

**MINUTES
CITY OF ST. CHARLES, IL
PLANNING AND DEVELOPMENT COMMITTEE
MONDAY, APRIL 13, 2015 7:00 P.M.**

Members Present: Silkaitis, Payleitner, Lemke, Turner, Stellato, Bancroft, Martin, Krieger, 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; Matthew O'Rourke, Economic Development Division Manager; Fire Chief Schelstreet, Asst. Chief Christensen

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, Lewis

Absent: None

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Update on the Quad St. Charles (Krausz Co.)-Information Only.

Chuck May-185 Heathrow Ct., Lake Bluff-project director for the redevelopment of The Quad St. Charles.

Daniel Krausz-Krausz Co. 44 Montgomery St., San Francisco, CA. - said that while it's been a while since they have spoken to Council, there is a lot going on behind the scenes in developing The Quad, but they are at a stage in the project where there is not a lot of visually flashy and exciting obvious progress. He said they broke ground in September 2014 and started opening up the visibility of the mall and creating some spots for retail pads coming out to the street, and while that has done a lot to start the process, that is really all it is. He said since they last saw Council they have greatly expanded the leasing and development teams which are solely dedicated to The Quad project because it has gotten to the point where this project needed its own team of architects, bigger leasing staff and more consultants on the construction management side to dedicate all of their time to this project as a full time job. He said they started ramping up those efforts about 6 months ago and as it came time to turn the ideas into a reality, they have been focused on taking the very broad brush ideas that were shared with Council to turn those into something they can build. He said the leasing team is very active and hand in hand with what they have been doing in terms of securing a few lead tenants and he looks forward to being able to share those along with some bigger announcements relatively soon. He said those tenants are now an integral part of the design of the interior of the mall and the process will get much more detail-oriented as they get from the stage of the concept to the stage of knowing what they can build. He said they are still working with Graycor, KA Architecture and Jacobs & Heffner etc.; they also have some other great individuals who have

been working very hard, and going into next month, they are planning on meetings with approximately 50 new retail mall tenants at the ICSC in Las Vegas, which is a national gathering of tenants, developers and others in the shopping industry. He said over the past several months they have been really making a full court press to put on the best face they can going to the convention to build on some positive momentum they have had. He said some of the agreements with tenants they have been working on do not allow him to share their names tonight, but they expect they will be in the position that they will be part of the discussions with some of the other tenants they will be approaching. He said the momentum is starting to build and as they get closer to actually building the mall they are in a much better place than they were a year ago. He said they have also been working very closely with their existing anchors, in particular the Cinema, which has really been a key to the success of the ongoing development from the start. He said about a year ago the Cinema requested to purchase their own building and they have parcelized the site and are at a spot in working closely with them in creating a plan that he believes they are comfortable with; and he expects that very shortly there will be some exciting public plans seen for that. He said the one area that has had a lot of progress is the leasing of the pads in the front of the mall, which they expected once construction started, and there has been a lot of interest; however they have been proceeding very judiciously in terms of leasing those. He said they do have 1 or 2 big names that they expect to announce in the near future but they have been trying to really take that part slow to be sure the leasing of those pads is part of a coherent plan with the rest of the project. He said from the start they promised a coherent sense of place with a development that was more than its parts, so they are trying to keep with that approach and part of that is that it takes time and he is there to let everyone know that there is a lot going on behind the scenes.

Chairman Stellato said he know names cannot be discussed and he appreciates that, but he wanted to know what range of space has there been the most interest in inside the mall. Mr. Krausz said across the board they have put a lot of their focus into junior anchors in the 15,000-20,000 ft. range and they have made a lot of progress on that front and once there are a few names lined up they can start sharing. He said in terms of the pads, they have had requests for anything from 12,000 ft. to 1,500 ft.

Aldr. Lemke said that his work scales back a lot of construction during the winter for obvious reasons and if the neighbor's are not seeing a lot going on at the site, he wondered if that is because it is winter and it isn't conducive to digging in the ground. Mr. Krausz said it will be getting a little loud again soon as the work out front had to stop due to winter conditions and a lot of the suppliers have been slow coming online this spring; weather conditions, although not brutally cold, weren't real conducive to start up the plants that will be supplying the raw materials.

Aldr. Bessner asked if there is a number in regard to how many tenants either signed on or are close to being signed on. Mr. Krausz said he knows there is going to be very coordinated timing in terms of releasing some of those names, partially to get the most attention and value from those types of announcements. He said he is not sure they are going to show up and say exactly how many leases they have signed but they may announce 1 or 2 names at a time but he doesn't think that should be interpreted as to the progress of the leasing of the mall.

