

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, OCTOBER 12, 2015 7:00 P.M.**

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

**Members Absent:** Lewis

**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; Matthew O'Rourke, Economic Development Manager; Chris Bong, Development Engineering Division Manager; Fire Chief Schelstreet; Asst. Chief Christensen; Police Chief Keegan

**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

Absent: Lewis

**3. POLICE DEPARTMENT**

- a.** Recommendation to Approve a Class B-2 Liquor License for Isacco's Kitchen at 131 S. 1<sup>st</sup> Street and Subsequent Liquor Code Modifications to Section 5.08.250.

Chief Keegan said Isacco's Kitchen is moving from Cedar St. to the south First St. business corridor and the business is changing from a predominately sit down restaurant to a smaller venue that will specialize in catering, and will therefore require a license change, which is a B-2 (similar to Acquaviva and Neo's) that will allow for the retail sale of wine in addition to food sales. He said they are also looking to codify and change some of the wording listed under Section "Q" to allow for a special or catering order to be allowed by code as a food sale, along with the adjoining alcohol sale, to be delivered as long as its purchased and ordered at the specific site. He noted that he worked on this with the John McGuirk-the City Attorney and that Mr. Isacco was there to answer any questions.

Aldr. Payleitner made motion to approve a Class B-2 Liquor License for Isacco's Kitchen at 131 S. 1<sup>st</sup> Street and Subsequent Liquor Code Modifications to Section 5.08.250. Seconded by Aldr. Gaugel

**Roll Call:**

**Ayes: Turner, Gaugel, Bessner, Stellato, Silkaitis, Payleitner, Lemke**

**Nays: Krieger**

**Absent: Lewis**

**Abstain:**

**Motion Carried. 7-1**

- b. Recommendation to Approve Recommended Personnel Changes for the Police Department.**

Chief Keegan said that due to attrition and some recent retirements he has taken the opportunity to take a look at the command operations of the Police Dept. and has made some recommendations to both Mr. Koenen-City Admin. And Ms. Brogan-Acting HR Mgr. and he asks Council to modify the command structure as follows: Rather than have 2 deputy chiefs over 2 distinctive divisions, he asks that they revert back to 1 deputy chief and go to a 3 commander structure in lieu of the 2 commanders that are currently in operations. He said in essence they would move from having a Detective Commander and a Traffic and Special Events Commander into 3 separate divisions; investigations, patrol and administration.

**Aldr. Stellato made a motion to approve Recommended Personnel Changes for the Police Department. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 8-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Presentation of a Concept Plan for Pheasant Run.**

Jerry Schain-Schain Banks-representing the property owner-St. Charles Resort, LLC.-said he was there with Lisa Trabinski-VOA Architects and Planners, Jerome Cataldo-represents ownership, Jerry Barnes-General Mgr. who were all there to answer any questions. He said St. Charles Resort LLC purchased Pheasant Run Resort out of foreclosure/bankruptcy about a year ago and they have been working to rehab the hotel with safety improvements, plumbing, kitchen, building systems, painting the exterior, renovation of tower guest rooms and have probably spent in the area of about \$3 million with the goal to bring Pheasant Run back to the prominence that it once had. He said they have been working with VOA and other consultants and professionals to come up with a plan to redevelop the entire site; the plan is to demolish most everything outside of the 22 acre resort area which includes the tennis courts, the laundry and the maintenance building. He said there are 3 basic areas to redevelop:

- Retail phase of 16 acres, and they have spoken to a number of retailers from grocery stores to restaurants and other types of retail uses.
- Retail/office space or multi-family of about 7 acres and they have spoken to a number of people about potential development.
- Residential and open space for the 104 acres and they have spoken to multi-family, single family, townhomes and senior development developers. And the open space would be walking trails, pathways and different types of open space that would relate the residential to the resort to tie them together.

