

**MINUTES
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
MONDAY, MAY 13, 2024 - 7:00 PM**

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 7:00 p.m.

2. ROLL CALL

Roll was called:

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

Absent: None

3. OMNIBUS VOTE

*i. Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Watermain) for Tiger Drylac – 3945 Swenson Ave

*j. Recommendation to approve Plat of Easement for 3795 E Main St

Motion by Ald. Muenz, second by Ald. Bongard to approve omnibus item *4i and *4j on the agenda.

Roll was called:

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

Nays: None

Motion carried: 9-0

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. Presentation of a Concept Plan for The Grove, 5N024 Rt 31.

Ellen Johnson, City Planner, presented the Executive Summary and materials posted in the meeting packet, including a summary of the Plan Commission and public comments.

Chair Lencioni clarified, this project is at Concept Plan level, the applicant has asked for feedback from Council. It is not a Public Hearing, but will be giving opportunity for limited comments from the neighborhood.

Mr. Brendan Penny, attorney from Meltzer, Purtil, & Stelle LLC on behalf of applicant Conrad Hurst from Frontier Development, presented the Concept Plan for a 21-unit townhome community, with a request to rezone from RS1 Low Density Single Family Residential District to RM2 Medium Density Multi-Family Residential District, and to subdivide the property and create lots for each townhome building and common area out lots. Dedication of portion of property along east property line, alongside Route 31, land is accounted for in calculations in bulk standards and regulations for the underlying zoning district.

Conrad Hurst, Frontier Development continued presentation of the Concept Plan for The Grove.

Mr. Ken Schoening, Resident, speaking on behalf of residents from Red Gate Subdivision and the surrounding area, voiced concern of density of concept plan, drainage, flooding concerns, wildlife currently on the property, and traffic concerns of entering and exiting the property on Route 31.

Ald. Weber commented the height of the building seems high for the area. He suggested something less dense might be better.

Ald. Bessner questioned the private road in the plan. Mr. Hurst explained a standard driveway depth would result in the street to lose width, resulting in a one-way street.

Ald. Bessner questioned not doing a PUD with the development. Mr. Colby advised a PUD is an option and typically there is public benefit offered, so the city would ask what the benefit would be for public from the project. Ald. Bessner asked if there are other smaller developments in the middle of an area similar to this? Mr. Colby stated Fox Chase area has a couple of townhome developments integrated with single family homes.

Ald. Wirball questioned staff about current zoning versus RM2 Zoning and what else could be built besides townhouses. Mr. Colby responded that RM2 Zoning allows single family, two-family, or multi-family, but the density limited to the number of units being proposed.

With the height at 35 feet, will the ground be lifted up for drainage making the buildings go past 35 feet? Mr. Hurst responded he doesn't have the topographic to answer that question but with the style he can build up on front elevation all the way to 2nd floor and slope back to where the garage is.

Ald. Wirball questioned if the retention basin will have enough capacity for this development and if not would they be able to tap into the City retention basin located in Red Gate subdivision? Mr. Colby responded this is a concept design, we don't have a lot of engineering information to assess what's shown. Staff thought based on review the square

footage of the basin did appear slightly under sized and may need to be enlarged. But, to drain into the drainage system to the west would need further evaluation to understand if there is any additional stormwater capacity there. Because that is City-owned property the applicant could present a proposal to modify that drainage area to accommodate additional storm water detention.

Ald. Wirball stated he thought the density was a little too dense and is hesitant to support something like this with a zoning change. Maybe sit down with the residents and see what they are comfortable with.

Ald. Pietryla questioned by rezoning a parcel would that put neighboring parcels at risk of being rezoned and similar types of developments put on it? Mr. Colby responded the likelihood of adjacent property being rezoned to a similar zoning is more possible. But that type of request would have to go through a process and findings would need to be made for the appropriateness of the zoning for a given site.

Ald. Pietryla would like to see less density on this property.

Ald. Gehm likes the idea of improving the land, but staying in the RS1 zoning being considered.

Ald. Lencioni added he thinks it's a terrific looking development but this is not the place for it. Too dense.

Ald. Muenz asked about sidewalk or bike path in this area. Mr. Colby responded there is no specific plan for bike path improvements through this area. Ald. Muenz asked the Developer about making the development attractive to retirement living. Mr. Hurst said one of the benefits of this design is the flexibility to add elevators by doing a stacked closet, along with being a maintenance free townhome development.

Ald. Muenz added that Fox Chase area does have 2 townhome developments and there is something to be said for that type of integrated community.

Mr. Hurst added in order for this project to be feasible to us we need this density. Expects the pricing to be from the low \$400,000 to low \$500,000.

Ald. Bongard agreed with density and height concerns. This is an opportunity to see where you want to go in the next 5 years. As housing demand continues to be there, this spot has a lot of similarities to Fox Chase, the proximity to North High School, the ability to walk/bike. If this project doesn't necessarily fit, the reality is it's going to probably continue to be a question that comes up. So where are we going if this isn't the right fit?

Ald. Foulkes added his concern is the drainage issue. If it was a problem 20 some years ago, it is probably still going to be a problem. Concern for the neighbors, they wanted a certain experience. Wonderful design, just don't know if it fits this spot.

Ald. Silkaitis added we agreed we want to keep this as the whole area single family when we redid the comprehensive plan 10 odd years ago. I cannot support this project as presented, too dense, doesn't fit the neighborhood.