Aldr. Bessner asked if Spring 2016 is still the target grand opening. Mr. Krausz said calendar year 2016 is still the target but in terms of spring he cannot realistically promise the Council a

fully tenanted mall 12-months from now and he believes the original goal was back to school 2016.

Chairman Stellato asked what type of presence they would have at the ICSC. Mr. Krausz said they have had quite a presence over the last 30 years. He said they have a central booth that is very visible with nice LCD graphics and conference rooms. He said they have quite a bit of entertaining on the floor itself and they also put on an event for approximately 200-300 people every year and quite a lot of national tenant reps attend; they stay very visible. Aldr. Lemke asked if there would also be other Krausz properties featured at the Las Vegas show. Mr. Krausz said yes, it's a full court press for them across the board, and they have other development properties that they hold meetings for at the conference. He said they do have a staff of several people that will be there solely representing The Quad and their interests for St. Charles.

Aldr. Payleitner said tenants are a huge part of the project but in the meantime can we look to finalized plans on the common area as to how dynamic that will be as far as attracting people and tenants back to the mall. Mr. Krausz said sure, they have shared some very general ideas for what a common court might look like and they have gotten to the point where they need to build this and so their architects and designers have really been focused on the elements that need to go into that down to the counts of floor tiles, LCD screens, trees, etc. He said they know they need to deliver an experience and one thing they keep hearing from tenants is that they need to deliver the experience being promised and he knows center court and the entrances are really a focus for that. He said going into the convention they have some renderers working on what they hope will be some fairly close to buildable plans with some nice images of what they hope to deliver at this point and he would be happy to share those with Council.

Aldr. Lemke asked if they had a good idea as to what would go into those pads facing Rt. 64, or is that still up in the air. Mr. Krausz said they have had a lot of interest from food service users; which works well to create an entertainment center with synergy to the theatre to really give it some life into the evenings and make it a vibrant center for the town.

Chairman Stellato stated there would be no vote; this presentation is for informational purposes only. He wished them luck and said Council hopes to see them soon.

- b. Recommendation to approve a Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main St. (Dunkin' Donuts).

Mr. Colby said the property is in the Stuart's Crossing PUD, which allows for a drive-through restaurant for this location as a permitted use. He said the requests before Committee are a minor change to approve a revised site plan that includes the addition of a drive-through lane and reconfiguration of the parking lot and also a second request for a drive-through stacking space reduction from 15 to 8 spaces. He said the drive-through stacking space reduction request was reviewed by Plan Commission and they recommended approval back in May 2014 and staff has reviewed the request for the minor change to the PUD and has determined that plans are in compliance with the zoning of PUD requirements. He said subsequent to the Plan Commission meeting, some discussions have occurred between the property owner, the Dunkin Donuts restaurant operator and St. Charles Toyota. An access easement exists on the Toyota property and the dealership has expressed some concerns about the impact of traffic on the access

easement driveway and there has been correspondence between both parties, which is included in the packet.

Aldr. Turner said in looking at the plans there is a new relocated entrance and he asked how close that is to where they start stacking cars for service in the morning. Mr. Colby said there is a cross access onto the Toyota drive way and the access point is currently located midway through the parking lot; this access point is being moved to the south to line up with the driveway going across and behind the Walgreens over to Lakeside Dr., where there is a traffic signal onto Rt. 64, and the parking lot was changed to a one-way circulation to accommodate the stacking spaces. Aldr. Turner said it doesn't really seem that someone could access Dunkin Donuts very easily using this new driveway; they would have to loop around the building going one way.

Chairman Stellato said he was familiar with the correspondence between the adjacent property owner and the owner of Dunkin Donuts and his question is that in exiting Dunkin Donuts, you can go left or right, and if it were a left only with a pork chop, it would force people back to the east to the signal, and he wondered if there had been any discussions in regard to how the drive-through would exit. Mr. Colby said that modification was suggested by Toyota, which the applicant responded that they were not open to restricting access out to the west, but that the applicant was there to respond on their behalf.

