

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, MAY 14, 2018 7:00 P.M.**

Members Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel, Vitek, Bessner, Lewis

Members Absent: None

Others Present: Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Community Development Division Manager; Ellen Johnson, City Planner; Matthew O'Rourke, Economic Development Division Manager; Mark LaChappell, Building & Code Enforcement Division Supervisor; Monica Hawk, Development Engineer; Fire Chief Schelstreet, Asst. Chief Christensen

1. CALL TO ORDER

The meeting was convened by Chairman Bessner at 7:00 P.M.

2. ROLL CALLED

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel, Vitek, Bessner, Lewis

Absent: None

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer – Drive-Thru, Parking, Signage (Meijer PUD).

**Aldr. Bancroft recused himself from Agenda items A and B.*

Ms. Johnson said the addition of a drive-thru pharmacy lane at the northeast corner of the store, along the front of the garden center, involves shifting the main north-south drive aisle to the east to create the drive-through lane; which will have 5 stacking spaces. In response to staff comments, the pedestrian crossing to the garden center has been shifted north behind the stacking lane with left turns prohibited out of the stacking lane. The applicant is requesting to reduce the parking requirement for the store to allow for an outlot development at the northeast corner of the lot; which is the next item on the agenda. 831 spaces are required by code with 792 being proposed which is 39 under requirement. The final request is to modify the permitted signage on the Meijer property, reducing the number of wall signs on the Meijer building, but will increase the total square footage of signage by about 13 sq. ft. Plan Commission held a public hearing on May 8, 2018 and recommended approval by a vote of 8-0 upon resolution of staff comments.

Aldr. Tuner asked if the signage meets city code. Ms. Johnson said the signage from Meijer is per the PUD ordinance, which allows more wall signs than currently allowed by code. Aldr. Turner said he doesn't mind the reduction of parking spaces; it's basically a truck parking lot, it's rarely used but maybe 2-3 times per year.

Aldr. Stellato said he attended the May 8, 2018 Plan Commission meeting and the presentation was very good; he's very confident making the motion.

Aldr. Lewis said she's in favor of the Amendment but would like Meijer to think about extending the sidewalk around the corner and down Randall Rd., while they're in the process of removing trees and doing construction. It's her ever quest to get a walkable/bikeable community in St. Charles.

Aldr. Stellato made a motion to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer – Drive-Thru, Parking, Signage (Meijer PUD). Seconded by Aldr. Lemke.

Roll was called:

Ayes: Gaugel, Vitek, Lewis, Stellato, Silkaitis, Payleitner, Lemke, Turner

Absent:

Recused: Bancroft

Nays:

Motion carried 8-0

- b. Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer Outlot (Meijer PUD).

Ms. Johnson said Alrig, USA is proposing to convert 2.94 acres of the Meijer parking lot into an outlot development; 3 buildings are proposed on the outlot:

- Building A – Restaurant; approx. 2,000 sf (northern building)-user not yet identified.
- Building B – Wahlburgers Restaurant; approx. 6,000 sf (middle building)
- Building C – Retail/Restaurant with a drive-thru; approx. 3,000 sf retail & 2,000 sf restaurant (southern building). 5,000 sq. ft. total; user not yet identified.

Plan Commission held a public hearing on May 8, 2018 and recommended approval by a vote of 8-0 upon resolution of staff comments. In addition to addressing staff comments, the applicant stated at the public hearing that they plan to add additional plantings along the eastern portion of the site to further screen the drive-thru; clean-up the vegetation and detention pond, as well as add additional architectural features for the backs of the buildings facing Randall Rd.

Aldr. Stellato stated that he attended the May 8, 2018 public hearing and it went very well; he's very comfortable making the motion.

Aldr. Stellato made a motion to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer Outlot (Meijer PUD). Seconded by Aldr. Silkaitis.

Roll was called:

Ayes: Gaugel, Vitek, Lewis, Stellato, Silkaitis, Payleitner, Lemke, Turner

Absent:

Recused: Bancroft

Nays:

Motion carried 8-0

Donnie Wahlberg-2901 Glenbriar Dr.-said he spoke a lot at the May 8 Plan Commission meeting of his love for St. Charles and his enthusiasm for this project. He, along with some very trusted friends who are pillars of the community, are fully committed and incredibly enthused and he thanks the Committee for their support; he's anxious to get started. He said this is a great source of pride for him and his family, his son and step-son are students at St. Charles East high school and he looks forward to their first jobs being at Wahlburgers. From the moment his family moved here they have felt incredible support and this is a way for them to invest back in the town, this will not only be something his family can be proud of, but also the town. He thanked the Mayor and all involved in the process and gave his word to not only work hard physically but also financially and he's really committed and grateful. Chairman Bessner said he appreciates them thinking of St. Charles first and it means a lot, for the aura and the economic boon of the community. Mr. Wahlberg said "we believe", but it's still a business, but he knows across the board St. Charles is the right place for it. In his experience there's no greater satisfaction than doing something successful for a community that's deserving; bringing jobs and resources to the people of this community means the world to him; it's a great sense of pride.

