

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, APRIL 8, 2024 7:30 P.M.**

**Members Present:** Silkaitis, Foulkes, Bongard, Muenz, Lencioni, Gehm, Pietryla, Wirball, Bessner, Weber

**Members Absent:** None

**Others Present:** Mayor Lora Vitek; Heather McGuire, City Administrator; Russell Colby, Director of Community Development; Allen Fennell, Assistant Director of Community Development-Building Services; Ellen Johnson, City Planner; Peter Suhr, Director of Public Works; Bill Hannah, Director of Finance; Eric Majewski, Deputy Police Chief; Jeremy Mauthe, Deputy Fire Chief

**1. CALL TO ORDER**

The meeting was convened by Chair Lencioni at 7:30 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Silkaitis, Foulkes, Bongard, Muenz, Lencioni, Gehm, Pietryla, Wirball, Bessner, Weber

Absent: None

**3. OMNIBUS VOTE**

- \*4g. Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 304 N. 2<sup>nd</sup> Ave.

**Motion by Ald. Muenz, second by Ald. Gehm to approve omnibus item \*4g on the agenda.**

**Roll was called:**

**Ayes: Foulkes, Bongard, Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis**

**Nays: None**

**Motion carried: 9-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to approve a Temporary Closure of Walnut Avenue from April 15, 2024 through October 31, 2024.

Heather McGuire, City Administrator, stated the first three agenda items were presented at the March 11<sup>th</sup> meeting. No new information was presented.

Ald. Wirball asked for confirmation that Walnut Avenue is 100% ADA compliant. Ms. McGuire said they reviewed all the items in regards to code and ADA access and they are in compliance with the code.

**Motion by Ald. Muenz, second by Ald. Foulkes to approve a Temporary Closure of Walnut Avenue from April 15, 2024 through October 31, 2024.**

**Roll was called:**

**Ayes: Foulkes, Bongard, Muenz, Gehm, Bessner**

**Nays: Pietryla, Wirball, Weber, Silkaitis**

**Motion carried: 5-4**

- b. Recommendation to approve a Temporary License Agreement between the City of St. Charles and C&A Management.

**Motion by Ald. Muenz, second by Ald. Gehm to approve a Temporary License Agreement between the City of St. Charles and C&A Management.**

**Roll was called:**

**Ayes: Foulkes, Bongard, Muenz, Gehm, Bessner**

**Nays: Pietryla, Wirball, Weber, Silkaitis**

**Motion carried: 5-4**

- c. Recommendation to approve a Temporary License Agreement between the City of St. Charles and STC Arcada LLC.

Ald. Weber asked for clarification regarding the fee structure. Mr. Colby said it is based on the equivalent of the outdoor dining fee.

**Motion by Ald. Muenz, second by Ald. Gehm to approve a Temporary License Agreement between the City of St. Charles and STC Arcada LLC.**

**Roll was called:**

**Ayes: Foulkes, Bongard, Muenz, Gehm, Pietryla, Wirball, Bessner, Weber**

**Nays: Silkaitis**

**Motion carried: 8-1**

- d. Plan Commission recommendation to approve a Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Bongard asked about the status of the numerous citations issued to the previous owner. Liens were issued against the property and the City collected those liens when the sale of the property occurred.

**Motion by Ald. Wirball, second by Ald. Pietryla to approve a Preliminary and Final Plat of Subdivision for 1416 Indiana Avenue Subdivision.**

**Roll was called:**

**Ayes:** Foulkes, Bongard, Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis

**Nays:** None

**Motion carried:** 9-0

- e. Recommendation to approve a Right-of-Way License Agreement between the City of St. Charles and Triple R-214 LLC, regarding Indiana Place, 1416 Indiana Avenue.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet.

**Motion by Ald. Wirball, second by Ald. Weber to approve a Right-of-Way License Agreement between the City of St. Charles and Triple R-214 LLC, regarding Indiana Place, 1416 Indiana Avenue.**

**Roll was called:**

**Ayes:** Foulkes, Bongard, Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis

**Nays:** None

**Motion passed:** 9-0

- f. Plan Commission recommendation to approve a PUD Preliminary Plan for First Street Redevelopment PUD Lot 6.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet.

