

MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, AUGUST 10, 2015 7:00 P.M.

Members Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

Members Absent: None

Others Present: Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Bob Vann, Building & Code Enforcement Division Manager; Chris Bong, Development Engineering Division Manager; Fire Chief Schelstreet, Asst. Chief Christensen

1. CALL TO ORDER

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

2. ROLL CALLED

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

Absent: None

Chairman Bancroft announced that "Video Gaming" would not be discussed that evening, but that there was an item on the Agenda that deals with "Amusement Game device license fees" which is a separate item that does not pertain to "Video Gaming".

3. FIRE DEPARTMENT

- a. Recommendation to continue to withhold funding for one Fire Inspector (Fire Lieutenant) position within the Fire Department.

Chief Schelstreet said this was an administrative housekeeping item and upon the adoption of the fiscal year's budget there was a discussion and concern regarding the status of the State of Illinois budget as well as the possibility of uncertain revenue streams. He said the recommendation was made to withhold funding for new full-time positions which were included in the budget and in the case of the Fire Dept. he has a statutory and collective bargaining requirement to take formal action to continue to withhold funding based on the 90 day vacancy rule that is in the Fire Dept. promotions act and collective bargaining agreement. He said this means he has either 90 days to fill a position that's approved or verify that funding has been withheld; as with this item by the Council when the budget was adopted, and he requests a motion to continue to withhold funding for the position in the Fire Prevention Bureau until November 30, 2015.

Aldr. Stellato made a motion to approve continuing to withhold funding for one Fire Inspector (Fire Lieutenant) position within the Fire Department. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion Carried. 9-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Historic Preservation Commission Recommendation to approve historic landmark designation for 502 S. 4th Ave., Long House.

Mr. Colby said this application is to grant historic landmark status filed by the property owner for 502 S. 4th Ave., which is a limestone house that dates from at least the early 1850's and will be known as the Long House for the family that first lived there. He said the Historic Preservation Commission held a public hearing and recommend approval of the application for landmark designation of the property.

Aldr. Krieger made a motion to approve historic landmark designation for 502 S. 4th Ave., Long House. Seconded by Aldr. Stellato. Approved unanimously by voice vote. Motion Carried. 9-0

- b. Plan Commission Recommendation to approve a Special Use for a Transportation Operations Facility for 300 N. Randall Rd. – Illinois Central School Bus.

Ms. Johnson said a Special Use was approved for the facility back in 2011 with a 5 year time limit which expires in August of 2016 and the applicant is requesting a minimum of a 5 year extension on the Special Use. No changes to the site are being proposed and the facility will continue to be used for bus maintenance, office operations, parking and dispatch. She said the Plan Commission recommended approval on August 4, 2015 for a 5 year extension of the Special Use.

Aldr. Turner said he was under the impression that each one of the years would be individually renewed with the owner but not necessarily the Council. Ms. Johnson said the existing ordinance was a 5 year limit with a termination date, so it did not need to be re-approved every year, so this would act as the same for 5 years expiring in 2021.

Aldr. Turner made a motion to approve a Special Use for a Transportation Operations Facility for 300 N. Randall Rd. – Illinois Central School Bus. Seconded by Aldr. Stellato. Approved unanimously by voice vote. Motion Carried. 9-0

- c. Plan Commission Recommendation to approve a Special Use for Planned Unit Development, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy.

Mr. Colby said these applications are seeking approval to construct a CVS Pharmacy with a drive-through and a smaller multi-tenant retail building at the north west corner of 14th St. and Route 38, which is currently occupied by a vacant bank building. He said the PUD application includes a number of zoning deviations to accommodate the project and also a 2 lot subdivision has been proposed. He said Plan Commission held a public hearing and recommends approval of the application but did ask staff to work with the applicant on determining whether the trash enclosure on lot 2 could be relocated to an alternate location and that is still to be determined, but the recommendation is being presented for approval subject to resolution of outstanding staff review comments.

Aldr. Stellato made a motion to approve a Special Use for Planned Unit Development, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy. Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion Carried. 9-0

- d. Plan Commission Recommendation to approve a Special Use for a Pet Care Facility for 2312 W. Main St. – Loyal Companions Animal Hospital.

Ms. Johnson said this is in the existing former Sunshine Lighting building and the proposed business will offer veterinary care, dog day care, boarding and grooming. There are 2 outdoor areas being proposed behind the building which will be screened with an 8 ft. privacy fence. She said the Plan Commission recommended approval on August 4, 2015.

Aldr. Turner said this is pretty far away from any existing area and we have been through this before on Randall Rd. and he thinks the ambient noise from Main St. and Randall Rd. is going to be much louder than the concern of a few dogs parking every now and then.