**Aldr. Bancroft rejoined the Committee at 7:09pm.*

- c. Recommendation to approve a Corridor Improvement Grant for 619 W. Main Street (Eric Larson – Property Owner).

Mr. O'Rourke said this grant is to install some new landscape features along the W. Main frontage of the building and toward the entry way of the building. Eric Larson is also the owner of the property immediately to the east, therefore the design has been planned to be an extension of the design installed there a few years back. The current plan shows plantings on the whole property, but the cost estimates included in the packet are specifically for the eligible portion of the property only. The total amount being proposed for eligible improvements is \$6,270, the city's share being \$3,135; Corridor Commission reviewed the design at their May 2, 2018 meeting and recommended approval.

Aldr. Turner made a motion to approve a Corridor Improvement Grant for 619 W. Main Street (Eric Larson – Property Owner). Seconded by Aldr. Lemke. Approved unanimously by voice vote. Motion Carried 9-0.

- d. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 423 S. 2nd St.

Mr. Colby said this grant is for exterior improvements at the building located at the northwest corner of Rt. 31 and Prairie St., formerly Fox Title, and now home of Corcoran Commercial. The improvements include renovations to the elevations of the building facing Prairie and 2nd St. and the proposed grant amount will be up to \$20,000. The building will be given a more modern architectural style that's more suited for the era of the buildings construction. Historic Preservation Commission reviewed the grant and recommended approval, with the grant falling under the category of new improvements, which is eligible for up to 50% reimbursement up to the \$20,000 limit.

Aldr. Stellato made a motion to approve a Façade Improvement Grant for 423 S. 2nd St. Seconded by Aldr. Vitek. Approved unanimously by voice vote. Motion Carried 9-0.

- e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant for 113 N. 2nd Ave.

Mr. Colby said this grant is for exterior siding repairs and repainting for Tranquility Spa. Maintenance work such as repainting qualifies for 25% reimbursement under the program guidelines so this grant could cover up to \$1,200 of the cost. Historic Preservation Commission reviewed the grant and recommended approval with the recommendation that the non-street facing south and west elevations would qualify for grant funding as the building is located on a corner, with both elevations visible from the adjacent streets.

Aldr. Bancroft made a motion to approve a Façade Improvement Grant for 113 N. 2nd Ave. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion Carried 9-0.

- f. Recommendation to approve the Third Amendment to Intergovernmental Agreement between the City of St. Charles and the City of Geneva (1337 Geneva Rd.)

Mr. Colby said this intergovernmental agreement is to allow for Geneva to provide water service for the proposed Parkside Reserves project, which is a 3 unit townhome development to be located on Rt. 31 just north of Wheeler Park. The project was recommended for approval by Committee in October 2017, contingent upon this agreement being finalized. The agreement adds the Parkside Reserves property to existing utility sharing agreements for properties along the St. Charles/Geneva border; staff for both have reviewed the agreement and find the language acceptable. With a favorable recommendation from Committee tonight, this agreement and the development plans for the project will advance to City Council for approval.

Aldr. Silkaitis asked about the annual sanitary sewer charges, because the city pays theirs monthly. Mr. Colby clarified that all of the properties that are part of the utility sharing agreement, the city that provides the water service does the metering of the water service and uses that to calculate the sanitary sewer charges. The city of Geneva will collect the sanitary sewer charges over the course of a year on a monthly basis, and in April there's a reconciliation where those payments will come back to St. Charles and the ones St. Charles holds will go back to Geneva; this is a normal practice.

Aldr. Turner made a motion to approve the Third Amendment to Intergovernmental Agreement between the City of St. Charles and the City of Geneva (1337 Geneva Rd.). Seconded by Aldr. Bancroft. Approved unanimously by voice vote. Motion Carried 9-0.

4. ADDITIONAL BUSINESS-None.

5. EXECUTIVE SESSION-None.

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

7. ADJOURNMENT- Aldr. Stellato made a motion to adjourn at 7:16 pm. Seconded by Aldr. Bancroft. Approved unanimously by voice vote. Motion Carried 9-0.