Ms. Trabinski stated that the concept is really a comprehensive development that capitalizes on its roots, and when it was built in the late 50's it was an existing farm built around farm structures and grew into the resort it is today. She said many of those structures still remain and add a lot of character but over the years it has fallen into disrepair and is no longer competitive within the market place. She said the comprehensive plan has several components and the first is to renovate the hotel to bring it to what it needs to be to compete but also to recognize that certain parts are obsolete; the low rise buildings, the tennis courts, the laundry facility and

everything on the west end of the site, and given the location they see this as a prime location for development. She said with the retail and office development they are looking at bringing together interdependent uses that will complement one another; so the success of the resort is contingent upon the site and the way its developed around it to create the density to help the resort and vice versa. She said the residential component is very much market driven but they are looking at connecting the residents with walking paths and nicely landscaped plazas to really create an experience around the property to have a mix of public and private uses to have a real vibrance to the development. She said they are looking to bring in markets and restaurants to have interdependent uses to all work together and create a vibrant community that is the whole comprehensive plan.

Mr. Schain said they have talked about bringing in businesses' from the downtown and riverwalk that might be part of fests and different things that they would do so that the residential people and those coming to the resort would also get a feel for everything else that St. Charles has and be able to do more going back and forth with vans and bus services to interconnect all areas. Ms. Trabinski said that an important part of this plan is to really create outdoor spaces that the community can enjoy as a whole; the resort is public now but they want to increase the interaction of the community and bring them to the site for community events to bring people to the site.

Mr. Schain said staff has been terrific in giving them ideas as to what will and will not work and they are talking with major residential developers to have something to be proud of next to the resort and tonight they are looking for feedback from Committee.

Aldr. Bessner asked if they envisioned an HOA type of arrangement for the residential to maybe turn into a social type country club feel to it. Mr. Schain said they are talking about different types of things for that large piece; some are interested in a private gated community and some are interested in mixing everything and they are in the phase right now of looking at those type of things and will be coming back to deal with staff and Committee before agreeing to any development.

Aldr. Gaugel asked Mr. Schain to expand on any discussion had in regard to age restricted housing and if it's been senior specific or has staff brought any of that up. Mr. Schain said everybody has an interest but they told them they wanted to stop talking and come before Committee first with a concept. He said they have spoken to both independent and assisted living where there would be a separate building for each and would be age restricted; they have also had interest in age targeted development. He said it's nice for all of us to want a particular thing developed but the market has to work.

Aldr. Krieger said she doesn't like the gated community and would be opposed to it; but she does like the age targeted/age restricted and she feels there is a need for it in the community and if assisted living were added it would be great to put families in one area of the development and she would like to see it move forward. Mr. Schain said they were there to listen to comments; good or bad and he appreciates it.

Aldr. Turner said he agrees with everything said so far but it seems that they would be asking for assistance on the infrastructure. Mr. Schain said they are working with VOA on that right now and they have come up with some plans that would be incredible and very exciting and if they go forward with that they would need some help from the city; and he hopes within the next 30-days

they could really hone in on what they want to do. They do not want to just come in and ask for help; they want to show what they want to do and how it works for everyone and what help they will need. Aldr. Turner said primarily at this point its infrastructure only. Mr. Schain said there could be a \$3 million electrical issue that they are dealing with on a specific thing but they are also looking at ideas for the hotel itself and some of the uses to make this extremely exceptional.

Aldr. Lemke said the Kautz intersection needs to be improved and he sees in the plan that the access point by the laundry building would be moved farther back but certainly more space for a right turn lane to better mitigate traffic on Kautz; but he couldn't see any justification to add more lights in the area on Route 64 because as it is people barely get away from one intersection and they are confronted with another light for most times of the day. He said the big green space is just a blotch and before he would commit to a lot of infrastructure he thinks Committee would need more detail. He said he lives not far from there and he hears jet blasts regularly that come at really odd hours and are not quiet and the inconsistency of that with an upscale housing project needs a lot more understanding of how that will interact with an existing airport. He said if he were to go and talk to the DuPage Airport they would say they were here long before the whole neighborhood was and that's the problem; he said its possible people will look at these sites and think that's what they want, at an off hour, and not realize this is a 24-hour facility and where the planes warm up is immediately adjacent to the big green space.

