

MINUTES
ST. CHARLES CITY COUNCIL MEETING
LORA A. VITEK, MAYOR
TUESDAY, JANUARY 3, 2023 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. Call to Order.

The meeting was called to order by Mayor Vitek at 7:01 pm.

2. Roll Call.

Present: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni,
Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber

Absent: Ald. Silkaitis, Ald. Bongard

3. Invocation by Ald. Lencioni

4. Pledge of Allegiance.

5. Presentations

6. Motion by Ald. Bancroft second by Ald. Lencioni to approve the 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.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

***7. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file minutes of the regular City Council meeting held December 19, 2022.**

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

***8. Motion by Ald. Bancroft second by Ald. Lencioni to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 12/12/2022 – 12/25/2022 in the amount of \$6,449,969.69.**

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

I. Old Business

A. None

II. New Business

A. Motion by Ald. Bancroft second by Ald. Bessner to enter into a Public Hearing for Pheasant Run Tax Increment Financing Redevelopment Project Area at 7:02 pm.

Derek Conley, Director of Economic Development, introduced Mr. McKenna who presented the following:

- TIF Fundamentals
- TIF as a part of local planning
- What is a TIF
- Redevelopment Project Plan
- Background
- City's strategic and fiscal planning
- Strategies for redevelopment
- Qualification factors
- TIF Act compliance
- Key elements of plan
- TIF statutory budget guidelines

Ald. Bessner asked about the eight or nine markers for a TIF and the environmental cleanup was not highlighted. Mr. McKenna responded he thinks the environmental aspect is contained in one area.

Ald. Weber asked about the trigger for payments when new students are in the area. Mr. McKenna described the process. Mr. Conley added that this site cannot have any type of residential on it, but the wording has to be in there per state statute.

Ald. Kalamaris asked about the benefits of paying off the TIF sooner than 23 years? And can we benefit from those tax dollars? Mr. McKenna explained that we can pay off the TIF earlier and there would be a benefit to City and taxing district.

Ald. Kalamaris asked about when do tax dollars start coming in? Mr. McKenna said the seven-year roll is in the statute to begin development within the seven years. Heather McGuire, City Administrator, responded there is revenue coming in from the existing tax base on the property. Any revenue that is generated from redevelopment that occurs from this point forward, that would be captured in a TIF increment.

Mr. Conley explained that the City will not be taking on debt as a result of the TIF.

Motion by Ald. Lencioni second by Ald. Bessner to exit Public Hearing for Pheasant Run Tax Increment Financing Redevelopment Project Area at 7:22 pm.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

- B.** Motion by Ald. Bancroft second by Ald. Bessner to approve recommendation from Mayor Vitek to appoint Sam Bonilla as the Administrative Adjudication Hearing Officer for the City of St. Charles starting on Thursday, January 19, 2023.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

III. Committee Reports

A. Government Operations

- *1. Motion by Ald. Bancroft second by Ald. Lencioni to approve an **Ordinance 2023-M-1** Amending Title 5 “Business Licenses and Regulations”, Chapter 5.08 “Alcoholic Beverages”, Sections 5.08.090 “License – Classifications,” 5.08.100 “License Fees,” and 5.08.130 “License - Hours of Sale” of the St. Charles Municipal Code.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

- *2. Motion by Ald. Bancroft second by Ald. Lencioni to approve an A3 Liquor License Application for The Pride Stores, Inc. dba The Pride of Kane County, located at 3025 E Main Street.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

- *3. Motion by Ald. Bancroft second by Ald. Lencioni to Approve Permanent Easement for 2N152 Kautz Road.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

- *4. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file minutes of the December 19, 2022 Government Operations Committee meeting.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

B. Government Services

None

C. Planning and Development

*1. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file minutes of the December 12, 2022 Planning & Development Committee meeting.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

*2. Motion by Ald. Bancroft second by Ald. Lencioni to accept and place on file Plan Commission Resolution No. 17-2022 A Resolution Recommending Approval of a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3 (Jeff Kilburg, Apex Design Build).

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

*3. Motion by Ald. Bancroft second by Ald. Lencioni to approve An **Ordinance 2023-Z-1** Granting Approval of a PUD Preliminary Plan for McKnight Oral Surgery Center, Foxfield Commons PUD Lot 3.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

9. No Public Comment

10. Additional Items from Mayor, Council or Staff

Mayor Vitek wished Mr. Peppers and Ald. Weber a Happy Birthday. She reminded all of National Law Enforcement Day on January 9. Mayor Vitek encouraged all to do service on January 16 in honor of Martin Luther King Day.

11. No 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)

12. Adjournment

Motion by Ald. Bessner, second by Ald. Bancroft to adjourn the meeting at 7:27pm.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

Nancy Garrison, City Clerk

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).