

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, MAY 13, 2013 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Martin, Krieger, Bessner

Members Absent: Lewis

Others Present: Rita Tungare, Director of Community Development; Russell Colby, Planning Division Manager; Matthew O'Rourke, Planner; Chris Tiedt, Development Engineering Division Manager; Bob Vann, Building & Code Enforcement Manager; Joe Schelstreet, Acting Fire Chief; Chris Aiston, Director of Economic Development; Michael Mertes, Economic Development Coordinator; Brian Townsend, City Administrator; Comprehensive Plan Task Force members- Chairman Mark Armstrong, Betsy Penny, Brian Doyle, John Rabchuk, Steve Gaugel

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Martin, Krieger, Bessner

Absent: Lewis

Chairman Stellato stated that the Comprehensive Plan discussion was purposely moved to the last item on the agenda because he would be recusing himself from the discussion due to his employer owning too many properties throughout the valley, and at that time Vice Chair Bessner would be taking over the meeting.

3. ECONOMIC DEVELOPMENT

- a. Recommend that the Planning & Development Committee consider a request for an Economic Development Incentive Agreement with Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (131 S. Randall Rd.).

Mr. Aiston said the building is currently owned by Windy City Fox River Harley Davidson and is underutilized. He said this could be an opportunity to take just over 5,000 sq. ft. and put in the Triumph dealership and the cost to do so would be slightly more than \$70,000 for various interior improvements. He said it is estimated that the project will do about \$18 million in sales in the first 5-years, which equates to \$140,000 in municipal tax, and staff is suggesting that on a 50/50 rebate, the dealership be reimbursed up to \$70,000 or up to 5-years, whichever comes first.

He noted that the previously proposed RV dealership for this location was not able to negotiate a lease with the owners but that staff is still sending them potential locations within the city.

Chairman Stellato noted this is a similar sales tax incentive to what was done for Sears, where the city only makes money if they make money and vice versa.

Aldr. Turner made a motion to approve the request for an Economic Development Incentive Agreement with Lone Star-Cardinal Motorcycle Ventures III, LLC dba Windy City Triumph (131 S. Randall Rd.). Aldr. Martin seconded the motion.

Roll Call Vote:

Ayes: Silkaitis, Payleitner, Lemke, Turner, Martin, Krieger, Bessner

Nays:

Absent: Lewis

Motion Carried.

4. COMMUNITY DEVELOPMENT

- a. Recommendation to approve a Plat of Easement for Stormwater Detention between the St. Charles Public Library and the City of St. Charles.

Mr. Tiedt said the easement plat would grant a stormwater detention easement, as required by the Kane County Stormwater Ordinance, to the city. He said this would give the city the right but not the obligation to maintain the stormwater detention pond that was constructed by the St. Charles Public Library that is associated with the parking lot.

Aldr. Krieger made a motion to approve a Plat of Easement for Stormwater Detention between the St. Charles Public Library and the City of St. Charles. Motion was seconded. No additional discussion. Approved unanimously by voice vote. Motion carried.

- b. Recommendation to approve a Plat of Easement granting Electric Utility Easements, Stormwater Detention Easements and Public Access Easements to the City of St. Charles for Development located at 300 N. Randall Road.

Mr. Tiedt said the development at 300 N. Randall Rd. required the installation of new electric utilities, stormwater detention facilities and public access over portions of the site and of the neighboring properties. He said the easement plat will grant those necessary and required easements.

Aldr. Martin made a motion to approve a Plat of Easement granting Electric Utility Easements, Stormwater Detention Easements and Public Access Easements to the City of St. Charles for Development located at 300 N. Randall Road. Aldr. Turner seconded the motion. No additional discussion. Approved unanimously by voice vote. Motion carried.

- c. Recommendation to approve a Façade Improvement Grant Agreement for 314 W. Main St. (J&C Business Services).

Mr. Colby said the project scope includes reconfiguring the entry ways to the 1st and 2nd floors, installing canopies and also replacing 2nd floor windows. He said Historic Preservation

recommended approval, and the overall project cost is estimated at \$44,000, and the building would qualify for \$13,333 of façade grant funding.

Aldr. Silkaitis asked if the building was going to be rented soon, or if it's still on the market. Mr. Colby it was recently purchase and the owner is looking to improve the entrance into the front to rent the lower level as an office, and improve the entrance up to the 2nd floor which is residential space. He said the use of the building would not be changing.

