

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, JUNE 12, 2023 7:00 P.M.**

Members Present: Silkaitis, Foulkes, Muenz, Bancroft, Pietryla, Wirball, Bessner, Weber

Members Absent: Bongard, Lencioni

Others Present: Mayor Lora Vitek, Heather McGuire, City Administrator; Russell Colby, Director of Community Development; Derek Conley, Director of Economic Development; Ellen Johnson, City Planner; Tim Wilson, Environmental Services Division Manager; Chris Adesso, Assistant Director of Public Works; Bill Hannah, Director of Finance; Fire Chief Scott Swanson; Nick Peppers, City Attorney

1. CALL TO ORDER

The meeting was convened by Chair Bancroft at 7:00 p.m.

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Foulkes, Muenz, Bancroft, Pietryla, Wirball, Bessner, Weber

Absent: Bongard, Lencioni

3. OMNIBUS VOTE – No items.

4. PUBLIC WORKS DEPARTMENT

- a. Recommendation to Approve a Resolution Authorizing the Execution of a Five-Year Refuse Contract with Lakeshore Recycling.

Tim Wilson, Environmental Services Division Manager, presented the Executive Summary and materials posted in the meeting packet. Highlights of the new program include the continuation of the pay as you go sticker program and an additional three weeks of free yard waste collection in the spring.

All alderpersons expressed support for the contract.

Ald. Muenz asked why certain items were listed with hourly charges. Mr. Wilson explained there may be times when Lakeshore Recycling is called upon to assist with clean-up due to home abandonment or garbage that has been left sitting on the curb for weeks at a time. The breakdown of charges can provide the Community Development an opportunity to go back and try to collect some of those costs.

Ald. Bessner asked how yard waste would be collected if they didn't have the sticker program. Mr. Wilson said they would still need to buy stickers for yard waste. Anyone using stickers for refuse would need to rent a toter.

Ald. Wirball asked about changes within the industry. Mr. Wilson said the biggest change coming will be the move away from sticker programs.

Ald. Weber made a motion to approve a Resolution Authorizing the Execution of a Five-Year Refuse Contract with Lakeshore Recycling. Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber, Silkaitis

Absent: Bongard, Lencioni

Nays:

Motion passed 7-0

5. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to Approve and Execute a Resolution with Desman Inc. for Professional Service Downtown Parking Stud in the amount of \$43,750.

Derek Conley, Director of Economic Development, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball asked if the project website was going to be an interactive website. Mr. Conley indicated it is not, but the study area is much smaller.

Ald. Wirball also asked to have the information regarding Lot 4, Building 8 under "projected development projects" updated to show it is not under contract so that the study is based on more accurate information.

Ald. Wirball said there was nothing noted about the feasibility study that is going to be conducted on the old police department site and wanted to know how Desman was going to conduct their study on that area. Mr. Conley said they would likely ask Desman to look at what some of the potential uses could be and what the parking plan would be to support those uses.

Ald. Wirball suggested conducting a study on a parking app and asked if they could explore the possibility of having some sort of parking counter or gate to keep track of open spaces at the First St. parking deck. Mr. Conley said they would recommend including the parking app study, but the parking counter would be considered a potential solution if it's something that Desman sees as a problem. Ald. Wirball said it would also be nice to see something to support electric car charging stations.

Ald. Bessner asked if wayfinding/signage is part of this study. Mr. Conley said they will take an inventory of all the signage, but the focus is on directional signage to parking.

Ald. Muenz asked about managing the wayfinding/signage part of this study with the pedestrian/bike path study. Mr. Conley said the two studies are going on at the same time and

there will be some overlap. It will come down to these studies acknowledging each other and that they may have different solutions/ideas. Staff will have to look at merging the two.

Ald. Muenz asked if they looked at any companies that weren't invested in building garages. The concern is that the natural thought process might be to just build something. Mr. Conley said they did not specifically seek out companies who did not do parking design or construction.

Desman specifically mentioned they were interested in exploring more cost-effective alternative measures before the City commits to building a parking deck.

Ald. Bessner made a motion to Approve and Execute a Resolution with Desman Inc. for Professional Service Downtown Parking Study in the amount of \$43,750. Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber, Silkaitis

Absent: Bongard, Lencioni

Nays:

Motion passed 7-0

- b. Recommendation to approve a Minor Change to PUD for Burger King, Meijer PUD.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Foulkes asked for the reason behind the changes. Ms. Johnson noted this is to be consistent with the branding and style of building that Burger King is now constructing; the applicant concurred.

Ald. Weber expressed appreciation to Burger King for reinvesting in this store.

Ald. Wirball made a motion to approve a Minor Change to PUD for Burger King, Meijer PUD. Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber, Silkaitis

Absent: Bongard, Lencioni

Nays:

Motion passed 7-0

- c. Plan Commission recommendation to approve a PUD Preliminary Plan for River West Animal Hospital, Zylstra PUD.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball made a motion to approve a PUD Preliminary Plan for River West Animal Hospital, Zylstra PUD. Seconded by Ald. Weber.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber, Silkaitis

Absent: Bongard, Lencioni

Nays:

Motion passed 7-0

- d. Plan Commission recommendation to approve a PUD Amendment for a Grocery Store Sign at 300 S. 2nd St. (First Street Redevelopment PUD).

