

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, AUGUST 8, 2022 7:00 P.M.**

**Members Present:** Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Lencioni, Pietryla, Wirball, Bessner, Weber

**Members Absent:** None

**Others Present:** Heather McGuire; City Administrator, Russell Colby; Director of Community Development, Derek Conley; Director of Economic Development, Ellen Johnson; City Planner, Monica Hawk; Development Engineer, Allen Fennell; Building & Code Enforcement Manager, Fire Chief Swanson, Asst. Fire Chief Christensen, Peter Suhr; Director of Public Works

**1. CALL TO ORDER**

The meeting was convened by Chair Weber at 7:00 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft, Pietryla, Wirball, Bessner, Weber

Absent: Lencioni (arrived at 7:10 p.m.)

**3. OMNIBUS VOTE**

\*4d. Recommendation to approve a Final Plat for Springs at St. Charles Subdivision.

\*4e. Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities for the Munhall Glen Subdivision (Trunk Sanitary Main).

\*4f. Recommendation to Approve and Execute an Acceptance Resolution for Woodward Drive roadway improvements for the Audi Dealership, 235 N. Randall Rd.

\*4g. Recommendation to Approve a Plat of Easement for McGrath Business Center

**Ald. Pietryla made a motion to approve omnibus items \*4e \*4f and \*4g and to put item \*4d. back on the agenda. Seconded by Ald. Wirball.**

**Roll was called:**

**Ayes: Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft**

**Absent: Lencioni**

**Nays:**

**Motion passed 8-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Plan Commission recommendation to approve a Special Use for PUD and PUD Preliminary Plan for River East Lofts.

The petitioner requested postponement of this item until the first available special meeting date. Mr. Colby clarified that a Special Meeting would be scheduled on an upcoming Monday, due to items already being scheduled for the next regular P&D meeting.

**Ald. Bessner made a motion to approve postponing the item. Seconded by Ald. Bancroft.**

**Roll was called:**

**Ayes: Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner, Bancroft**

**Absent: Lencioni**

**Nays:**

**Abstain: Bongard**

**Motion passed 7-0**

- b. Presentation of a Concept Plan for Milestone Row 2 (Brownstone PUD).

Ms. Johnson presented the Executive Summary posted in the meeting packet.

Brian Buoy and Julie Salyers of J&B Builders presented their concept plan. Highlights of the plan include the following:

- 360-degree attractive elevations
- Four commercial boutique spaces along First Street that would be available for purchase by the owners of the residential units
- Residential units that will all have two to three interior parking spaces
- Floor plans that will be customizable and will include extensive exterior space
- Two or more balconies and/or rooftops for most units to enjoy
- First level storage for bikes and kayaks to provide an active lifestyle approach within the development
- A common element to help generate a community feel

Landscape plans have not been developed yet, but will include maximizing as much green space as possible. A traffic study will be done if they move forward with this plan.

Ald. Bessner asked if there was a reason for having less commercial space. Mr. Buoy said it would be very costly to have more due to the nature of the site/bedrock and trying to get a lower level of parking. Ald. Bessner also asked why there was such a drastic difference in the architectural style. Ms. Salyers said they are working with Dan Marshall, the architect who has done a lot of design work in the downtown area. They want to create some variation and get a more modern/warehouse look to the building. Based on Mr. Marshall's and staff comments regarding the streetscape, they are willing to move the building back to match the width of the sidewalk and they plan to continue the look of Milestone 1.

Ald. Wirball expressed support of the use, but questioned the use of some of the materials. He said it would be nice to incorporate some of the elements of the other buildings. He also asked what the financial assistance is for, whether or not the commercial units would be customizable

and the future of the five parking spaces in the rear. Mr. Buoy said the first 30 feet coming in from the western edge of the property along First Street is public property. They would agree to doing all the needed public improvements and that is the reason for the financial assistance. The commercial units would be offered as shell space that could be customized. He noted that by moving the building to the east, the five parking spaces would be eliminated.

Ald. Pietryla said he is fine with the use and the possibility of providing financial assistance, but he would like to see the architecture blend in more with the surrounding area.

Ald. Silkaitis liked the concept, but would also like to see the architecture blend in more with the area. He expressed concern over the financial assistance being requested and would like to see more information on the real costs versus the estimated costs.

Ald. Payleitner also liked the concept, but would need to hear more about the financial assistance. She asked if it's a requirement to own a residential unit in order to get the commercial space. Mr. Buoy said preference would be given to residential owners.

Ald. Bongard said he liked the contrast of the architecture and asked about the price point and whether or not they would consider switching to rentals if they weren't able to sell the units. Mr. Buoy said that could happen, but he believes there is a current demand for this type of product. He said it's hard to determine the price since they only have elevations at this point, but estimated the smaller units would start at about \$500,000.

Ald. Bancroft liked the architecture and suggested bringing in the architect if they come back. He agreed with reducing the commercial space and didn't have any issues with it being a condo or rental. He said it's an exciting project.

Ald. Payleitner stated she appreciated them going along with staff comments.

Chair Weber said overall there seems to be support of the project, but the financial assistance may be questionable.

Duane Perkinson, 613 S. 2<sup>nd</sup> St., expressed concern regarding the amount of projected parking spaces and noted the Piano Factory had a pit where they dumped material from the operation of that factory. He believes it may be near this development and wanted to make sure there wouldn't be any impact to the ecosystem if they started digging to build an underground parking area. Chair Weber said this just a concept plan review and a lot needs to be done if the project moves forward.

- c. Plan Commission recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal code (Zoning Ordinance) pertaining to electronic changeable copy signs in the PL District.

Ms. Johnson presented the Executive Summary posted in the meeting packet.

**Ald. Bancroft made a motion to approve a General Amendment to Title 17 of the St. Charles Municipal code (Zoning Ordinance) pertaining to electronic changeable copy signs in the PL District. Seconded by Ald. Bongard.**

**Roll was called:**

**Ayes: Lencioni, Pietryla, Wirball, Bessner, Silkaitis, Kalamaris, Payleitner, Bongard, Bancroft**

**Absent:**

**Nays:**

**Motion passed 9-0**

- d. Recommendation to approve a Final Plat for Springs at St. Charles Subdivision.

Ms. Johnson presented the Executive Summary posted in the meeting packet.

**Ald. Lencioni made a motion to approve a Final Plat for Springs at St. Charles Subdivision. Seconded by Ald. Kalamaris.**

**Roll was called:**

**Ayes: Lencioni, Bessner, Kalamaris, Bongard, Bancroft**

**Absent:**

**Nays: Pietryla, Wirball, Silkaitis, Payleitner**

**Motion passed 5-4**

5. **PUBLIC COMMENT – None**
6. **ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS-None**
7. **EXECUTIVE SESSION – None**
8. **ADJOURNMENT - Ald. Wirball made a motion to adjourn at 7:38 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.**