Aldr. Payleitner asked what their response is to the airports opposition; which was posted in the packet, as well as the Plan Commission's comment that single-family may not be appropriate because of the proximity to the airport. Jerry Barnes-the manager who also resides at Pheasant Run-said he has lived on the property since June and he was also part of the transition team with Hostmark when they took over the property last April; so he lived there for about 4 months prior as well. He said he is a light sleeper and has never had a jet wake him and he would venture to say it would not be too much of an effect. He said he had gone back and took a review of all guest comments since January and he found zero complaints referring to noise from the airport; he does however have a lot of complaints of loud air-conditioning units and toilets, but none of loud airport noise. Aldr. Payleitner said a loud air-conditioner is a little different than maybe somebody who lives there and the airport is having a concern; so that was her question, not so much what the guests are concerned about but that the airport did express an opposition. Mr. Schain said they have spoken to a number of the Chicago Metropolitan area home builders and everybody knows there's a 16-story building on the site and they'd also be living next to an airport and that is recognized. He said developers will do their own research and will not spend the money to build this to then find out that nobody will buy there. Aldr. Payleitner said as long as it is acknowledged that it is a concern and can be a marketing issue. Mr. Schain said so far everyone they are dealing with is still there but they are all checking and dealing with it. Aldr. Payleitner noted that in her opinion the city's financial interest is a huge deciding piece as well; it's a still a big unknown and she will reserve thoughts on waiting to hear that.

Aldr. Silkaitis said in echoing his colleagues he is not sure about the residential part but that could maybe be worked out; it's the financial amount that concerns him and as of right now there is not enough information to say yes or no. Mr. Schain said they know there is not enough information. Aldr. Silkaitis said the financials are very important and so are houses by the airport and that he lives near there and it doesn't bother him, but no one knows what the future of that airport is; but until he has more information those are his comments.

Aldr. Stellato asked if the development is currently in the flight path. Mr. Schain said from his understanding, no.

Aldr. Stellato asked how long the property was in foreclosure before it was bought. Mr. Schain said about 2 years.

Aldr. Stellato said he thinks it's wrong that the airport, from outside of our taxing district, would come in and tell us how to manage or develop property; they had 2 years to buy this property if they wanted to control it and they never did that. He noted that if the green weren't made residential, what else could you build on that site at 104 acres; industrial-how long would that take the market, office and retail-no way. He said he applauds it and he would like to see it move forward, he knows there needs to be a financial discussion but he also doesn't appreciate the airport's stance on coming over to our community and telling us how to develop this site.

Aldr. Lemke noted that any other development to the west of town has never been provided free electrical hook ups, which is a large out of pocket and would be hard for the city to project based on a green block of land. He said at one time the city actually looked into going into the DuPage area to provide a loop of water and the history was that West Chicago could have it and develop it to their own if it meant that the city would provide a loop of water pipe, and that wasn't even the individual hook up. He said it's questionable because periodically developers will come in a ask for the same thing that another developer received.

Chairman Bancroft asked for public comment.

David Bird-Executive Director- DuPage Airport and Resident-605 Cutler St.-said as they did at the Plan Commission meeting; would like to express their opposition to the residential component of this. He said in hearing discussion tonight that it would not be noise impacted, he can tell you that it would be significantly noise impacted every single today that there are people living there; there would be engine run ups in excess of 150 decibels with jet fumes. He said this development would be literally feet away from the 5<sup>th</sup> busiest airport in the state and the airport is only going to get busier because they plan to grow. He said there are also safety concerns because this is in the flight pattern; it's in the approach path and the left turn out for runway 10-2A. He said unfortunately aircraft do crash occasionally when they land and take off predominantly and the swath of the crash site is completely dependent on the type of aircraft and they have a lot of jets which is a much greater swath, which is why you want to push residential development as far away from an airport as you reasonably can, and this is not only next to an airport but virtually on the airport. He said there would be a constant barrage of complaints to both the city and the airport and there could not be a worse use for that property then residential and hearing anecdotal evidence from someone living in the hotel that there it is not noise impacted is not scientific and the airport can put noise monitoring equipment out there to demonstrate that there is significant noise. He said there is a much different mind-set for those owning their property than those who are temporarily living in a hotel and he cannot explain how bad of an idea this is. He said the airport commission has not addressed this and they just found out about it on an agenda about a week ago and he doesn't know why during the due diligence period that the developer did not come to the airport who has a larger 1,300 acre airfield right next door. He said he spoke to the owner roughly a week ago and they have yet to set up a meeting even though he explained to them that this was a high priority and that they are very much engaged in the process. He said once again they are opposed to the residential component and he was there to answer any questions from an aviation standpoint.

