is within the context of temporary outdoor dining where permits are being issued for the 2021 calendar year for restaurants, businesses, and bars to use their own private property.

Ald. Pietryla made a motion to recommend extending the Temporary Outdoor Dining Program for Private Property through 2021 as amended with the acoustic sound recommendation. Seconded by Ald. Vitek.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

2. Recommendation to extend the Temporary Outdoor Dining Program for Public Property through 2021

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

Chair Payleitner suggested coordinating with the Public Works department to ensure the city contribution is compatible with what is expected of businesses. Ms. Miller noted the picnic tables that were placed in the street for public use were borrowed from the Park District so they had little control over how they looked.

Ald. Lewis suggested adding more softness to the area by bringing in some potted trees to achieve a garden feel. She would appreciate anything that could enhance the temporary beauty of the area.

Ald. Lemke agreed with adding trees and would like to make sure there are no speakers on any posts with amplified sound on any public property with the exception of the plaza. He said there aren't any houses mixed in with the plaza to cause any concern.

Ald. Lemke made a motion to recommend extending the Temporary Outdoor Dining Program for Public Property through 2021 as presented and amended. Seconded by Ald. Bessner.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

3. Review of the proposed First Street Plaza configurations for expanded temporary outdoor dining in 2021

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

Ald. Bessner commented on the bench and the benefit it provides to the public versus losing that space for business use.

Ald. Pietryla advocated going back to what they had last year to show support for the businesses and perhaps talk about future changes at a later date.

Ald. Vitek said nothing is currently broken on the Plaza and preferred keeping what they had.

Ald. Lewis said the bench provides waiting space and supported the new proposal.

Ald. Silkaitis liked the revised draft and said if it doesn't work out they can come back and revisit it.

Ald. Stellato received positive comments about last year and would prefer to keep things the way they were last summer.

Ald. Gruber also favored keeping it the way it was, but liked the revised version for Alter Brewing.

Chair Payleitner read comments submitted from Bob Rasmussen. She asked if La Mesa would be the only business experiencing a change between the two plans. Ms. Miller confirmed that is correct.

The majority of the committee favored the June 17th, 2020 plan for the west side and adding the new east side plan for Alter Brewing.

4. Recommendation to approve a Resolution Authorizing the Closure of First Street for Expanded Temporary Outdoor Dining

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

Ald. Stellato made a motion to approve a Resolution Authorizing the Closure of First Street for Expanded Temporary Outdoor Dining. Seconded by Ald. Pietryla.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

5. Recommendation to approve a Resolution Authorizing the Temporary Closure of Walnut Avenue through December 31, 2021.

Ald. Bessner made a motion to approve a Resolution Authorizing the Temporary Closure of Walnut Avenue through December 2021. Seconded by Ald. Stellato.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- c. Discussion and feedback regarding the regulation of Residential Chickens-Section 6.12.095 of the St. Charles Municipal Code

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

The committee members were not in favor of making any changes at this time and suggested staff attempt to facilitate resolving the issue between the neighbors.

5. ADDITIONAL BUSINESS – None.

6. EXECUTIVE SESSION – None.

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

8. ADJOURNMENT - Ald. Bessner made a motion to adjourn at 8:20 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.