

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. BRYAN WIRBALL – CHAIR
MONDAY, JANUARY 12, 2026 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. 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.

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Presentation of Downtown Occupancy Report
- b. Recommendation to Approve a Resolution Authorizing the Execution of Tax Increment Financing Redevelopment Agreement with Baker Memorial United Methodist Church and Geneva Heights, LLC
- c. Presentation of a Concept Plan for Cedarhurst of St. Charles.
- d. Recommendation to approve 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.)
- e. Plan Commission and Historic Preservation Commission recommendations to approve a General Amendment to the Zoning Ordinance requiring a Certificate of Appropriateness for painting, staining, or modifying masonry surfaces in Historic Districts and on Landmarked buildings
- *f. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 115 Cedar Avenue, “John Gartner’s East Side Bakery”
- *g. Recommendation to approve corrections to Title 15 “Buildings and Construction”

5. PUBLIC WORKS DEPARTMENT

- a. Presentation regarding Leaf Collection – Discussion Only

6. PUBLIC COMMENT

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

8. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- **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)

9. 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 (TDD), 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).