

**MINUTES  
CITY OF ST. CHARLES  
GOVERNMENT OPERATIONS COMMITTEE  
ALD. RON SILKAITIS, CHAIR  
TUESDAY, FEBRUARY 22, 2022**

**1. Call to Order**

The meeting was called to order by Chairman Silkaitis at 7:19 pm.

**2. Roll Call**

**Present:** Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber.

**Absent:** None

**3. Administrative**

a. Video Gaming January, 2022 –*Information Only*. No questions or comments.

**4.** Chair Silkaitis informed the Committee that agenda item 8a, *Recommendation to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.170, Citizen Participation” of the St. Charles Municipal Code*, is being removed from the agenda. It will be rescheduled for a future date.

**5. 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.

Motion by Ald. Weber, second by Ald. Balla to approve the Omnibus item.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner. Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

**6. Finance Department**

\*a. Budget Revisions, January 2022.

Motion by Ald. Weber, second by Ald. Balla to approve Budget Revisions, January 2022.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner. Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

**7. Police Department**

- a. Recommendation to approve a Proposal for a C-1 Liquor License Application and 2 am Late Night Permit for Dukes Northwoods Located at 7 E. Main St., St. Charles.

*Ald. Lencioni recused himself for this item and stepped down from the dais.*

Chief Keegan shared that this item was presented at the Liquor Control Commission meeting earlier today with little discussion.

Motion by Ald. Wirball, second by Ald. Bongard to approve a Proposal for a C-1 Liquor License Application and 2 am Late Night Permit for Dukes Northwoods Located at 7 E. Main St., St. Charles.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Pietryla, Ald. Wirball; Ald. Bessner; Nays: None; Recuse: Ald. Lencioni; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

- b. Recommendation to approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.20 “Massage Establishments”, Section 5.20.150 “Massage Business Commissioner; Massage Business Commission; Suspension, Revocation of License; Fines, Costs” of the St. Charles Municipal Code.

Chief Keegan introduced this housekeeping item which appeared at the Liquor Control Commission meeting earlier today. The amendment cleans up redundant language in the City Code regarding the public meeting and hearing process.

Motion by Ald. Payleitner, second by Ald. Lencioni to approve an Ordinance Amending Title 5 “Business Licenses and Regulations”, Chapter 5.20 “Massage Establishments”, Section 5.20.150 “Massage Business Commissioner; Massage Business Commission; Suspension, Revocation of License; Fines, Costs” of the St. Charles Municipal Code.

**Roll Call Vote:** Ayes: Ald. Bessner, Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

## 8. Information Systems

- \*a. Recommendation to approve support renewal with IT Solutions Group, Inc. for professional services, software and hardware for a not-to-exceed cost of \$29,400.

Motion by Ald. Weber, second by Ald. Balla to approve support renewal with IT Solutions Group, Inc. for professional services, software and hardware for a not-to-exceed cost of \$29,400.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner. Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

**9. City Administration**

- a. Recommendation to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.170, Citizen Participation” of the St. Charles Municipal Code.

This item was removed from the agenda. See community input in Exhibit A, which was received prior to the meeting.

- b. Recommendation to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.140, “Order of Business at Meetings” of the St. Charles Municipal Code.

Heather McGuire explained that this is a clean-up item that reflects best practices to have a designated item for public comment on meeting agendas.

Motion by Ald. Weber, second by Ald. Wirball to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.140, “Order of Business at Meetings” of the St. Charles Municipal Code.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner; Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

- c. Recommendation to approve an Ordinance Amending Title 1, “General Provisions,” Section 1.28.010, Title 2, “Administration and Personnel,” Chapter 2.02, “Mayor,” Section 2.02.050, “Mayor Pro-Tem”; Chapter 2.04, “City Council,” Sections 2.04.030, “Special Meetings,” 2.04.040, “Alderman-Salary,” 2.04.060, “Mayor as Presiding Officer –Deciding Vote,” and 2.04.145, “Omnibus Vote,” of the St. Charles Municipal Code.

Heather McGuire shared information about the proposal to adopt gender-neutral language in the City Code, read from the executive summary. Last year the State of Illinois amended the state statutes in a similar manner. Additional related code changes may be made in the future, and those will take time and be presented separately.