Steve Kolber-828 Davis St.-Evanston and Tom Thien-131 Timber Ct.-Gilberts-stated that neither Dunkin Donuts nor the landlord want to restrict the access to the road that they have a shared easement with. He said the access has been moved further south to align with the one way traffic, which was a suggestion by the Plan Commission, which the applicant worked through so that the queuing worked well and didn't back into any of the access drives. He said even though they are making this one way circle around the building, upon exiting the drive-through there is the option to use the access road or head east and it was Toyota's concept to move the access further south; which they think is a good idea and works out well, so the landlord is willing to make that move to bring that access further south. He said the they need to analyse and design the engineering that is required, but the neighbor has mentioned concerns about ponding water, and he has not seen it happen, but they will engineer accordingly so those things are mitigated with the move of the entrance. Chairman Stellato said regardless of the properties to the west there is still a lot of activity happening after you leave the drive-through to try to get over to the access drive with there being another lane of traffic going around the building, and he suggested having a turn study done, because it looks like it could cause a problem. He said he appreciates everyone working on a compromise, but that safety also needs to be looked at for that intersection. Mr. Kolber said he understood, and they feel upon leaving the drive-through and taking the right to head to the west to cross the grain of the majority of the traffic, which will be mostly drive-through that will loop around the building and heading back out, and they do not feel for this particular site that it will not be much of a hindrance at all.

Gary Vanek-200 W. Main St.-represents the owner of the property and there to support the applicant-said in regard to the turn issue, the problem that his client has is that the adjoining property is leased to T-Mobile, which has a shared driveway, so there are limits as to what his client can do to stay in compliance with his lease to them; basically he cannot consent to the proposal in regard to the turning issue because he would be in violation with the lease to T-Mobile.

Aldr. Krieger said her concern is regarding to the traffic exiting to the left blocking everyone else, and the possibility of cars stacking out on to Main St. and she would much prefer a pork chop. Mr. Kolber said that in terms of stacking, the traffic studies show that it's a maximum of 8 cars at peak times which is 5am-10am and if they stacked even further they have worked with Plan Commission to have the one way circulation go up and around the building, and to get anywhere remotely near Main St. would be catastrophic for the operator. Aldr. Payleitner agreed with the concern of the vehicles exiting left onto Rt. 64 blocking everyone else. Aldr. Lemke said for that situation there is a close by proper signalized intersection 2 buildings to the east; so once you are there you will make that decision that's not going to keep anybody bottled up and in regard to turning off of the drive-through lane only, he doesn't see any reason that it could not be a turn-only around the building for a better flow.

Aldr. Silkaitis said he agrees with Aldr. Krieger's comments and he feels in the beginning there could be some confusion, but over a period of time people will figure out that if they are going west they will go down a ½ mile more to the Dunkin Donuts at Tin Cup Pass and if going east they will go this proposed location; so over time people will figure that out and he also encouraged the applicant to use some signage to list somehow that there is a signalized intersection that can be used. Mr. Kolber said signage is something they would be amicable to and to that point their franchisee is also developing the one in Tin Cup Pass to try to catch traffic going both ways and he understands what Aldr. Silkaitis is going after there.

Chairman Stellato asked if the drawing in the packet by Coulter was the one submitted to T-Mobile for approval. Mr. Vanek said he could not answer whether his client showed that particular drawing to the T-Mobile people but he does know he has spoken with them. He said there was a good conversation with Mr. Alf at Toyota and his representatives back in December 2014 to address these issues and at that time it was indicated to Mr. Alf that he would have to speak to T-Mobile to see if they would approve/allow this given their lease hold interest and the only response received was that they would not allow a restricted access back into the shared drive to Rt. 64. Aldr. Bancroft said that would only affect the western lane, so T-Mobile really cannot have an objection to a left out only which is the drive-through secured by a specific tenant, so he wouldn't think that would be the subject to T-Mobile's yes or no because they would not have ingress or egress rights. Mr. Vanek said he would most likely agree but he cannot say for certain.

Aldr. Lewis said she agrees with Aldr. Krieger in regard to the safety issue and thinks it would be beneficial to go to the stoplight because to try to have people cut out at different points on a busy highway would be dangerous.

Aldr. Martin said he agrees with Aldr. Krieger and Lewis that all exiting traffic should be directed to the stop light.

