

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, APRIL 8, 2013 7:00 P.M.**

Members Present: Stellato, Monken, Payleitner, Turner, Carrignan, Rogina, Martin, Krieger, Bessner, Lewis

Members Absent: None

Others Present: Russell Colby, Planning Division Manager; Matthew O'Rourke, Planner; Chris Tiedt, Development Engineering Division Manager; Rita Tungare, Director of Community Development; Joe Schelstreet, Acting Fire Chief; Don DeWitte, Mayor; Brian Townsend, City Administrator

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Stellato, Monken, Payleitner, Turner, Carrignan, Rogina, Martin, Krieger, Bessner, Lewis

Absent: None

3. MAYOR'S OFFICE

- a. Recommendation to approve a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles.

Mayor DeWitte stated this application is for the change of hands of a liquor license, with the previous owner turning in his current license and a new application for Mr. Nayak. The City is trying to coordinate efforts so this license can go into effect on May 1st as will the transaction to exchange ownership of the property. He stated background checks have been completed and the Police Dept. is waiting for receipt of conviction from the Illinois Bureau of Identification, but it does not mean the applicant has had any, it means they are doing their record check. He added with submission of all the appropriate paperwork, he would request approval and that it would not increase the existing number of liquor licenses.

Aldr. Turner made a motion to recommend approval of a Class A1 liquor license for K-Square Express, Inc. d/b/a One Stop Liquors located at 1401 Prairie Street, St. Charles, contingent upon compliance with background checks. Seconded by Aldr. Monken. No additional discussion.

Roll Call Vote:

Ayes: Stellato, Monken, Payleitner, Turner, Rogina, Bessner

Nays: Martin, Krieger, Lewis

Absent: None
Motion Carried.

4. COMMUNITY DEVELOPMENT

- a. Recommendation to approve Special Uses for Planned Unit Development, Restaurant, and Drive-Through Facility, PUD Preliminary Plan, and Final Plat of Subdivision at 1915 W. Main Street (McDonald's).

Mr. O'Rourke presented three petitions relating to the proposed demolition and reconstruction of McDonald's located at 1915 W. Main Street. He stated there is a petition for Special Use which encompasses a request for a new Planned Unit Development on the site and also a drive through facility and restaurant, which is considered a Special Use in the BL Zoning District. He stated there is also a petition for a PUD Preliminary Plan associated with the PUD and a Final Plat of Subdivision. The property consists of three parcels but the applicant is looking to consolidate them into one.

Mr. O'Rourke stated that the majority of the site plan details are the same as the Concept Plan that was presented to the Committee in December. He stated the applicant has added some enhanced landscaping features. In particular, fencing along the west, north and south property line has been added. He said they are requesting to reduce the required off street parking from 52 spaces to 49 spaces and reduce the number of required ornamental trees located along the northern property line and building foundation. He stated the landscaping is somewhat dense in these locations; therefore, the applicant has reduced this landscaping. Mr. O'Rourke stated that the Plan Commission recommended that the applicant install a pedestrian path from the western parking spaces to the building entrance. The applicant has incorporated some striping along the south corner of the parking spaces and a new sidewalk has been added to the site plans. He also stated that at the public hearing the applicant stated that they would propose a revised elevation where the cultured stone elements currently on the east façade would be moved to the north facing or Main Street elevation. He stated that in order to accommodate the deviation requests, the enhanced landscaping plan has an outdoor water feature, outdoor seating, and extra plants which add aesthetic to the area. He stated the Plan Commission did recommend approval of this project and staff has also recommended approval and has submitted draft findings of fact.

Mr. Henry Stillwell, 300 East Roosevelt, Wheaton, IL attorney representing the applicant, McDonald's, stated that Matt did a wonderful job pointing out all the salient issues; however, he added that the applicant has also incorporated a decorative ornamental fence along the east property line and installed a 3 ft. ornamental fence along the north property line. He stated that at the December Concept Plan P&D meeting, it was requested that the applicant evaluate cross access to the west. The applicant submitted a report by V3 and based on their analysis, it was determined that cross access would have negative impacts on parking, trash enclosure location and site circulation. He stated that McDonald's has sites with cross access but it is based on site specific information. McDonald's must perform a detailed risk assessment based on site circulation and pedestrian safety. The applicant stated that they are willing to work with the City in the future. McDonald's is a good corporate citizen and when all facts are known, they will reconsider the cross access.

Aldr. Martin made a motion to approve Special Uses for Planned Unit Development, Restaurant, and Drive-Through Facility, PUD Preliminary Plan, and Final Plat of Subdivision at 1915 W. Main Street (McDonald's). Seconded by Aldr. Krieger.