Ald. Wirball asked if the Historic Preservation Commission's recommendation for brick paver walkways is part of this. Ms. Johnson said it was noted that they will do their best to accommodate brick pavers, but there is an issue with procuring the matching brick that is used throughout First Street.

**Motion by Ald. Wirball, second by Ald. Pietryla to approve a PUD Preliminary Plan for First Street Redevelopment PUD Lot 6.**

**Roll was called:**

**Ayes:** Foulkes, Bongard, Muenz, Gehm, Pietryla, Wirball, Bessner, Weber, Silkaitis

**Nays:** None

**Motion passed:** 9-0

- h. Discussion and direction for City Staff to explore a best practices and possible locations for additional downtown public space.

Ms. McGuire explained how outdoor dining has become more important since COVID and said they are looking for direction and guidance from Council as to whether or not they want staff to pursue any additional plaza spaces or any other outdoor dining opportunities.

Ald. Weber suggested looking into using the parking spots on Riverside Avenue for a long-term plan.

Ald. Bongard asked what the turnaround time would be to get information to residents and business owners when presented with new ideas/questions.

Ms. McGuire said due to the nature of the traffic flow on Riverside, it will require engineering consultants to draft up a plan and conduct a traffic study. The police, fire and public works departments would then need to determine public safety and access needs. This street is an example of something that would require a little bit more resources and time and energy. It would take closer to 4-6 months. With something like Walnut Street, there's a bit more control and access and they can measure impact a little bit differently. With the proper approvals and reviews in place, this could be done in about 2-3 months.

Ald. Bessner suggested starting by looking at plans that were submitted many years ago for plaza ideas involving the Arcada and the Cedar Avenue area.

Chair Lencioni said public spaces contribute to a healthy downtown area. They need ways to make sure they maintain themselves as a stable and vibrant city. They have to establish policies to say how they feel about public spaces.

Ald. Wirball said one of the most basic things they need to do is to consult with the aldermen who represent the wards. He also felt they need to see how successful the First Street Plaza is before discussing another plaza. They shouldn't arbitrarily be closing a public street without a traffic study and community engagement. He suggested incentivize businesses to invest in their own outdoor dining. He felt the former police department site would be a good spot for an outdoor plaza.

Ald. Silkaitis expressed concern over the lost parking spots during the peak summer months and the disregard for the residents who live next to Walnut.

Ald. Muenz said the parking study did not say they can't lose 10 parking spots. She also noted that nothing was done behind anyone's back. She explained the City needs to do a better job at looking into the future. They need to determine who they are trying to attract and understand what those people want. She would like to see more public spaces for residents to enjoy the outdoors.

Ald. Bongard noted he recently spoke to Ward 2 residents about what they are looking for. Their overall response was to replicate the vibe/energy that they think is going to be on First Street. He expressed concern over how the group will move forward on this issue. They need to find a way to make this better and not worse.

Ms. McGuire suggested using a consultant to help identify key spaces that may make sense for some of these plazas and analyzing it by quadrants to ensure that it is spaced out. Ald. Bongard felt it needs to be led by a combination of council members and residents. They need to set forth a vision people can get behind. Ms. McGuire said the expertise would still be needed to help

determine if it's a viable location. She would like to make sure they are engaging the correct sides and elements to get to that point.

Ald. Bongard said he doesn't want to completely rely on an expert when the community may not want what's suggested. Try to find a common ground/direction driven by the community and the people elected to serve.

Ald. Pietryla supported having a data driven analysis done.

Ald. Foulkes said he would like staff to consider what each alderperson's vision is.

Ald. Weber suggested staff start exploring some of the items discussed to be reviewed at the next meeting.

Ald. Gehm said to look at the comprehensive plan as a starting point.

Ald. Wirball felt it should start with community engagement. They need to be sensitive to the people in the adjacent neighborhoods.

## **5. PUBLIC COMMENT**

Paul McMahon, resident, said the strategic plan meeting held a few years ago was well done. It was designed by a consultant and included public engagement. He felt that could work if it's paid attention to.

## **6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF - None**

## **7. EXECUTIVE SESSION - None**

## **8. ADJOURNMENT**

**Motion by Ald. Muenz, second by Ald. Gehm to adjourn at 8:17 p.m.  
Unanimously approved by voice vote.**