Charles Radovich-Attorney representing Mr. Alf and his sons Michael and Steve of St. Charles Toyota-said that Greg Chismark was also present as the consulting engineer for St. Charles Toyota. He said in regard to the issue at hand, Greg Coulter who was retained by Toyota, made the suggestions on the drawing before Committee and his client believes that the drive-through exit should have that pork chop because Stuart's Crossing was designed with that signalized intersection at Lakeside so all the traffic was to go that way, it was not based upon the

uncontrolled access to the west where Toyota is, and for safety purposes and convenience of the customers, direction should be to the east to that signalized intersection. He said for the other drive, they can understand the concern of the other tenants in the mall, and they are not pushing that, although that would make sense too, but that the conflict there at that point of having the drive-through traffic going west and the other drive lane going east could present a problem and his client would concur with the consensus that the pork chop should be constructed for the drive-through to channelize traffic to the east. He said the other 2 items his client would like to advocate are things that the applicant has agreed to; the signage –which the drawing indicated there will be signage but does not indicate what that signage is, Mr. Coulter has inserted proposed language and they are looking for a recommendation to state that; for example the sign on the far south side where traffic exits facing the drive-through would state “Exit to Main St.” with an arrow, so customers would know exactly which way they are going. He said the other aspect was in regard to Mr. Coulter's comments on his latest submission indicated they will look at the drainage when the southerly access point is constructed, and they asking that Committee make a specific recommendation that the city engineer examine the drainage at the time of construction to be sure it's appropriate because there is anecdotal evidence that ponds on that private access road turn to ice during winter. He said St. Charles Toyota welcomes another retailer and maybe it will be potential Toyota buyers that will have a donut and cup of coffee and go to the dealership, but they are looking to have a real peaceful coexistence. He noted that Toyota's service customers and delivery truck traffic is forced to go south down to Industrial Dr. to exit there. Aldr. Lemke said he has noticed that access is open during service hours to the south and it seems like a very smooth flow and what he hadn't seen in the other drawings is the recommendations for signage because he thinks Mr. Radovich's suggestion is very clear at first appearance and its more likely folks will follow the flow given that signage.

Dennis Alf-2650 E. Main St-St. Charles Toyota-thanked Committee for listening and thanked the applicant for working together with them but noted that Donut time is the same time that service customers come so they will share the busiest time together, and the more people from both establishments that come back on the shared road and have to go to Rt. 64, the more confusing it is. He said together with previous administrations Toyota bought the property out the back to alleviate the problem they were having. He said have approximately 100 customers per day and in reading Mr. Coulter's report, the reference to the average one is over 1,600 and that could be detrimental to business; but certainly detrimental if we do not channel customers to safety. He said with that he appreciates the time given, the consideration and he welcomes the Donut people to town.

Mr. Vanek said there has been a serious effort to try and resolve all the issues Mr. Alf has raised with his client and he is hoping we are down to a couple of miniscule things and he asks that the Committee understand that they have worked with them and he knows there is intent to provide some reasonable signage for traffic flow issues. He said his client understands that there is not a whole lot he can do about the traffic access issue on Rt. 64, it's just the nature of the location of the property; but the message he was asked to convey is that in the event that Committee requires a pork chop on the main exit, not necessarily the drive-through exit, and restrict access out to that main entrance, then he is not prepared to let this go any further because at this point he still has ability to use that access with other uses. Chairman Stellato asked if he is ok with the drive-through, or he's not okay with either one. Mr. Kolber said as for the drive-through, Dunkin Corporate would prefer not to be restricted in the access to the west, but as far as engineering, they would certainly go through the whole exercise of their due diligence to engineer any

solution where they move the access as required with permits to ensure that any water, pond and drainage issues are mitigated accordingly and it was not specific in their solution because they have not engineered it yet. Chairman Stellato said okay, in getting to a compromise the applicant would agree to clearing up the drainage issue, moving the entrance to the south and doing some signage; but he thinks the other side is asking for some type of pork chop or some type of restrictor to move that traffic to the east, which is the issue right now that we do not think can be compromised on. Mr. Kolber said that would have to go to Dunkin Corporate site planning again for comments. Chairman Stellato asked if they would like to table this item tonight so they could continue to talk and try to work that out. Tom Thiem-Dunkin Donuts operator-said they would do the pork chop. Mr. Kolber said the operator is comfortable with the pork chop to the drive-through only. Aldr. Turner asked if he was speaking for the landlord. Mr. Thiem said he is one of the franchisees and he can't say for sure, but most likely he would agree to that. Chairman Stellato said they could vote contingent on that and by the time it comes up to Council they would have a little more time. Mr. Vanek said absolutely, thank you and he would convey that to his client.

Aldr. Silkaitis made a motion to approve contingent upon signage, moving the entrance to the south and a pork chop-left out only in the drive-through and that drainage issues would be engineered and taken care of. Seconded by Aldr. Payleitner. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

Mr. Kolber said that is part of the civil drawings and part of the project so there will be a full civil engineer brought on board to do this accordingly.

