

AGENDA
ST. CHARLES CITY COUNCIL MEETING
CLINT HULL, MAYOR
TUESDAY, JANUARY 20, 2026 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. **Call to Order**

2. **Roll Call**

3. **Invocation**

4. **Pledge of Allegiance**

5. **Presentations**

Spirit of St. Charles Awards – Mayor Clint Hull

- ✓ Marberry Cleaners & Launderers
- ✓ Beth Swiderski
- ✓ Hugo Rodriguez

Recognition Award – St. Charles Fire Department

- ✓ Patriotic Employer recognition by the Office of the Secretary of Defense - Employer Support of the Guard & Reserve

6. **Omnibus Vote. Items with an asterisk (*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

*7. Motion to accept and place on file minutes of the regular City Council meeting held on January 5, 2026.

*8. Motion to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 12/22/2025– 01/04/2026 in the amount of \$2,735,470.84.

*9. Motion to approve and place on file the Treasurer and Finance Report for the period ending December 31, 2025.

I. Old Business

- A. None

II. New Business

- A. Public Hearing – Proposed Establishment of Dormant Special Service Area (SSA) No. 72 for Brooke Toria Estates subdivision.
- B. Public Hearing – Proposed Establishment of Dormant Special Service Area (SSA) No. 73 for Charlestowne Lakes subdivision.

III. Committee Reports

A. Government Operations

- *1. None

B. Government Services

- *1. None

C. Planning and Development

- *1. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute a Certain Tax Increment Financing Redevelopment Agreement with Baker Memorial United Methodist Church and Geneva Heights, LLC.
- *2. Motion to approve a **Resolution** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute a Right-Of-Way License Agreement with STC 1117, LLC for an Entrance Stairwell located in Public Sidewalk along Walnut Ave. (11-17 S. 2nd Ave.)
- 3. Motion to approve an **Ordinance** Amending Title 17 of the St. Charles Municipal Code Entitled “Zoning”, Ch. 17.06 “Design Review Standards and Guidelines”, Ch. 17.32 “Historic Preservation”, and Ch. 17.30 “Definitions” (Painting/Staining Masonry Surfaces in Historic Districts/Landmarks).
- *4. Motion to approve an **Ordinance** Designating Certain Property as a Historic Landmark (115 Cedar Ave., “John Gartner’s East Side Bakery”).

- *5. Motion to Approve an **Ordinance** Amending Title 15, Buildings and Construction”, Chapter 15.04 “Building Code”, Sections 15.04.045, 15.04.105, 15.04.120, Chapter 15.36 “Swimming Pools”, and Chapter 15.101 “Administration, Enforcement and Fees”, Section 15.101.010 of the St. Charles Municipal Code

10. Public Comment

11. Additional Items from Mayor, Council or Staff

12. Presentation and Proclamation

13. Executive Session

- Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
- Personnel – 5 ILCS 120/2(c)(1)

14. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).