Chairman Bancroft said he actually met with the applicant on Sunday who really demonstrated a willingness to work with existing neighbors to meet with them to the extent that any issues come up.

Aldr. Turner made a motion to approve a Special Use for a Pet Care Facility for 2312 W. Main St. – Loyal Companions Animal Hospital. Seconded by Aldr. Stellato. Approved unanimously by voice vote. Motion Carried. 9-0

- e. Plan Commission Recommendation to approve a Drive-Through Facility Stacking Space Reduction Request and recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St.

Ms. Johnson said this request is to accommodate changes to the former TGIFridays building. Proposed is an addition to the east side of the building which will host a Potbelly's restaurant with a drive-through, and the existing building will be split in to two units, with a Noodles and Company occupying the western end unit and a Physical Therapy user in the middle unit. She said cosmetic changes to the building are proposed including store fronts, awnings, and stone accents. Parking will be removed on the east side of the building to accommodate the drive-through lane and there will be outdoor dining areas for both of the restaurants on the north side. She said 11 stacking spaces are proposed, 15 are required by the Ordinance and Plan Commission recommended approval of the reduction in spaces based on data the applicant provided from other Potbelly locations. She said the Plan Commission included a condition that a curb median be added at the south east corner of the drive-through and that change has been made to the site plan.

Aldr. Krieger asked if there were any way that the stacking could back up onto Main St. Ms. Johnson said no, the stacking wraps behind the back of the building.

Aldr. Krieger made a motion to approve a Drive-Through Facility Stacking Space Reduction Request and recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion Carried. 9-0

- f. Recommendation to Approve an Amendment to Chapter 5.14 Amusement Game Devices Regarding Amusement Game Device License Fees.

Ms. Tungare said this item was presented at the Government Operations Committee last week and based on direction received from Committee there has been a revised amendment prepared. Ms. Tungare noted that this item is not to be confused with the Video Gaming proposal that is also before the Committee on a another night. She said a 3-tier system has been established for the license fees for Amusement game device establishments;

- 1-5 devices for smaller establishments will have a fee of \$100; for ex. - a restaurant with a jukebox, a bar with a couple of video games or the Redbox DVD rental businesses.

- 6-50 devices will have a fee of \$250 which would apply to medium size arcades and business; for ex.-movie theatres with small video game areas.
- 51 or more devices will have a fee of \$500 which would apply to businesses where a majority of their activity is devoted to the devices.

Ms. Tungare stated that legal counsel reviewed the proposal and it was noticed that there were some obsolete provisions in the Ordinance that gave the opportunity to clean up some conflicts with definitions that exist in the Zoning Ordinance. She said as the Director of Economic Development she respectfully requests that Committee recommend approval of the revised licence fees, as St. Charles needs more businesses that cater to the younger generations.

Aldr. Silkaitis said he is okay with the fee structure but he asked as far as enforcement would the devices actually be counted. Mr. Vann said they have in the past but have not the last couple years due to being short staffed but going forward it would be a priority.

Aldr. Payleitner said after all the going back and forth, staff did a great job capturing what was said. Ms. Tungare gave credit to Matt O'Rourke.

Aldr. Stellato made a motion to approve an Amendment to Chapter 5.14 Amusement Game Devices Regarding Amusement Game Device License Fees. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion Carried. 9-0

- g. Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Landscape Buffer Yards in the M-2 Limited Manufacturing District.

Mr. Colby said staff is proposing to amend the Zoning Ordinance to change a landscape buffer yard set-back requirement that applies between industrial property in the M2 zoning district and residential properties; specifically locations where the buffer yard is adjacent to a collector or arterial street, specifically those would be along Kirk and Tyler Road. He said the 100 ft. buffer yard setback requirement that currently exists was added when the new ordinance was adopted in 2006 and staff believes that 100 ft. distance from the street is excessive and that the required buffering and screening can be accommodated within the normal set back on the property which is 40 ft. in the M2 district. He said Plan Commission held a public hearing and recommended approval of the General Amendment as presented by staff.

Aldr. Stellato made a motion to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Landscape Buffer Yards in the M-2 Limited Manufacturing District. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion Carried. 9-0

Ms. Tungare introduced Chris Bong-the new Development Engineering Division Manager.

6. EXECUTIVE SESSION
none.

7. ADJOURNMENT – Alderman Bessner made a motion to adjourn. Seconded by Alderman Gaugel. Approved unanimously by voice vote. Motion Carried. 9-0

Meeting adjourned at 7:17 pm.