

**MINUTES**  
**ST. CHARLES CITY COUNCIL MEETING**  
**LORA A. VITEK, MAYOR**  
**MONDAY, OCTOBER 3, 2022 – 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. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft,  
Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber

**Absent:** None

**3. Invocation by Ald. Pietryla**

**4. Pledge of Allegiance.**

**5. Presentations**

- Big Hearts of Fox Valley Week Proclamation

**6. Motion by Ald. Bancroft second by Ald. Wirball 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. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

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

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

Motion Carried

**\*8. Motion by Ald. Bancroft second by Ald. Wirball to accept and place on file minutes of the Special City Council meeting held September 19, 2022.**

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

Motion Carried

- \*9. Motion by Ald. Bancroft second by Ald. Wirball to accept and place on file minutes of the City Council Workshop meeting held September 17, 2022.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.  
Motion Carried
- \*10. Motion by Ald. Bancroft second by Ald. Wirball to approve and hold minutes of the Government Services Committee executive session meeting held September 19, 2022  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.  
Motion Carried
- \*11. Motion by Ald. Bancroft second by Ald. Wirball to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 9/5/2022 – 9/18/2022 in the amount of \$6,822,940.15.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.  
Motion Carried
- \*12. Motion by Ald. Bancroft second by Ald. Wirball to approve and place on file the Treasurer and Finance Report for period ending August 31, 2022.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, 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. None

## III. Committee Reports

### A. Government Operations

- \*1. Motion by Ald. Bancroft second by Ald. Wirball to approve a new D-8 liquor license application for Vero Voce, LLC located at 3755 E Main Street, St. Charles.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried

2. Motion by Ald. Silkaitis second by Ald. Pietryla to approve a **Resolution** Authorizing Staff to Award a Contract to Dell Marketing LP for Desktop Computers for \$109,677.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, , Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None; Abstain: Ald. Payleitner.

Motion Carried

- \*3. Motion by Ald. Bancroft second by Ald. Wirball to approve An **Ordinance** Granting Approval of a Plat of Vacation and Final Plat of Subdivision for Charlestowne Lakes Subdivision.

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

- \*4. Motion by Ald. Bancroft second by Ald. Wirball to authorize the inclusion of the Frank Gorham Memorial Canoe Launch Access site in the Fabulous Fox Water Trail.

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

- \*5. Motion by Ald. Bancroft second by Ald. Wirball to accept and place on file minutes of the September 19, 2022 Government Operations Committee meeting.

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

**B. Government Services**

- \*1. Motion by Ald. Bancroft second by Ald. Wirball to approve and place on file the minutes of the September 19, 2022 Government Services Committee Meeting.

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

**C. Planning and Development**

1. Motion by Ald. Weber second by Ald. Bessner to approve an **Ordinance** Vacating Portions of S. 2nd Avenue and Indiana Avenue Rights-of-Way Directly Adjacent to 216-218 Riverside Ave.

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

Russell Colby described the updated Rights-of-Way and mentioned this approval of this motion is needed to proceed with the next motion.

2. Motion by Ald. Weber second by Ald. Wirball to approve An **Ordinance** Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for River East Lofts.  
**Roll Call Vote:** Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None; Abstain: Ald. Bongard.  
Motion Carried  
Russell Colby stated this motion includes the updated Rights-of-Way.

### 13. No Public Comment

Letter received Oct 3, 2022  
City Council,

This compromise for the ordinances 2022-M- and 2022-Z- is a bitter pill for the neighbors to swallow. We find these two items, one in each ordinance, especially offensive.

We find absurd and atrocious the wording of item 4 in the ordinance 2022-M-. Despite our repeated requests on the record for the City to, at the very least, get an assessment on the value of the land vacated in the ordinance, no assessment was made. Yet in the ordinance, the City actually states that the vacation is made "upon the findings" that the compensation is adequate in the "judgment of the Mayor and the City Council." Said compensation is not monetarily valued. As taxpayers, we question your judgment.

We also object to the false claims made in Exhibit C of ordinance 2022-Z-, item iii C, stating that "the special use will not .... Substantially diminish or impair property values within the neighborhood." The City's argument presented in the ordinance says nothing about property values, it merely refers to the

Comprehensive Plan, and even states it is "a conforming use within current zoning ordinances." The Comprehensive Plan shows a 4-story building at this site, but does not call for apartments, and it does not call for twice the dwelling unit density, and it specifically states that parking needs to be addressed as each site is developed. In fact, the only factual piece of evidence that was submitted and is on the record, demonstrates that this ordinance will be injurious to our property values. That evidence shows that the closer a property is situated to a high-density development, the greater the negative effect on the property value.

Here is a point of recent fact - approximately a week ago. The owner of 211 Indiana Ave has the property for sale. Someone walking by told a prospective buyer about this ordinance. The owner heard about it then emailed the group of neighbors who have been working to make the ordinance tolerable. The owner requested to cease this type of conversation, because he is concerned that the information will drive buyers away.

It's unfortunate that the City is making these two specious claims in the laws they intend to pass in an attempt to justify their actions. Hard evidence against these claims is being ignored.

Martha Gass  
Greg Taylor

**14. Additional Items from Mayor, Council or Staff**

Mayor Vitek:

- Wished Ald. Bongard a happy birthday.
- Mentioned the Hops for Hope event was well done.
- Encouraged all to support the St. Charles Kick a Thon and Scarecrow fest.

**15. No Executive Session**

**16. Adjournment**

Motion by Ald. Bessner, second by Ald. Pietryla to adjourn the meeting at 7:16pm.

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

Motion Carried

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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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](mailto: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).