

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, DECEMBER 14, 2020 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, Monica Hawk, Development Engineer; 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:

3. OMNIBUS VOTE - None

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Plan Commission recommendation to approve an Amendment to Special Use for PUD to allow an Assisted Living Facility at 2340 Dean Street, former Valley Medical Inn (Valley Ambulatory Surgery Center PUD)

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

Ald. Lemke asked if this will be in addition to the use of the surgery center. Ms. Hitzemann said this request will not change what is allowed under the existing PUD.

Ald. Stellato made a motion to approve an Amendment to Special Use for PUD to allow an Assisted Living Facility at 2340 Dean Street, former Valley Medial Inn (Valley Ambulatory Surgery Center PUD). Seconded by Ald. Lemke.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- b. Plan Commission recommendation to approve an Amendment to Special Use for PUD to allow an Independent Living Facility and to approve a PUD Preliminary Plan for Anthony Place, Phase 2 (St. Charles Commercial Center PUD)

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

Ald. Lewis made a motion to approve an Amendment to Special Use for PUD to allow an Independent Living Facility and to approve a PUD Preliminary Plan for Anthony Place, Phase 2 (St. Charles Commercial Center PUD). Seconded by Ald. Pietryla.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- c. Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Crystal Lofts PUD.

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

Ald. Lemke noted nearly 90% of the windows were missing and asked if the building would be impacted by natural elements. He felt the interior structure was at risk and would like to see the building secured. He suggested a 6-month option so the next Council could revisit this.

William Holtz, representative for Crystal Lofts, LLC, noted they are moving as fast as they can to get the building secured. They have bids out to get that process going.

Ald. Stellato agreed with a 6-month extension and felt they could revisit it again at that time. He noted the major concern is securing the property while they wait for it to be developed. Ald. Lewis felt a 6-month extension was a good compromise.

Ald. Lemke made a motion to approve a 6-month extension to record a Final Plat of Subdivision for Crystal Lofts PUD. Seconded by Ald. Silkaitis.

Roll was called:

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

Absent:

Recused:

Nays:

Motion failed 9-0

- d. Recommendation to Approve Amendments to Title 18 – Stormwater Management Ordinance (Extension of Project Exemptions to December 2021)

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

Ald. Lemke asked for clarification as to where Prairie Place Lofts, Part 7 of Pheasant Run Crossing was located. Ms. Hawk noted it was adjacent to the assisted living facility on the North side of E. Main St.

Ald. Stellato made a motion to approve Amendments to Title 18 – Stormwater Management Ordinance (Extension of Project Exemptions to December 2021). Seconded by Ald. Vitek.

Roll was called:

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

Absent:

Recused:

Nays:

Motion passed 9-0

- e. Discussion and feedback on 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. Stellato said he was open to closing First Street at some point; not being involved with design standards; and no permit fees for 2021.

Ald. Silkaitis preferred option B; minimum design standards; and no permit fees.

Ald. Lemke agreed with waiving the fees; having some design standards to ensure items remain in good repair; and option A in the short run.

Ald. Bancroft said he was fine with keeping First Street open and closing it eventually. He also agreed with having some minimum design standards, but noted they have to abide by them. He was in favor of waiving the permit fees. He asked if this was a significant reduction in the space allocated to restaurants in 2020. Ms. Miller said she tried to reallocate that space so they weren't losing that much. Some of the space was shifted around, but some did lose a little space. Ald. Bancroft said he prefers to give the restaurants as much space as possible as opposed to taking any away. He preferred to go back to the way it was used last year. He didn't think they should make an adjustment to the allotted space midstream and they can focus on a permanent concept once the pandemic is over.

Ald. Gruber asked if there was a strong desire from the public to make these changes. Ms. Tungare noted this proposal came from comments made by council members at a previous meeting. They said it would be good to have a mixed balance of some open area for the general public versus limiting it to private dining by restaurant users.

Chair Payleitner said she had a concern with fairness. She didn't think it was fair to businesses who did not have the advantage of having access to city property to expand their outdoor seating. She understands having to do this in an emergency state, but would like to see more public use of the public space as they move into phase 5.

Ald. Gruber preferred option B in the long-term; no design standards; and no fees.

Ald. Bancroft said the establishments will be struggling for quite some time and perhaps in 2021 they should be more aggressive in what they offer as accommodations. He said sooner or later the space has to go back to the public.

Ald. Pietryla favored option B; no design standards; and no fees.

Ald. Vitek was open to street closure; no fees; no design standards. She noted she received a lot of resident feedback to not change anything and said other communities may remain more flexible after the pandemic. She said they need to consider this to help St. Charles remain competitive.

Ald. Bessner preferred option B and allowing restaurants to have as much space as they had in 2020. He was in favor of waiving fees and having some design standards. He asked if there may be some conflict between waiters and pedestrians using the same sidewalk. This will be considered going forward.

Ald. Lewis said the businesses are asking how much they should invest in outdoor dining tables and umbrellas. They are concerned the space will be taken away after 2021 and they will be left with unusable items. She said she was in favor of waiving fees and closing First Street, but she's concerned with how new businesses will factor into the new plan. She felt they needed some kind of consistency with fencing, but preferred to let restaurants design their own space within the fencing. Ald. Lewis would like to have discussions with the businesses to get their opinions.

Chair Payleitner asked Staff to seek opinions from other businesses besides the dining establishments. She also requested they look into using something that is better than orange snow fencing.

Ald. Bancroft said one way to make sure the design standards are implemented is to dictate it, put it in, and charge for it.

Ken Hendricks, Alter Brewing, expressed concern regarding the lead time to order furniture. He noted it may be 10-15 weeks. He also said it will probably take 2-3 years for restaurants to recover and they are looking for long-term commitments to the plaza programming so they can make investments.

Bob Rasmussen, developer, said to remember the City's mission of bringing people to St. Charles. They succeeded at a level they never expected this summer. He described the Italian piazza design and how this could be incorporated into the plaza design. He felt they have an opportunity to grow and they should be looking at what the citizens want.

e. 2020 St. Charles Housing Affordability Analysis – Information Only.

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 8:00 p.m. Seconded by Ald. Lewis. Approved unanimously by voice vote. Motion Carried.