- c. Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD).

Ms. Johnson said the minor change is to the former TGIF Fridays property to accommodate splitting the building into 2 tenant spaces; a Noodles & Company restaurant will take the western tenant space with the main entrance being added to the west side of the building with a secondary access added to the north side. She said some foundation landscaping will be removed along the west side of the building to accommodate an outdoor dining area and other changes included: painting the EIFS band around the building, fabric awnings and new signage for the Noodles space and also removing the canopy over the main entrance on the north side. She said staff has reviewed the minor change for conformance with the PUD Ordinance for East Gate Commons and recommends approval contingent upon use of decorative pavers for the outdoor dining area and also relocation of accessible parking near the new Noodles entrance.

Aldr. Payleitner asked if staff had seen progress for their recommendations. Ms. Johnson said yes, the applicants were agreeable.

Aldr. Krieger made a motion to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD). Seconded by Aldr. Turner. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

- d. Recommendation to approve a Plat of Vacation and Abrogation and Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision.

Mr. Colby said the proposal is to consolidate and resubdivide an area of commercial properties around the Hilton Garden Inn and DuPage Expo buildings on the north side of Rt. 64 across from Pheasant Run. He said there are no public improvements being proposed at the site at this time but rather the owner is requesting to modify the layout of the subdivision and rededicate easements based on the new lot lines. He said the property continues to utilize the shared access point that is through a system of private drives to access each of the lots and there is also a detention basin available to serve the lots in the subdivision for future development. He said Staff has reviewed the proposed plats and provided comments to the developer regarding adjustments to the easements that are shown on the plat and the developer is agreeable to addressing all those outstanding staff comments. He said Plan Commission recommended approval of the preliminary and final plat of subdivision applications subject to resolution of staff comments prior to City Council action.

Aldr. Silkaitis made a motion to approve a Plat of Vacation and Abrogation and Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision. Seconded by Aldr. Payleitner. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

- e. Recommendation to approve historic landmark designation for Camp Kane and the Jones Law Office.

Mr. Colby said that in November of 2014 the City Council approved a motion to direct staff to file a landmark nomination for the Camp Kane Civil War Training Ground site located at Langum Park, which also includes the Jones Law Office structure that was relocated to the site last year. He said this is city owned property. The Historic Preservation Commission held a public hearing to review the landmark nomination on April 1, 2015 and recommended approval to designate both the Camp Kane site and Jones Law Office as landmarks and the Commission made findings which are listed in the resolution included in the packet. He said the boundaries being proposed are the south half of Langum Park west of the Public Works facility. Back in October it was discussed to potentially modify the boundaries and at Committee's direction staff can modify those if there is an interest in reducing the size of the landmark area, which would need to be included as part of the recommendation.

Chairman Stellato asked for clarification on the Historic Landmark process in regard to future development. Mr. Colby said it would be the same as if the property were located in the Historic District; before a permit is issued for any changes to the exterior of the site, there would need to be a request for a COA (Certificate of Appropriateness) through the Historic Commission. He said the Historic Commission would review the proposal against the criteria listed in the Ordinance for whether a change to the site or building is appropriate and they either approve that or make a recommendation to Council to deny the request; in which case the Council will be making the decision. Aldr. Turner asked if the city at this point owns that land. Mr. Colby said yes. Aldr. Turner said so if anyone wanted to develop this they would have to come to Council. Mr. Colby said yes.

Aldr. Krieger made a motion to approve historic landmark designation for Camp Kane and the Jones Law Office. Seconded by Aldr. Martin. No additional discussion. Approved unanimously by voice vote. Motion carried. 9-0

4. EXECUTIVE SESSION

- Land Acquisiton

Aldr. Bancroft made a motion to go into Executive Session at 7:50PM. Motion was seconded by Aldr. Bessner.

Roll was called:

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

Nays:

Abstain:

Absent:

Motion Carried. 9-0.

Aldr. Turner made a motion to adjourn from Executive Session at 7:56 PM. Motion was seconded by Aldr. Krieger. No additional discussion. Approved unanimously by voice vote. Motion carried.

4. ADDITIONAL BUSINESS-None.

5. ADJOURNMENT - Aldr. Martin made a motion to adjourn at 7:58 PM. Motion was seconded by Aldr. Lemke. No additional discussion. Approved unanimously by voice vote. Motion carried.