Motion by Ald. Payleitner, second by Ald. Bongard to approve an Ordinance Amending Title 1, “General Provisions,” Section 1.28.010, Title 2, “Administration and Personnel,” Chapter 2.02, “Mayor,” Section 2.02.050, “Mayor Pro-Tem”; Chapter 2.04, “City Council,” Sections 2.04.030, “Special Meetings,” 2.04.040, “Alderman-Salary,” 2.04.060, “Mayor as Presiding Officer – Deciding Vote,” and 2.04.145, “Omnibus Vote,” of the St. Charles Municipal Code.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner; Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

**10. Community Development Department**

- \*a. Plan Commission recommendation to approve a Minor Subdivision Final Plat for Marion Avenue Subdivision.

Motion by Ald. Weber, second by Ald. Balla to approve a Minor Subdivision Final Plat for Marion Avenue Subdivision.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner. Nays: None; Absent: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

- b. Update regarding Crystal Lofts, 214 S. 13th Ave./1416 Indiana Ave.

Russ Colby reminded the Committee members about the periodic updates regarding the status of code enforcement on the subject property. The contract purchaser has withdrawn from the project and the property owner now plans to demolish the structure. The Historic Preservation Commission has an interest in seeing the building reused. It is not currently a landmark. The owner intends to apply for a demolition permit shortly.

The property owner's representative spoke to the committee. The original intent was to reuse the building and it's now deemed to be irretrievable due to the cost. The owner will now develop another plan for the property. The building is completely empty. The trucks will be removed, the windows will be repurposed, and the whole property will be cleaned up. The fines (\$700/day ongoing) owned by the current LLC will transfer to the new LLC in the form of a lien, and the demolition and building permits will be issued only after those are paid.

Kim Malay, Historic Preservation Commission Chair, shared that there had been a possible volunteer effort to save the building, and it's become evident that is not possible due to the extend of work needed. If the building is demolished, it will be considered a "demolition by neglect," because the building weathered poorly while being open to the elements. The Commission is doing a survey to identify other buildings that may also encounter similar challenges. The Commission has worked closely with Preservation Partners of Fox Valley.

Al Watts of Preservation Partners of Fox Valley reminded the committee of the input letter he had sent before the meeting (see exhibit B.) The building has historic value, based on the cut glass factory that had been there. There are very few of this type building remaining in St. Charles. There are state and federal benefits available if the building gets landmark status.

Chair Silkaitis encourages the parties to work together to develop additional ideas to save the building.

**11. Additional Items from Mayor, Council, Staff, or Citizens - none**

**12. Adjourn to Executive Session**

Motion by Ald. Lencioni, second by Ald. Payleitner to adjourn to executive session to discuss

pending litigation at 7:40 pm.

**Roll Call Vote:** Ayes: Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Ald. Bessner; Nays: None; Absent: None; Abstain: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

13. The meeting was reconvened at 7:54 pm.

14. **Adjournment**

Motion by Ald. Bessner, second by Ald. Pietryla to adjourn the meeting at 7:54 pm.

**Roll Call Vote:** Ayes: Ald. Bessner, Ald. Weber, Ald. Balla, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball; Nays: None; Absent: None; Abstain: None. Chairman Silkaitis did not vote as Chair. **Motion Carried.**

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**MINUTES**  
**CITY OF ST. CHARLES**  
**GOVERNMENT OPERATIONS COMMITTEE**  
**TUESDAY, FEBRUARY 22, 2022**

**Exhibit A – Community Input re City Code 2.04.170**

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**From:** Catherine Collins <[collins\\_cathy@yahoo.com](mailto:collins_cathy@yahoo.com)>  
**Sent:** Sunday, February 20, 2022 3:57 PM  
**To:** Conti, Tracey <[tconti@stcharlesil.gov](mailto:tconti@stcharlesil.gov)>  
**Subject:** Comment for Government Operations Committee Meeting.

I disagree with the recommendation to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.170, Citizen Participation”.

First, citizens should not be forced to convey concerns in under 3 minutes with a timer ticking away next to them. Public discourse is necessary to highlight issues, resolve problems, and develop solutions. Time limits should be not be imposed.

Second, the list of limitations is a hinderance to citizens who simply want to communicate their concerns or issues to the City council.

