

MINUTES
ST. CHARLES CITY COUNCIL MEETING
LORA A. VITEK, MAYOR
MONDAY, MARCH 21, 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. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber

Absent: None

3. Invocation by Ald. Payleitner

4. Pledge of Allegiance.

5. Presentations

- Recognition for St. Charles East High School student, Ben Davino, on his 2022 State Champion award for Wrestling in the 120 lb. competition. Coach Potter also recognized Ben for his mentorship of the wrestlers.

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. Silkaitis, Ald. Balla, 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. Lencioni to accept and place on file minutes of the regular City Council meeting held March 7, 2022.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to accept and place on file minutes of the City Council Workshop meeting held February 26, 2022.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 2/21/2022 – 3/6/2022 in the amount of \$2,906,479.28.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

I. Old Business

There was no Old Business

II. New Business

- A. Motion by Ald. Pietryla, second by Ald. Wirball to approve a Proposal for an H-1 Liquor License Application for Gia Mia at 31 S. 1st St., St. Charles.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 street parking and lot closures for the 2022 Fine Art Show.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 **Ordinance 2022-M-14** Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.170, “Citizen Participation” of the St. Charles Municipal Code.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 accept and place on file minutes of the March 7, 2022 Government Operations Committee meeting.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 approve a Resolution 2022-19 Establishing the 2022 Inclusionary Housing Fee In lieu Amount.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 **Ordinance 2022-M-15** Amending the Façade Improvement Grant Program.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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 accept and place on file Historic Preservation Commission Resolution No. 1-2022 A Resolution Recommending Approval of a Façade Improvement Grant Application (214 Chestnut Ave.).
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve a **Resolution 2022-20** Authorizing the Mayor and City Council to Execute a Façade Improvement Agreement between the City of St. Charles and Tom Pretz (214 Chestnut Ave.).
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to accept and place on file Plan Commission Resolution No. 4-2022 A Resolution Recommending Approval of a Zoning Map Amendment for 15 S. 3rd St. (Julie Purcell, Lazarus House).
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *6. Motion by Ald. Bancroft, second by Ald. Lencioni to approve an **Ordinance 2022-Z-2** Granting Approval of a Map Amendment for 15 S. 3rd St.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve accept and place on file Plan Commission Resolution No. 5-2022 A Resolution Recommending Approval of an Application for Special Use (PUD Amendment) for Corporate Reserve Identification Sign (Parvin-Clauss Sign Co.).

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve an **Ordinance 2022-Z-3** Amending Ordinance No. 2008-Z-18 (The Corporate Reserve of St. Charles PUD) to permit a Development Identification Sign on W. Main Street.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve a **Resolution 2022-21** of Inducement and to Express Official Intent Regarding Certain Expenditures to be Reimbursed from a Special Tax Allocation Fund the City of St. Charles May Establish for a Proposed Tax Increment Financing District to be Commonly Described as the Pheasant Run Redevelopment Project Area.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve a **Resolution 2022-22** Approving a Proposal for Professional Services from Kane McKenna and Associates, Inc. for Pheasant Run TIF District-Phase 2 in an amount not to exceed \$30,000.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to accept and place on file Plan Commission Resolution No. 2-2022 A Resolution Recommending Approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave. (Fred Schramm, Schramm Construction Corp.).
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, 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. Lencioni to approve an **Ordinance 2022-Z-4** Granting Approval of a Land Bank Parking Request for BEMA Inc., 3620 Ohio Ave.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *13. Motion by Ald. Bancroft, second by Ald. Lencioni to accept and place on file Plan Commission Resolution No. 3-2022 A Resolution Recommending Approval of a Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 5.

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

- *14. Motion by Ald. Bancroft, second by Ald. Lencioni to approve an **Ordinance 2022-Z-5** Granting Approval of a Final Plat of Subdivision for St. Charles Prairie Centre Resubdivision No. 5.

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

10. Public Comment - none

11. Additional Items from Mayor, Council, or Staff

- Mayor Vitek thanked the St. Charles Business Alliance for a wonderful St. Patrick's Day Parade.
- Spring Break is next week for local schools.
- The Netflix movie filming wrapped up last week and the Mayor and Council much appreciate the hard work and dedication demonstrated by City staff.

A. No Executive Session

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- 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. Wirball, second by Ald. Pietryla to adjourn the meeting at 7:09 pm.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Balla, Ald. Payleitner, Ald. Bongard, 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).