Aldr. Gaugel asked if the airport had any interest in acquiring this property. Mr. Bird said this has not been addressed by Commission; they do not even know about the development yet, but to his knowledge there has been no interest from the airport in acquiring any of the property in the last 12 years he has been there and if there is any in the future is up to the commission.

Aldr. Lemke asked if there had been any incidents immediately adjacent to the green space or on Smith or Powis Rd. in the last 10-20 years that encountered buildings. Mr. Bird said not on that particular site but he can show plots that have been done that have taken all of the aviation accidents in the country plotted on a runway and it demonstrates that the closer you are to an airport the higher the probability and risk factor; and again that area is in the approach zone for runway 10-2A which is the crosswind runway.

Aldr. Stellato said the most disturbing thing he heard Mr. Bird say is that the airport wants to grow and that concerns him because for years he gets complaints about the airport; not so much about the noise, but because the solo routes are over the residents on the east side and they city has never wanted the airport to grow any further than they are now, and for the city to adjust a development based on the airport's further growth, he finds that appalling and they will get no sympathy from him on that. Mr. Bird said in terms of growing he doesn't mean in acreage but in terms of aircraft operations. Aldr. Stellato said that doesn't make it any easier.

Robert Cataldo-Operating officer for Hostmark Hospitality-32 Duxberry, North Barrington-said they operate the hotel and he does not know Mr. Bird's information, but to his knowledge there has never been an incident on the property at Pheasant Run since its inception. He said he has been in the hotel business for 43 years and used to live in Arlington Heights so as homeowner has dealt with jumbo jets flying over your home; however he can assure them that when a hotel guest is paying \$150-\$200 a night to be there on a weekend and to accept any type of noise and not complain about it is no way factual. He said their intention is to bring this property to a level that would make it a flagship hotel and development for the city and they consider themselves at the gateway to the city, and unfortunately the last 15 years the hotel has been put into a situation where it continues to decline with buildings that have been vacated for 5 years. He said there are sections that were literally uninhabitable and they have been putting dollars in to renovate and the plumbing, electrical and sanitary problems have all been corrected and the airport's plan and theirs do not really coincide. He said he can understand Mr. Bird's issue but he doesn't know the last time there was an airport accident at the airport, and he is not an expert but he is sure Mr. Bird can find information that talks about specifics across the country; but we are only interested in Pheasant Run Resort at this particular time.

Chairman Bancroft asked for final feedback on the concept plan; he said staff enumerated 4 different items as a suggestion of things to discuss: 1) land use vision for the property 2) proposed residential land uses 3) potential building height 4) all other comments.

Aldr. Bessner said he thinks there's an opportunity for the land use and there is some synergy there if a type of residential component goes in there and he asked if there had been any studies done in regard to decibels and frequency of flight patterns to show any noise pattern that would be more of the majority than the minority. Mr. Schain said he thinks the owners spent time inside and outside of the property before buying it and did not go to the airport because there was no problem ever perceived at the hotel due to the airport. He said he thinks the assertion that

people who stay at hotels have mush for brains and don't care whether they sleep or not is insulting and he thinks people who spend money to stay at a hotel want to be able to sleep and enjoy themselves, and if there is something really bothersome they are not going to come back and stay there. He said the people they are working with are doing their studies right now and they will work with them and come back to Committee with what they find. Aldr. Bessner said if noise isn't a major deterrent in the marketability of any particular residential type there, he thinks there is an opportunity to build a more self-sufficient area, as well as being there for others, in regards to residential uses for them with amenities, and at the same time that might attract restaurants and other retail opportunities. He said he doesn't think a gated community is the answer and he envisions a more social type club environment.