Mr. Colby addressed the comment about ownership of the property to the west of the development site, what was called the well site and open space areas within the Red Gate Subdivision. The City is the Owner of those properties; however, the properties are part of the Red Gate Subdivision and there is a drainage system that serves the subdivision, but the City is technically the Owner.

b. Recommendation to Approve a Resolution Adopting a First Street Plaza Special Event Policy

Derek Conley presented the Executive Summary and materials posted in the meeting packet.

Ald. Bongard questioned why this policy will only be for one year, why not make policy for two years? Mr. Conley responded it may be extended further.

Ald. Wirball questioned for the events, how often will the plaza be used? Mr. Conley responded for 2024 it will be used every Wednesday and Friday night for STC Live and the other Business Alliance Events. Nothing else planned. Ald. Wirball followed up with the cost of the permit is \$500 plus additional City related costs. If the organizer damages something at the plaza they will be assessed additional fees. Will there be a deposit required? Mr. Conley advised the events will be required to have insurance.

Ald. Silkaitis said he does not want to see something every weekend, we need to leave it open for the residents.

Ald. Muenz asked why not including organizations that have been proven? Mr. Conley responded the City didn't want to select specific organizations and felt it was best to keep it limited to taxing bodies and the St. Charles Building Alliance for this first year.

Ald. Pietryla asked if the Police Dept. governs if there is any damage after an event? Mr. Conley replied yes.

Ald. Foulkes added he would like to rethink no food vendors. He would like to see something like a Taste of St. Charles to help promote businesses that don't have the access on the plaza.

Ald. Weber stated he thought this was a practical approach and a good way to start events on the plaza.

Ald. Lencioni we should be very careful when for profit vendors come into the space as people pay rent to be in this area.

Motion by Ald. Wirball, second by Ald. Pietryla to approve Resolution Adopting a First Street Plaza Special Event Policy.

Roll was called:

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

Nays: None

Motion carried: 9-0

- c. Recommendation to Approve a Resolution Accepting the Downtown Parking Study.

Mr. Conley, Director of Economic Development, reviewed the Downtown Parking Study as posted in the meeting packet.

The Committee discussed the list of items staff plans to address first, including Shared Parking, Wayfinding/signage, Alternate Transportation options, and Parking Availability signs in garage.

Motion by Ald. Wirball, second by Ald. Bessner to approve the Resolution Accepting the Downtown Parking Study.

Roll was called:

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

Nays: None

Motion carried: 9-0

- d. Recommendation to Approve a Resolution Authorizing a Shared Parking Agreement with St. Charles Public Library

Mr. Conley, Director of Economic Development, presented the Resolution authorizing a Shared Parking Agreement with St. Charles Public Library as posted in the meeting packet.

The Committee discussed the parking hour enforcement should someone want to go in earlier or stay later. Mr. Conley answered the Library would monitor to see if there are issues.

Motion by Ald. Bongard, second by Ald. Muenz to approve the Authorization of a Shared Parking Agreement with St. Charles Public Library.

Roll was called:

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

Nays: None

Motion carried: 9-0

- e. Recommendation to approve a Plat of Vacation of a portion of N. 15th Street in regards to the City-owned Dean Street Parcel Identified for Donation to Habitat for Humanity of Northern Fox Valley.

Ald. Pietryla recused himself from the item.

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

Motion by Ald. Wirball, second by Ald. Muenz to approve a Plat of Vacation of a portion of N 15th Street in regards to the City-owned Dean Street Parcel Identified for donation to Habitat for Humanity of Northern Fox Valley.

Roll was called:

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

Nays: None

Recused: Pietryla

Motion carried: 8-0

- f. Plan Commission recommendation to approve a Final Plat of Subdivision for Cityview Resubdivision.

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

Motion by Ald. Wirball, second by Ald. Gehm to approve a Final Plat of Subdivision for Cityview Resubdivision.

Roll was called:

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

Nays: None

Motion carried: 9-0

- g. Consideration to Approve a Resolution Authorizing Business Improvement Grant Agreement with Maple Leaf Roasters

Derek Conley, Director of Economic Development, presented the Executive Summary and materials posted in the meeting packet.

Motion by Ald. Weber, second by Ald. Gehm to approve the Resolution Authorizing Business Improvement Grant Agreement with Maple Leaf Roasters.

Roll was called:

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

Nays: None

Motion carried: 9-0

- h. Consideration to Approve a Resolution Authorizing Business Improvement Grant Agreement with The Office.

Derek Conley, Director of Economic Development, presented the Executive Summary and materials posted in the meeting packet.

Motion by Ald. Bongard, second by Ald. Foulkes to approve the Resolution Authorizing Business Improvement Grant Agreement with The Office.

Roll was called:

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

Nays: None

Motion carried: 9-0

5. PUBLIC COMMENT

Alex Behrens, Owner- Maple Leaf Coffee House, thanked the staff and City for their work and time to help make his business succeed.

Michael Carney, Owner- The Office, stated the parking study should include additional counts, including counts from earlier in the day, and when the Arcada has events.

Todd Hewell spoke on The Grove project, speaking on drainage, parking and comparison of The Grove to other developments in the City.

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

None

7. EXECUTIVE SESSION

None

8. ADJOURNMENT

**Motion by Ald. Wirball, second by Ald. Pietryla to adjourn at 8:45 p.m.
Unanimously approved by voice vote.**