Chairman Stellato asked if the 1st floor entrance would be at grade. Mr. Colby said the first floor level is below the grade of the street and the steps down to the entrance are not shown on the drawing.

Aldr. Bessner made a motion to approve a Façade Improvement Grant Agreement for 314 W. Main St. (J&C Business Services). Motion seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

- d. Recommendation to accept Planning Staff Assistance Services delivered by the Chicago Metropolitan Agency for Planning (CMAP).

Ms. Tungare said last summer her counterpart, the director of Community Development in Geneva, approached St. Charles, Batavia and North Aurora about participating in a multi-jurisdictional housing study. She said the study would be through the "Homes For A Changing Region Program" which is offered by the Chicago Metropolitan Agency for Planning (CMAP). She said the 4 communities came together and submitted an application for a technical assistance grant. The grant was approved by CMAP in December of 2012, and there was a kick off meeting last month to discuss the scope of the project. She said the program studies local housing markets at no cost to municipalities, and will then provide a supply and demand analysis along with future projections both at a local and a sub-regional level. She said it will also address policies related to local housing issues such as socioeconomic issues, foreclosures, rental housing, special needs housing, etc. The analysis will help to provide a better understanding of housing needs and market and is an excellent basis to be able to plan ahead for future generations. She said the Housing Commission has indicated their support for participation and work is expected to commence in July of 2013. A steering committee of 3 representatives from each community will be formed and will consist of 1-elected official, 1-Plan or Housing Commission member, and 1-Staff person. She asked Committee for concurrence to assign Aldr. Payleitner to participate since she is both an alderman and a Housing Commission member, and Matt O'Rourke would serve as the staff liaison.

Aldr. Krieger made a motion to accept Planning Staff Assistance Services delivered by the Chicago Metropolitan Agency for Planning (CMAP). Motion seconded by Aldr. Silkaitis. No additional discussion. Approved unanimously by voice vote. Motion carried.

Chairman Stellato recused himself at 7:10pm and turned the meeting over to Vice Chair Bessner.

- e. Presentation of the 2013 Comprehensive Plan.

Ms. Tungare said it was her privilege to bring forward, for the Committee's consideration, the official policy document for the City of St. Charles Comprehensive Plan. She said the document represents the combination of almost 2-years of effort collectively by the Task Force, Consultant,

Staff and the community, in establishing a vision and direction for St. Charles. She said the process was initiated in summer of 2011 by engaging an outside consultant, Houseal Lavigne and Associates, and also establishing a 7-member Task Force which was to help guide the process and produce a plan. She said several workshops, open houses and extensive public outreach efforts were conducted over an 18-month process to solicit input and allow the community to participate to allow for as much transparency and inclusion as possible. She said the Task Force concluded their work and made a recommendation on the plan in December of 2012, which is the plan that is before Committee tonight. The plan then went on to Plan Commission for review and a recommendation was made in March of 2013 and the Plan Commission comments have been separately documented and forwarded to the Committee to compare the documents side by side. She said after a Planning & Development Committee recommendation, there will be a formal public hearing that will be held before City Council prior to the adoption of the plan.

Ms. Tungare then acknowledged and expressed her appreciation to Chairman Mark Armstrong and the members of the Task Force for volunteering their time and contributing in so many ways to the creation of the documents. She also recognized the efforts of Russell Colby-Planning Division Manager and project manager for the project. She also extended her appreciation to Houseal Lavigne and Associates for their professional expertise and the responsiveness.

Mark Armstrong-Task Force Chairman-said there had been many Comprehensive Plans in St. Charles' history, the oldest being from 1928, and the most recent was the 1990 plan which was updated in 1996. He said the current plan is going to be different, which is truly for the 21st century; it is meant to be read on a computer and is the first inwardly-focused plan. He noted that the plan for 1928 called for 8 new bridges over the river, and the current plan calls for none.

Mr. Armstrong then introduced and recognized the members of the Task Force that were present and stated that they were there to answer any questions regarding the presentation of the plan.

John Houseal-Principal and Co-founder-Houseal Lavigne Assoc.-342 Gail Ave., River Forest-said they work all over the country and St. Charles was one of the best Task Forces they have worked with and they are proud to say they think the plan is a very reflective and responsive of all the feedback from hundreds of participants heard from over the last 18 months.