Ald. Silkaitis said he asked for some information a few months ago regarding a potential conflict of interest due to one of the owners of the Blue Goose being a council member. Since city funds are going to be invested in this, he was looking for a legal opinion to see if there is any conflict of interest. He hasn't received anything to be able to make a decision and stated he would be voting no on the next three items.

Heather McGuire, City Administrator, said she checked with the city attorney and was advised that it was not a conflict. She also checked with the ethics advisor to produce a legal written opinion on the ethical considerations of that. Unfortunately, at that time, the advisor resigned from the position due to other conflicts in the area. They have been working to find another ethics advisor, but due to the nature of that work, it often conflicts attorneys out from doing other work in St. Charles, so nobody has been interested in taking this role. There is no conflict with the City Council voting on this as long as Ald. Lencioni is not present and voting. Ald. Silkaitis would still like a written document to review.

Chair Bancroft noted for the record that Ald. Lencioni was not present at this meeting, nor has he voted on anything with respect to the Blue Goose that he is aware of.

Derek Conley, Director of Economic Development, explained they would like to present the information for the next three items together before taking votes. He noted there are three entities involved in this project, but all the agreements being presented tonight are just between the City and the developer.

Russell Colby, Director of Community Development, presented the Executive Summary and materials posted in the meeting packet for item 5d. regarding the PUD Amendment for the sign. There were no questions on this item.

Mr. Conley continued the presentation of the remaining two items. Per an existing agreement, whomever owns the Blue Goose property already has rights to 31 city-owned parking spaces. The City is not selling any city-owned property. Mr. Conley explained the three scenarios outlined in the meeting packet regarding use of parking spaces.

Ald. Wirball asked if the two city-owned lots would be easements. Mr. Conley said yes, they would still be city-owned, and subject to the easement agreement.

Mr. Conley reviewed the timeline of the project and explained the costs and rationale behind both of these.

If the grocery store fails to open by May 1, 2026, this agreement is terminated completely. If the developer invests less than \$10 million into this project, the City has a right to reduce the sales tax that they receive.

Matt Hendy, Ft. Union-Developer, said they are excited to be here.

Ald. Weber liked the plan and program and asked if they had any plans to keep the area clean during the time when there is no activity. Mr. Hendy said they do plan on doing so.

Ald. Bessner asked how the parking signage is going to be handled. Mr. Hendy said there would be a clear delineation between private and public parking areas.

Ald. Wirball expressed excitement for the opportunity to have a grocery store come back to downtown St. Charles. He also requested cleaning-up the landscaping.

Ald. Pietryla expressed appreciation for agreeing to maintain the landscaping.

Ald. Muenz said this is very important for the community and she's very excited about it.

Ald. Foulkes asked about receiving updates so they can properly communicate with constituents. Mr. Hendy said they won't see anything for the remainder of the year other than landscaping clean-up. When they do start work on the inside and the parking lot, it will become obvious pretty quick. It takes a long time to build a grocery store from scratch on the inside.

Ald. Silkaitis felt a grocery store is a great idea for downtown and it looks like a great plan, but he just has the previously stated concerns.

Chair Bancroft strongly suggested the developer come up with an information program to provide progress updates.

Ald. Pietryla made a motion to approve a PUD Amendment for a Grocery Store Sign at 300 S. 2nd St. (First Street Redevelopment PUD). Seconded by Ald. Wirball.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber

Absent: Bongard, Lencioni

Nays: Silkaitis

Motion passed 6-1

- e. Recommendation to approve an Economic Incentive Agreement between the City of St. Charles and SDGFTU, LLC (300 S. 2nd St.).

Ald. Wirball made a motion to approve an Economic Incentive Agreement between the City of St. Charles and SDGFTU, LLC (300 S. 2nd St.). Seconded by Ald. Pietryla.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber

Absent: Bongard, Lencioni

Nays: Silkaitis

Motion passed 6-1

- f. Recommendation to approve Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (300 S. 2nd St. & First Street Redevelopment Lots 6 & 14).

Ald. Weber made a motion to approve Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (300 S. 2nd St. & First Street Redevelopment Lots 6 & 14). Seconded by Ald. Wirball.

Roll was called on Motion:

Ayes: Foulkes, Muenz, Pietryla, Wirball, Bessner, Weber

Absent: Bongard, Lencioni

Nays: Silkaitis

Motion passed 6-1

6. PUBLIC COMMENT - None

7. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS-None

8. EXECUTIVE SESSION – None

9. ADJOURNMENT

Ald. Weber made a motion to adjourn at 7:54 p.m. Seconded by Ald. Bessner. Approved unanimously by voice vote. Motion Carried.