Aldr. Gaugel said he thinks as it's laid out with the retail, retail office, residential and then maintaining the existing hotel; he has no issue with it. He likes the idea of keeping the retail up and adding to it on Route 64. He agrees with Aldr. Stellato in terms of what else would you do to that piece of property back there, and he thinks this would be a welcome addition. He said he doesn't have a problem with the residential land use; he doesn't know if he would necessarily be the buyer that close to the airport, but if some people are, he doesn't think it would be a large issue finding that market and segment. He said potential building height; there is nothing that close comparable in terms of residential across Route 64 so he doesn't see any major obstacle in general; but he encourages them to look into the age restricted potential.

Aldr. Krieger said that over the last 5 years the entire Aurora Airport has been surrounded by single-family housing; so she doesn't see the housing issue to be a major noise restriction. She said she would like to see a few more answers and financial discussion but she would like to see it move forward.

Aldr. Turner said he agrees with Aldr. Krieger and she is right about the Aurora Airport and they are still building and selling and he would like to see some numbers as to what they would like the city to contribute.

Aldr. Payleitner said Phase 1 is awesome and her only concern with residential was whether they had a conversation with the airport and she now knows that didn't happen; but she thinks whatever they can make happen out there; make happen.

Aldr. Silkaitis said he would like to see the financials, that's the most important.

Aldr. Stellato said he thinks once the planning and marketing studies start to come forward as to what type of density is needed to achieve some type of number; he thinks that needs to continue and he reminded everyone there that there are a couple of jails on the west side of the community with homes all around them that doesn't seem to detract. He mentioned an interesting housing development on Rt. 25 in Geneva that is across from the railroad tracks and across from the dump, but it still was built out and sold, and he may not have bought there, but people have and it's been very successful and people learn to be creative. He also mentioned the Amlis incident that happened 15 years ago with the concern of building next to a noisy industrial facility and since then he has never received one complaint from anyone in Amlis. He said in any of these situations these operations were there first, they should know better and its buyer beware.

Chairman Bancroft said he also supports the concept but like his counterparts he would like to see what will be asked of the city financially; but as far as concept he likes it. He said with

respect to the noise issue; it's a false flag in his opinion, he spent 14 years of his career selling condominiums next to trains, planes and automobiles; people will buy. He said another false flag to Mr. Bird in terms of safety; if safety is a concern it is for whatever happens to that property let alone residential; so he's not sure he understands the comment, but he does feel ongoing discussions with the neighbors is a good thing even if they disagree.

- b. Plan Commission recommendation to approve a Final Plat of Subdivision for Heritage Green PUD.

Mr. Colby said Council approved this item earlier this year which involves the Judd House landmark and the development previously known as Foxwood Square. He said staff has reviewed the Final Plat of Subdivision for conformance with the Preliminary Plat and has provided some comments to the applicant to address before Council action.

**Aldr. Krieger made a motion to approve a Final Plat of Subdivision for Heritage Green PUD pending final approval by the staff comments. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion carried. 8-0**

- c. Plan Commission Recommendation to approve an Amendment to the Delnor PUD to permit an illuminated monument sign (975 N. 5<sup>th</sup> Ave.).

Ms. Johnson said this PUD does not permit internal illumination of signage on the property and the applicant is asking to amend the PUD Ordinance to allow for the existing monument sign, which is at the entrance off of 5<sup>th</sup> Ave, to be illuminated.