Devin Lavigne, Principal and Co-founder-Houseal Lavigne Assoc.-1235 N. Webster St., Naperville-presented a PowerPoint presentation coving the following:

- What is a Comprehensive Plan
- Planning Process
- Plan Organization
- Community Outreach & Public Involvement
- Vision for the Future
- Goals and Objectives
- Existing Land Use
- Land Use plan
- Residential areas Framework Plan
- Residential policies

- Commercial Areas Framework Plan
- Commercial policies
- Community Facilities Plan
- Open Space Plan
- Transportation Plan
- Bicycle Mobility & Transit Plan
- Downtown subarea plan, vision & goals, improvements
- Downtown catalyst sites
- West Gateway subarea plan, vision & goals, improvements
- St. Charles Mall redevelopment alternatives
- East Gateway subarea plan, vision & goals, improvements
- Charlestowne Mall repositioning alternatives
- Main Street subarea plan, vision & goals, improvements

Chairman Bessner said that there would probably be a couple of P&D meetings to get through the plan, he then asked for questions from Committee.

Aldr. Turner said he saw very little single-family development in the plan and wanted to know why. Mr. Lavigne said the recommendations are made by market study that looked at the city in terms of position and additional commercial, residential and industrial. He said in terms of redevelopment, the infill parcels are smaller and would not fit residential, but that he doesn't feel it's a fair statement to necessarily say that there is "no additional single-family" and that was not done by design. He said some of the single-family was added where there may have been incompatible land uses. Aldr. Turner said if you go west of Randall and the old St. Charles Mall site, everything there is attached single-family versus single-family homes. Mr. Lavigne said with the mall site specifically he would be worried about the desirability of someone willing to buy a single-family on Randall Rd. and Rt. 38, and part of the land use plan reflects what would be competitive in the market and also the right land use. He said with the redevelopment alternative for the mall site, which is a large site, once quarter acre single-family lots are on it you will start to see property owner's development pro-forma erode quickly. Aldr. Turner asked if the reasoning behind that is due to being land locked. Mr. Lavigne said there are a lot of different factors but the intent for the old mall area is more to see row houses or townhomes, and to see single-family more on agricultural fields because the smaller sites within busier commercial areas are less desirable as well as the land being more costly. Mr. Armstrong added that the Task Force was looking more at, on page 31, a number of areas that are open for development and some were designated for single-family detached, specifically areas A (Settlements of LaFox site), B (Illinois Youth Center property), C (Heisley Property) and F (Red Gate Farm), but area D (Corporate Reserve) was not as single-family detached given the surrounding uses. He said for area E (Fairgrounds property) behind Costco and Meijer, there were already discussions about a transition use there with single-family to the west and commercial to the east. He said area G (Charlestowne Mall and old St. Charles Mall) is noted because it's part of the plan that is more furthered developed, but it wasn't thought of as a primary site for detached single-family. Area F is single-family with the old Baker Farm that has some historic elements that would like to be kept. He said there was also a pending action on one of the sites due to a plan that was in progress (Lexington Club), but that is a site that the Committee will now need to make a decision on. Aldr. Turner asked if the decisions were made

by what was economically feasible for the areas, especially within the city limits. Mr. Armstrong said certainly, but surrounding land use was considered as well.

Aldr. Krieger said the plan talks about it being difficult to maintain residential with additional traffic, but then it suggests connecting Prairie St. bridge through to Adams Ave., which would destroy another neighborhood with traffic. She would like to see the street extension completely removed from the plan.

Aldr. Krieger asked for an explanation regarding transportation plan on page 55 showing a connection to 13th Ave., which is a residential area. Mr. Armstrong said on the map on page 55 there is a dotted line that extends to Tyler Rd. and then north to 13th Ave. The street follows the abandoned remnant of the Great Western Railroad right of way and there are large undeveloped industrial areas on both sides. He said there is possibly an opportunity to create access to the sites back there, and also some of the car dealerships would then have southern access and would not have to have car carriers unload off of the middle of Main St. He said there would be some serious engineering difficulties due to the creek, but with 100ft. of right of way, they were thinking more could be done than just a bike trail. He said lastly, at the western terminus, there are a bunch of properties having trouble due to lack of parking. In order to be successful, the thought for the reconfiguration was to rather than bring in the right of way to a "T" where it crosses 13th Ave, instead shift it in and bring it into Illinois Ave., which was not to put traffic in the residential area, but to keep commercial traffic out. Aldr. Krieger said she doesn't see commercial traffic on Illinois because from 7th Ave. east it's in poor shape. Mr. Armstrong said they agree, and that's why they wanted the connection to Main St., but that there is still a lot of commercial back in that area. Aldr. Martin said that has been proposed in the past and always denied and he would venture to say that any connection to Illinois Ave. would not happen. Mr. Lavigne said the vacant and industrial parcels are really challenged by access and it could still work if the road didn't connect into the larger network and then traffic couldn't flow into Illinois.

