

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, APRIL 12, 2021 7:00 P.M.**

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

Members Absent: None

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; Economic Development 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. Plan Commission recommendation to approve a PUD Preliminary Plan and Amendment to Special Use for PUD for Tractor Supply Co. (Corporate Reserve PUD – Lot 3)

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

Chair Payleitner asked if any effort had been made to reach out to the resident who expressed concerns regarding this project. Don Bonham, applicant, 906 Brookside Lane, Mahomet, IL, stated he emailed the resident and outlined the plan, but he never heard back from her.

Ald. Bancroft made a motion to approve a PUD Preliminary Plan and Amendment to Special Use for PUD for Tractor Supply Co. (Corporate Reserve PUD – Lot 3). Seconded by Ald. Gruber.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- b. Plan Commission recommendation to approve a Special Use for PUD Amendment to add “Personal Services-Limited” as a permitted use at 1607 E Main Street, Suite 2F (Tyler & 64 Business Park PUD)

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

No further discussion.

Ald. Lemke made a motion to approve a Special Use for PUD Amendment to add “Personal Services-Limited” as a permitted use at 1607 E Main Street, Suite 2F (Tyler & 64 Business Park PUD). Seconded by Ald. Vitek.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- c. Plan Commission recommendation to approve a PUD Preliminary Plan for Kiddie Academy, Pine Ridge Park PUD.

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

No further discussion.

Ald. Stellato made a motion to approve a PUD Preliminary Plan for Kiddie Academy, Pine Ridge Park PUD. Seconded by Ald. Bessner.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- d. Historic Preservation Commission recommendation to deny a Certificate of Appropriateness for 612 W. Main St.

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

Ald. Bessner asked how long the applicant has owned the property because the house has been remodeled 3-4 times. Ms. Hitzemann said it has been a few years and the applicant was aware of the COA process.

Ald. Lemke made a motion to approve the denial of a Certificate of Appropriateness for 612 W. Main St. Seconded by Ald. Gruber.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- e. Historic Preservation Commission recommendation to approve a Landmark Nomination for 511 Illinois Ave.

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

No further discussion.

Ald. Pietryla made a motion to approve a Landmark Nomination for 511 Illinois Ave. Seconded by Ald. Vitek.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- f. Discussion regarding zoning regulation for microbreweries (permanent outdoor areas)

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

Ald. Pietryla expressed his general support for the potential zoning amendment, but asked for sensitivity regarding the proximity of outdoor areas to residential areas.

The Committee was supportive of staff moving forward with a Zoning Ordinance-General Amendment application regarding microbreweries.

- g. Presentation by Frontier Development Group regarding "River East District"

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

Curt Hurst, 700 N. 3rd Ave., St. Charles, IL, gave a presentation highlighting key elements of their plan.

Ald. Bessner asked if they planned on doing major reconstruction to the rock wall along the river. Mr. Hurst said they do not have any plans to disturb it, but they would like to enhance the landscaping along a new planned sidewalk.

Ald. Pietryla said the concept looked great and asked if there were any plans to include paved crossing further north. Mr. Hurst confirmed that it is part of their plan.

Ald. Vitek expressed her appreciation to Mr. Hurst for having conversations with other groups. Ald. Bancroft and Ald. Gruber both liked the plan.

Ald. Silkaitis asked if the number of spaces will remain the same with the parking lot swap. Mr. Hurst said that particular location will not have the same amount, but the overall plan will receive a net increase of 8. Ald. Silkaitis asked if Mr. Hurst expects the City to pay for the parking improvements. Mr. Hurst said the high impact work costs will be handled privately by them, but they will have further discussions with the City on other items.

Ald. Lewis felt the project hit the vision they had for this area of town. She said it looked fabulous. Ald. Stellato agreed.

Tom Anderson, resident, 712 Horne St., expressed his appreciation for the concept presented and felt it will help increase activity downtown.

5. ADDITIONAL BUSINESS – None.

6. EXECUTIVE SESSION – None.

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS

Paul Lencioni, 3301 Greenwood Lane, St. Charles, said he previously discussed changing one of the local laws to allow liquor license holders to hold office. He was recently elected to hold the seat of an alderman and was very transparent with the public during the campaign period as to what he was doing. He asked the committee to consider the possibilities in changing the local ordinance which prohibits elected officials from holding a liquor license. He understands there are a number of things that would go into that, but said he believes it is good faith for the public will to have this discussion.

Chair Payleitner noted they had this discussion twice before and said she wasn't sure this meeting was the proper place to continue another discussion.

Ald. Bancroft agreed that it was brought forward twice before and at no point in time, other than the request, was it really ripe for discussion. From his personal perspective, given where his position was, it's mostly against the orchestration by the state to require a blanket recusal by a license holder. To him that is problematic and it is related to the state requirement. However, he noted Mr. Lencioni publicized the issue and he felt that most people in their ward who voted were aware of the issue. He won without question. Ald. Bancroft believed that would put Mr. Lencioni in a position to be seated at the beginning of May. The issue as he understands it is he may get seated as alderman, but what could then happen is he could have his liquor license pulled away. He personally would find it not just to have an issue that he has with the state result in someone getting a liquor license pulled. He said they could have made it a recusal where if he had a competitive issue, he could recuse himself just like anyone in another industry who has had to recuse themselves. Ald. Bancroft felt obligated to take this to the next level and suggested they have staff bring an ordinance to the next City Council meeting so a decision could be made. He felt the people and Mr. Lencioni deserved to have a decision made on this and that discussion can easily happen next week.

Chair Payleitner asked the Mayor for the correct procedure.

Mayor Rogina felt time is of the essence in this case. He said the city and the residents should have clarity prior to May 3, as to what this council is going to say with respect to Alderman-elect Lencioni's authority to sit in one of the seats or not. He said that based upon conversations he has had with legal counsel, it has been expressed very clearly that Mr. Lencioni has a right to the seat subject to the ordinance, which can remain in place as it is, or be changed by this body. He felt that going to City Council next week with an ordinance prepared by city staff for very constructive and forthright debate is in order.

Ald. Bessner said he was open to further discussion, but also wanted further clarity in regards to someone holding a liquor license and running for mayor. He'd like clarity in regards to whether it can or can't be done and why, and what happens, when it happens, in regards to the Liquor Commission.

Ald. Gruber noted she had conversations with Mr. Lencioni to make sure if any residents within the ward had questions that she could provide clarification to them. She said she was in favor of having a discussion and stated she would be interested in seeing if there were different classifications within the liquor license. Chair Payleitner said they need to have expertise provided on the state statute because that is where the limitations are.

Further discussion will take place at the next City Council meeting.

8. ADJOURNMENT - Ald. Lemke made a motion to adjourn at 8:05 p.m. Seconded by Ald. Bessner. Approved unanimously by voice vote. Motion Carried.