

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. BRYAN WIRBALL – CHAIR
MONDAY, SEPTEMBER 8, 2025 - 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. Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Sanitary Sewer and Watermain) for 4085 East Main Street (McGrath Kia Building)
- b. Plan Commission recommendation to approve a PUD Preliminary Plan and Final Plat of Subdivision for McGrath Kia Parking Expansion, McGrath Business Center PUD.
- c. Plan Commission recommendation to approve a PUD Amendment and PUD Preliminary Plan for River 504 Rowhomes, Brownstone PUD.
- d. Recommendation 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 between the City of St. Charles and J & B Builders, Inc.
- e. Recommendation to approve a Minor Change to PUD for Harbor House, Fox Haven Square Building 4, Stuart's Crossing PUD.
- f. Consideration of an amendment to weekend Construction Hours for certain Building Permit work in Residential Areas
- g. Recommendation to accept conveyance of the Shanahan Subdivision Detention Basin property and activate Special Service Area #51 to fund maintenance

- h. Recommendation to approve an Intergovernmental Agreement with the City of Geneva for Division Street extension east of Kirk Rd.
- i. Recommendation to approve a Plat of Dedication and Plat of Easement for Division Street extension east of Kirk Rd.
- j. Recommendation to authorize City staff to release a Request for Proposals for the City-owned Property at 122 S 2nd Street, (Lot 4 Building 8 of the First Street Redevelopment Area)
- k. Discussion Regarding Short Term Rental Registration Program

5. PUBLIC COMMENT

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF

7. 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)

8. 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).