Aldr. Payleitner asked if there was an actual market study done. Mr. Lavigne said there was a detailed market analysis done which is in the first chapter of the document, it looks at drive times and spending power from 3 different areas- Downtown, Randall Rd., and the Charlestowne Mall area- which produced the retail gap analysis on page 9. Aldr. Payleitner said her question is more in regard to the options for the Charlestowne Mall and economically are they even close to feasible, or is it more dreaming. Mr. Lavigne said there are tons of examples of developments that succeed despite the numbers. Aldr. Payleitner asked if there is even a real estate market or did the options for the site come more from the public opinion. Mr. Lavigne said they looked at what was done at Yorktown Mall and it's a good example, and to say that it's the current mall owners fault for the state it's in, is not necessarily fair because it may partially be them, but it's also the economics, and indoor malls are struggling. Aldr. Payleitner said she was just recently at 2 indoor malls that were not at all struggling. Mr. Lavigne said yes, but they are trying to evolve and provide some sort of front facing atmosphere, for example Streets of Woodfield, and he feels some of that needs to happen. He said in going to page 83 and the repositioning of the mall options, they could add an option to keep the shell of the mall but reposition the outward façade. He said community feedback went from "take it completely down" to "significantly deconstruct". Aldr. Payleitner asked if the analysis went beyond to ask real estate developers. Mr. Lavigne said the Melaniphy report was looked at, but that they also someone in their office that does economic development and real estate analysis all over the world and he was looking

over their shoulders the whole time to make sure what is being put in the plan is feasible and economically viable.

Aldr. Lemke said there has not been good communication with mall management and he encourages the community to get in touch because he feels that the owner is listening to opportunities, but this owner has had bad experience elsewhere which in turn has made it hard to rent from him. He suggested an opportunity of someone coming in and looking at what they could do without the disruption of trying to make the store fronts weather resistant, but he would like to hold off on taking the roof off because of the disruption to the other stores and movie theatres.

Aldr. Silkaitis said he has a problem with the Downtown catalyst sites A, B, C and redeveloping them and getting rid of some of the existing businesses. He doesn't understand the logic of forcing businesses to move. Mr. Lavigne said it's not forcing them to move, it's in the event that they move or sell their property that the city has thought about what they would like to see on that parcel. Aldr. Silkaitis said it's a nice plan but finances need to come into play and he doesn't understand why the dynamics are being changed. He doesn't want to lose what St. Charles is. Mr. Lavigne said some of the areas in A and C were put on the map by the property owner and it's not the city that would be doing it, it's private developments, which is the importance of the plan as far as reviewing development proposals. He said catalyst sites are identified but it's not "sealing the fate" of existing businesses or properties, it's a plan for when new development is brought forward. Mr. Armstrong clarified that a catalyst site is a site with high propensity for change, and site B (Salerno's site) is on there because proposals have already been seen that had proposed a very radical change for that specific site.

Aldr. Silkaitis said in regard to the Main St. shopping district option for Charlestowne Mall on page 84, and it being similar to Oakbrook, he doesn't think it will work for winter months and he prefers the other options.

Aldr. Krieger said she is concerned with changing Riverside Ave. at Downtown catalyst site Q. Mr. Lavigne said it is illustrated on page 70 and it is not a recommendation, but just to explore the potential of vacating Riverside Ave., which would make for nice riverfront café area with parking in the rear. Aldr. Martin said it has been discussed in the past and the concern is, it's a main thoroughfare for the Fire Dept. for emergency vehicles. Mr. Lavigne said that is noted in the plan, but it would be only 2 turns that would need to be made. Aldr. Krieger said she would rather see more open space than more building along the river front. Aldr. Lemke said the Fire Dept. was recently relocated with a substantial investment, and it is not easy to make those turns with emergency vehicles and he feels Riverside needs to be intact if something is going to be done with Prairie St., as far as being able to turn both north and south.

Aldr. Bessner asked if Q and P are perceived to be part of the Arts Campus. Mr. Lavigne said it would be a trade-off between development along the riverfront or maintain the current service level of emergency vehicles, but that the plan wasn't too specific to say which sites are for the Arts Campus.

