

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, MARCH 10, 2014 7:00 P.M.**

- Members Present:** Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, Bessner
- Members Absent:** Lewis
- Others Present:** Mayor Raymond Rogina; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Chris Tiedt, Development Engineering Division Manager; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet; Kathy Livernois, Director of Human Resources; Chris Minick, Director of Finance
- John McGuirk, City Attorney

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, Bancroft, Martin, Krieger, Bessner,
Absent: Lewis

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation by CMAP and Kane County Staff –“Homes for a Changing Region: Draft Recommendations”.

Mr. O'Rourke said the city was awarded a grant through CMAP to study housing in the “Homes for Changing Region Program” in conjunction with Batavia, North Aurora and Geneva. He said the group was last here in October in which they presented their research findings and have since gone through a public engagement process along with some draft recommendation which will be presented tonight.

Ellen Johnson-Kane County-introduced herself as well as; Drew Williams Clarke of CMAP and King Harris of The Metropolitan Mayors Council. Ms. Johnson showed a PowerPoint Presentation which gave an update on the “Homes for a Changing Region” process; including a review of some of the data they are working with that was presented back in October. She gave a summary of the public input that was gathered through outreach efforts and then concluded with the draft plan recommendations. (PowerPoint Presentation available on City’s website).

Chairman Stellato commented that in regard to the survey and the photos of the types of housing, that it was curious that almost everyone said “looks great, but not in my neighborhood”. Ms. Johnson said that is pretty common, but at least they are saying they want it somewhere in the community.

Aldr. Krieger said she noticed that after presentations were done in both Batavia and North Aurora that there was a recommendation for them to increase their rental inspections. She said she doesn't see it listed for St. Charles and she feels that it's very necessary. Aldr. Martin agreed.

Chairman Stellato said it's a very comprehensive study that has been well done.

King Harris-209 E. Lake Shore Dr.-Chicago- Metropolitan Planning Council-said he feels this is a very interesting and important study. He said there are 275 communities in Metropolitan Chicago and St. Charles happens to have one of the best. He said they have been doing this for 10-years and have met with over 100 villages and cities in the area and St. Charles should be very proud of what they have. He said it's a terrific community with neighbors that are also among the elite first rate communities in the area and the reason for that is both careful planning and building. He said in looking forward over the next 10-20 years, it's very important to build and develop to what people really want. He said the region got themselves into trouble when housing was being developed that people didn't want, which led to the massive foreclosure problem. He said within the report you see the supply and demand curves and he feels it's very important that St. Charles, when considering development proposals, almost demand that what is being built really serves the needs of the people that are likely to live here in the future. He said there is a change in mix; it used to be that you bought a single-family and then bought larger and larger single-family homes, but that is changing; people want smaller more compact homes and he thinks that is important in terms of St. Charles' future planning. He said he was pleased years ago to break ground in the second major construction in St. Charles Industrial park, System Sensor, which is a top employer in the city. He said he is very confident that St. Charles will do the right thing, and that cities that fail do not pay attention to reports like the one that was presented tonight.

Mr. O'Rourke said there was no recommendation needed; the presentation was just updated general information. He said there would be a formal report coming later with a motion to accept, or ratify.

- b. Recommendation to approve a Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan).

Mr. O'Rourke said this was originally approved as a townhome development which K. Hovnanian changed to single-family. He said the streets were already built with depressed curbs in place for the existing townhome driveways. He said the thought was that they would replace those as needed but now that the last permit has been issued in the development, they realized there is no need to replace the curbs.

Aldr. Martin made a motion to approve a Minor Change to PUD Preliminary Plan for Regency Estates (Layout and Paving Plan). Motion was seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

- c. Recommendation to approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience).

Mr. O'Rourke said Inland Development has submitted an application on the behalf of the Learning Experience for Lots 8 & 9 which would allow for a 10,000 sq. ft. daycare building with outdoor play areas and the normal things you would see at a daycare type facility. He said they are also proposing a Final Plat of Subdivision because the existing Lot 8 is not quite large enough; so they will be moving a lot line slightly to the east. He said staff has reviewed that and it meets all of the minimum lot area and lot width requirements. He said everything in the Pine Ridge development was incorporated into the PUD in terms of architecture and landscaping setbacks, and staff has reviewed the proposal with all the requirements and found it met the standards.

Chairman Stellato asked for clarification in that Lots 8 & 9 were 2-combined lots and the applicant is just shifting the line over. Mr. O'Rourke said correct.

Aldr. Turner asked if that is west of all the other lots. Mr. O'Rourke said yes, Lot 8 is the furthest lot west of the Pine Ridge development; it abuts the retention pond right next to Corporate Reserves.

Aldr. Turner made a motion to approve a PUD Preliminary Plan and Final Plat of Subdivision – Pine Ridge PUD Lots 8 & 9 (The Learning Experience). Motion was seconded by Aldr. Bancroft. No additional discussion. Approved unanimously by voice vote. Motion carried.

- d. Recommendation to approve Minor Change to PUD Preliminary Plan for Main St. Commons PUD (Spotted Fox Ale House- 3615 E. Main St.) – Outdoor dining area.

Mr. Colby said the minor change is to allow for an outdoor dining area on the north side of the restaurant which will encroach slightly on a utility easement. He said staff is asking that the developer construct that in a manner that it can be easily removed and replace in the event that access to that easement is necessary and that staff recommends approval.

Aldr. Silkaitis made a motion to approve Minor Change to PUD Preliminary Plan for Main St. Commons PUD (Spotted Fox Ale House- 3615 E. Main St.) – Outdoor dining area. Motion was seconded by Aldr. Turner.

Roll Call:

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

Nays: Martin

Abstain:

Absent: Lewis

Motion Carried. 7-1.

- e. Consideration of extension request from SMN Development regarding First Street Building 9 (One West Main building).

Chairman Stellato stated that he did not see the applicant was present but if there were any discussion regarding SMN he would have to recuse himself.

Aldr. Turner asked if this means that SMN has withdrawn their request for an extension. Mr. Colby said staff received their letter on Feb. 11, and the extension that they have for the plan approval and the purchase agreement goes until April 8, so if the Council does not take action by April 8, both items expire. He said the applicant, to the best of their knowledge, is requesting an extension based on that letter; and staff provided a response letter suggesting that SMN come to this meeting to present information in support of that as well as a date for the extension since that is not specified in the letter. Aldr. Turner asked if there were a response to staff's letter. Mr. Colby said not that he was aware. He said there is no need for the Committee to take action since the extension goes through April, it would then automatically expire.

4. EXECUTIVE SESSION

- Personnel

Aldr. Bessner made a motion to go into Executive Session at 7:30PM. Motion was seconded by Aldr. Bessner.

Roll was called:

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

Nays:

Abstain:

Absent: Lewis

Motion Carried. 9-0.

Aldr. Martin made a motion to adjourn from Executive Session at 8:28 PM. Motion was seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

5. ADDITIONAL BUSINESS –None.

6. **ADJOURNMENT-Aldr. Bancroft made a motion to adjourn at 8:28PM.** Seconded by Aldr. Turner. No additional discussion. Approved unanimously by voice vote. Motion carried.