Chairman Carrigan stated that at the time of Concept Plan submittal, he pressed for cross access with an argument in the minutes. He stated that the argument now makes sense with a couple of concerns. He stated that in reference to Main Street, specifically the location of the two entries and in particular, the one furthest west, it is very close to the other one. A lot of landscaping will be installed along the northwest corner to the west of the entry. He asked the applicant to be sure that the landscaping is small enough so you don't block vision and he would prefer to not see a tree in that spot.

Mr. Stillwell stated that he has no objection and when it comes to the landscape palette, they work with the community closely, and site line issues will be addressed. The landscape architect is present this evening and is listening to your comments.

Chairman Carrigan stated that the farther the west entrance could be moved to the east, the better, to get some separation from the other driveway.

Mr. O'Rourke stated that the number of trees on the site in terms of meeting the ordinance is tight and this could create an additional deviation.

Mr. Stillwell responded that they could make sure it is an over story tree so that no sight line issues would be remaining.

The Committee voted on the motion. Approved unanimously by voice vote. Motion carried.

- b. Recommendation to approve a Four Season - Corridor Improvement Grant for 108 Second Street (Doc Morgan).

Mr. O'Rourke stated that this is a Four Season \$1,000 grant program through the Corridor Improvement Commission to help plant perennials and bushes to spruce up sites with prominent features. The Corridor Commission has recommended approval and so has staff.

Aldr. Krieger made a motion to approve a Four Season - Corridor Improvement Grant for 108 S. Second Street (Doc Morgan). Seconded by Aldr. Stellato. No additional discussion. Approved unanimously by voice vote. Motion carried.

- c. Recommendation to approve a Four Season – Corridor Improvement Grant for 116 State Avenue (Lou Little).

Mr. O'Rourke stated that this is a Four Season \$1000 grant. The Corridor Commission has recommended approval and so has staff.

Aldr. Krieger made a motion to approve a Four Season - Corridor Improvement Grant for 116 State Avenue (Lou Little). Seconded by Aldr. Stellato. No additional discussion. Approved unanimously by voice vote. Motion carried.

- d. Recommendation to approve a Four Season - Corridor Improvement Grant for 203 Illinois Avenue (Wilson Travel).

Mr. O'Rourke stated that this is a Four Season \$1000. The Corridor Commission has recommended approval and so has staff.

Aldr. Krieger made a motion to approve a Four Season - Corridor Improvement Grant for 203 Illinois Avenue (Wilson Travel). Seconded by Aldr. Martin. No additional discussion. Approved unanimously by voice vote. Motion carried.

- e. Recommendation to approve a Final Plat of Subdivision for Boulder Heights Subdivision (802 S. 5th Avenue).

Mr. Colby stated that this is a two lot minor subdivision on 5th Avenue creating two single-family residential lots. The Plan Commission along with staff is recommending approval.

Aldr. Krieger asked if the houses would be required to maintain the same height as the existing houses around it and that she has concerns of having a tall tower next to a standard two story home.

Mr. Colby responded that the zoning requirements would need to be met, which limits the height to 32 feet to the roof peak.

Chairman Carrigan noted since this is not on a PUD, it is just restricted to zoning. Mr. Colby stated that's correct.

Aldr. Stellato made a motion to approve a Final Plat of Subdivision for Boulder Heights Subdivision (802 S. 5th Avenue). Seconded by Monken. No additional discussion. Approved unanimously by voice vote. Motion carried.

- f. Recommendation to approve an amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan - Tyler and Rt. 64 Business Park (St. Charles Chrysler, Jeep and Dodge).

Mr. O'Rourke stated that the owners of the St. Charles Chrysler, Jeep and Dodge dealership are proposing to alter the front yard setback in the Tyler and Rt. 64 PUD. He said this was approved in 2004 and the property was zoned M-1 with the front yard setback requirement of 40 feet. There was also a 50 ft. setback requirement on East Main Street and since that time, the underlying zoning was changed to BC-Community Business, which now has a front yard setback of 20 ft. The purpose of this proposal is to allow the amendment of the PUD permitting the 20ft. setback that is currently allowed in the underlying zoning.

Chairman Carrigan asked if this is what the underlying zoning is currently and Mr. O'Rourke stated it was.

Aldr. Stellato made a motion to approve an amendment to Special Use for a Planned Unit Development and PUD Preliminary Plan - Tyler and Rt. 64 Business Park (St. Charles Chrysler, Jeep and Dodge). Seconded by Aldr. Bessner. Approved unanimously by voice vote. Motion carried.

5. ADDITIONAL BUSINESS

- a. Update on the Comprehensive Plan Project - Information only.

Mr. Colby stated that the Plan Commission concluded their review at their meeting held on March 19, 2013 and made a recommendation on the plan. The plan is ready to be brought before the Committee as early as May 2013.

6. ADJOURNMENT

Aldr. Turner made a motion to adjourn. Seconded by Aldr. Stellato at 7:17pm.