**Aldr. Krieger made a motion to approve an Amendment to the Delnor PUD to permit an illuminated monument sign (975 N. 5<sup>th</sup> Ave.). Seconded by Aldr. Turner. Approved unanimously by voice vote. Motion carried. 8-0**

- d. Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to nonconforming lots in the RT-4 and CBD-2 zoning districts and lot area and lot width requirements in the CBD-2 zoning district.

Ms. Johnson said that staff has gathered some data and has found that the lot area requirements in these districts do not match the existing development that is there, which means that a large percentage of properties are non-conforming in terms of lot area. She said the non-conforming structures cannot be rebuilt if they are destroyed which means property owners are not likely to make substantial investments and potential buyers often have difficulty obtaining mortgage or insurance, so that buyers are more likely pay in cash and looking to invest in the property as is for long term rental income. She said in the CBD-2 district the current lot area requirements limit the potential for redevelopment and reinvestment in the area and staff recommends a 2 prong approach; 1) to amend the non-conformities chapter to grandfather non-conforming 2 family dwellings in the RT-4 district and non-conforming single and 2 family dwellings in the CBD-2 district, which already grandfathers single family homes in the RT4 district and all residential districts in town. She said the amendment will allow these non-conforming structures to be reconstructed if destroyed in order to address the issue with disinvestment in these properties. Piece 2) CBD-2 lot requirements-staff proposes to change the lot area requirements

for residential uses, 4,400 sq. ft. for single-family with the current requirement being 5,000 sq. ft. and then require 2,200 sq. ft. per unit for other residential units including 2 family units, townhomes, multi-family and upper level dwelling. She said the current requirement is 2,200 sq. ft. so that would just standardize the lot area requirement for all residential types other than single-family. She said staff is also proposing to remove the 100 ft. lot width requirement in the CBD-2 district which only applies to townhomes, multi-family and mixed use development; the standards lot width is 50 ft. and that is required for other uses so they are proposing to only require the 50ft. lot width for all uses in the district. She said that the additional lot width requirement further limits the redevelopment potential of properties that may otherwise be large enough accommodate other uses but that 100 ft. lot width limits their potential.

Aldr. Stellato and Payleitner commended Ms. Johnson on a job well done.

**Aldr. Stellato made a motion to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to nonconforming lots in the RT-4 and CBD-2 zoning districts and lot area and lot width requirements in the CBD-2 zoning district. Seconded by Aldr. Payleitner. Approved unanimously by voice vote. Motion carried. 8-0**

e. Presentation of a Conceptual Site Plan for Camp Kane.

Kim Malay-526 S. 16<sup>th</sup> St.-Camp Kane Heritage Foundation-said earlier this year the site was landmarked, and the history and significance was reviewed, and she did note that a conceptual plan for the development of the campus would be before Committee and they are thrilled to be there; she also thanked Trotter and Assoc. for donating their services to create this plan. She said Trotter looked at this site and determined what they felt was appropriate based on the lay of the land and floodplain and the foundation has embraced the plan and are grateful that they thought outside of the box. She then went over the different areas being proposed:

- South end #1-Jones Law office which is currently under restoration.
- Placard where the existing memorial is located and will be moved to #2 and enhanced.
- Path system entwined throughout the park-wooded areas will be a more natural surface or crushed limestone to make it a pedestrian and bike path to connect 7<sup>th</sup> Ave. to the bike path. Areas outside of the wooded section would be hardscaped to have ADA accessibility and easier maintenance.
- Education area is the first phase and hoping to start in spring to have a circular path with the seating of about 60 students; similar to Pottawatomie. They are working with the schools so they will come out and take some education on the history of Camp Kane and the city and Kane County's involvement in the Civil War, anti-slavery society and the abolitionist movement.
- Areas #3 and #7 will be where they would like to create a memorial to the abolitionist and the freedom trail with some statues, garden, water feature and some educational signage.
- Area #5 they are trying to retain as many of the trees as possible and they may want to relocate some of the newer trees that were just planted because they could interfere with the encampments that they have been running.
- Area #6 – the garden area-they would like to propose for around the area of the mansion for enhancement. (She noted that the mansion is located outside of the Camp Kane

boundary, but does not interfere at all with the sled hill, and the mansion was located there due to the minimal tree loss and gives enough room to build it appropriately to look how it was when it was on Rt. 31). She also noted that there will be a patio area to rent the location out to have parties, gatherings, weddings etc.