Aldr. Lemke said through his observation as an accountant that the market study numbers in the red are oversupply and the greens are opportunities and gaps that can be filled. Mr. Lavigne agreed and said a note will be added as to how the table is read. Aldr. Lemke said he feels in the

area of non-store retailers, the city should be a little more open. Mr. Armstrong explained the map for the downtown analysis and one of the reasons the red on the chart on page 9 is so prominent is, it does not show the downtown residential that has been approved but not built, therefore there is a rooftop issue there as well. Aldr. Lemke said so if the downtown is built out there will be more foot traffic in say, the Blue Goose. Mr. Armstrong said yes. Mr. Rabchuk said the reason for site Q and Riverside Dr. being closed off is the study identifies other areas for rooftops which would increase density, which then increases viability of the various categories of retail. He said it's not the only place for it but it's an easy place to identify.

Aldr. Turner said he applauds categorizing mixed use as a separate category, but in getting into mixed use and economic projections, and going to the 2 mall sites, is the mixed use with a residential component there so that there is a market readily available, or are the 2 sites hoping to attract from outside the area to make them viable. Mr. Lavigne said mixed use is not defined for those sites as specific for residential or commercial and the sites are not contingent upon mixed use, but they would certainly be more viable with mixed use development. Aldr. Lemke said he is concerned that would take out the opportunity of retail on Randall Rd., which is a huge retail corridor, and having people only shop up or down the street, and he is not sure adding a couple of apartments would necessarily cause them to break even, if they are not breaking even now. He said this is a much larger component of retail that could be subsidized or supported by a group of apartments rather than what Shodeen had proposed. Mr. Lavigne said multi-family next to commercial is a mixed use development and that is what is listed for Randall Rd., to create a destination by separating land use.

Aldr. Martin commented on the 3 suggestions on page 76 for the St. Charles Mall site and if it was the Task Force and Plan Commission's intent for the Council to determine which option works. Mr. Armstrong said that was not the intent, rather it was just to show that the city shouldn't be boxed in to one solution only, and by the time the site is ready to be sold the economics may have changed, so some flexibility is needed, and it is also to show some general guiding principles. He said it was the same case for the Charlestowne Mall. Mr. Lavigne said the text for West Gateway site J states all of that, but that there was not a consensus among the residents. Mr. Armstrong also noted that for site J, not all of the parcels are under the control of the same entity, so it is not known that a proposal that comes in will have all the parcels included.

Aldr. Bessner asked if the diagrams showing no residential leads or weighs heavier one way or the other as far as options. Mr. Lavigne said he thinks showing that gives the city the most flexibility negotiating with the developer by being open to a creative approach to the property, but that by reading the plan it says not everyone will support every idea.

Mr. Houseal said there is a lot of discussion regarding the 2 mall sites and there has to be market flexibility built into a comprehensive plan, it is not regulatory, like zoning. He said the 3 different scenarios establish a vision for what is acceptable for the community while recognizing the flexibility the developer may have in mind. He said it articulates a range of viable options that indicates flexibility and a creative approach to get the site off the ground without drilling down to a level of specificity or detail on any one of the concepts. He said he challenges everyone to keep in mind the visionary component that is essential to a comprehensive plan, the articulation of myriad viable market solutions while not pinning down to just solely one.

Mr. Doyle said in regard to the St. Charles Mall site, although it's fair to say there are a variety of visions, some things he had heard at Plan Commission meetings as a consensus were that one of the key challenges and success factors is the design that gets traffic off of Randall Rd. onto these parcels, because a lot of the frontage is not visible from Randall Rd. and whatever is built there needs to be unique. He mentioned the signal discussed to connect the proposed new drive shown, to connect to the Lowes parking lot, and he hopes that is captured in the Plan Commission comments.

Chairman Bessner suggested continuing the conversation to the next Planning & Development meeting on June 10, 2013.

Aldr. Lemke suggested making a list of typos to be able to spend more of the meeting time to discuss more meaty issues. Mr. Armstrong suggested providing alternate wording to address these issues. Ms. Tungare suggested emailing the comments to Mr. Colby.

Chairman Bessner said he believes that at the June 10 meeting Committee comments would be done, and that there would be a chance for public comments both then and at the City Council public hearing.

5. ADJOURNMENT

Aldr. Lemke made a motion to adjourn. Seconded by Aldr. Turner at 9:10pm.