- The pathway does connect from the 7<sup>th</sup> Ave. parking area that way both parking lots will be used to have easy access and with that being bike path friendly, there will be benches and bike rack areas as well as signage.
- #8-the roadway area will have a bus turnaround/drop-off to have ADA accessibility for drop off and easy on/off for students.
- #4- General Farnsworth Monument.

She said the mansion would be the last phase of the project and they figure that to be at least 5 years out with trying to raise funds, but everything else being planned for the site will hopefully call attention to what their efforts are and help raise funds quicker.

She noted that the parking on Devereaux Way was revised after a discussion with staff and is just a suggestion to try to save funds and get maximum parking of 18 extra slots; but their concern is that it would be very hard to turnaround in that area, especially for busses and events. She said that parking plans 1 and 2 allows for 10 slots and allows for a turnaround, and plan 3 has some diagonal parking and a one way in and out allowing for a good turnaround. She said they would really like to have the ability to select any 3 of the options once they get out there and realize what is really needed; but she wanted to present all 3 to be sure there were no issues with any of them.

Aldr. Stellato said he likes the layout, the site and the theme ties it all together. He has no problem with any of the parking and whatever works best from a logistic standpoint is fine with him. He knows their group will be working hard to raise funds and if they can accomplish this and it stays out of the way of the sledding hill and accomplishes all of the goals he has no problem with it at all; good job.

Aldr. Silkaitis said keeping the sledding hill is very important and he likes the concept and it needs to be done; the fundraising will be their department but he is in favor.

Aldr. Payleitner asked how the path to connect the existing parking lot to 7<sup>th</sup> Ave. would work. Ms. Malay said it would kind of curve around a bit with a flatter area that winds down to connect up to the parking.

Aldr. Lemke said he likes everything he sees and however the 3 options work for parking on the south end they all look good. He thinks the 3<sup>rd</sup> one because they are not losing space for a turnaround and it's somewhat uncertain of how a bus would make a 3 point turn, but the 3<sup>rd</sup> option seems to answer that and provide as much parking, so he's thinks it's more favorable on the 3<sup>rd</sup> alternative. He said he thinks this is a much better place for the Farnsworth to get it away from a lot of the changes and elevations.

Aldr. Turner said to go ahead and pick the one that suits them the best and if there are problems they can work with it.

Aldr. Krieger said her one concern is the limestone paths in the woods and suggested making those shredded wood but the rest of it is fine.

Aldr. Gaugel said it's very nice and the sledding hill is used for recreation year round and he thinks this will augment that and they will now have another avenue to connect to bike path. He said they have done an excellent job already with the Law Office and it would be a welcome addition and he has no issues. Aldr. Krieger added that it's a great place to fly kites.

Aldr. Bessner said it's a very good plan and he likes the 3<sup>rd</sup> option for parking for future use; depending on cost. He asked if there were a timeline for the first phase. Ms. Malay said that would be the education center; at the end of the month they are applying for a grant to get the very first phase of the circular pad in and that could be under construction as early as spring; and it would then go on sections at a time. She said they would like to work with other organizations such as the tree commission and other natural groups that would like to help clean out the path area because those paths are already there they just need to be enhanced, and they also plan to work on the monument area next spring. She said the looping areas are just going to be used for daily use but they did make sure that the path area made sense for both bikers and pedestrians.

Ms. Malay noted that down towards the parking area they would like to add a 2nd set of bathrooms and one thing that was considered during the plan was to keep as much open areas as possible because that is the beauty of the site with the sled hill being a big part.

**5. ADDITIONAL BUSINESS – None.**

**6. EXECUTIVE SESSION - None.**

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

**Meeting adjourned at 8:10 pm.**