Third, the requirement that individuals shall be as brief as possible and to the point is going to be determined by whom. What one person considers as brief and to the point is subjective. This limitation discourages citizens from raising concerns especially if significant background information needs to be presented.

I understand that recent board meetings have prompted boards to put into place some rules to avoid one of more citizens from taking over the board meeting and I fully agree that such rules are unfortunately necessary; however, this ordinance is going too far and instead appears to be a tool to silence citizens.

I recommend you keep the language entitled authority and delete the rest especially the limitations section.

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**From:** Leah Beck <[leahlbeck@msn.com](mailto:leahlbeck@msn.com)>  
**Sent:** Monday, February 21, 2022 11:46 AM  
**To:** Conti, Tracey <[tconti@stcharlesil.gov](mailto:tconti@stcharlesil.gov)>  
**Subject:** Citizen Voice

I oppose the recommendation to approve an Ordinance Amending Title 2 “Administration and Personnel,” Chapter 2.04 “City Council,” Section 2.04.170, Citizen Participation”.

Your constituents should be allowed to express community interests at meetings. By restricting to 3 minutes, you are dismissing the community. I understand that 3 minutes may be appropriate for some issues, but by establishing a restriction you are dismissing the need for civic input or more complex concerns.

The list of limitations is a hinderance to citizens who simply want to communicate their concerns or issues to the City council.

The language states that individuals shall be as brief as possible and to the point -- this is going to be determined by whom? This hardly sounds like an objective policy in which you conduct meetings -- it allows too much subjectivity. This limitation discourages citizens from raising concerns.

I understand that recent board meetings have prompted boards to put into place some rules to avoid one of more citizens from taking over the board meeting and I fully agree that such rules are unfortunately necessary; however, this ordinance is going too far and instead appears to be a tool to silence citizens.

I recommend you keep the language entitled authority and remove the rest of the proposal.

Your constituent,  
Leah Beck

**MINUTES  
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**Exhibit B – Community Input re Crystal Lofts**



February 22, 2022

RESEARCH SUBJECT: Heinz Brothers Cut Glass Factory  
214 S. 13<sup>th</sup> Ave.  
St. Charles, IL 60174

In 1905, Richard, Emil, and Otto Heinz opened a cut glass factory in St. Charles at 214 S. 13<sup>th</sup> Ave. Cut glass was extremely popular at the turn of the century and the Heinz brothers' factory quickly became one of the most productive in the Midwest as "More than 600 different articles in cut glass tableware were made at the Heinz factory."<sup>1</sup> The vernacular brick two-story factory "was 200 feet long and 40 feet wide, with a 28 foot boiler room adjoining the east end and two floors."<sup>2</sup> One source suggested that the city of St. Charles built the factory in 1904 and leased it to the Heinz Brothers with a stipulation that they hire a certain number of St. Charles residents.<sup>3</sup> Up to 100 men and women worked in the factory at its peak.

Cut glass quickly went out of fashion at the start of World War I and the Heinz Brothers business dramatically declined, closing in 1927.<sup>4</sup> Other than the volume of cut glass the Heinz Brothers produced

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<sup>1</sup> St. Charles Historical Society, "Remembering the Heinz Cut Glass Factory," *Charlemagne Gazette* 1, no. 4 (February 1978): 2, Then and Now (Illinois Digital Archives), accessed February 22, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13300>.

<sup>2</sup> St. Charles History Museum, "Booming Business in the Beauty Spot of the Fox Valley," (2020): 7, accessed February 22, 2022, <https://static1.squarespace.com/static/55161d9ae4b04d5c3199b773/t/5e6d252dd0babc2b37115dcc/1584211251390/2020-StC-Booming-Business-FINAL-web.pdf>.

<sup>3</sup> St. Charles Historical Society, "Remembering the Heinz Cut Glass Factory," *Charlemagne Gazette* 1, no. 4 (February 1978): 2, Then and Now (Illinois Digital Archives), accessed February 22, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13300>.

<sup>4</sup> St. Charles History Museum, "Booming Business in the Beauty Spot of the Fox Valley," (2020): 7, accessed February 22, 2022,



from 1905 to 1927, “Heinz developed a method for polishing his cut glass pieces by dipping them in acids rather than buffing them with fibers. This made the glassware more brilliant and more desirable.”<sup>5</sup> Further historical significance of the Heinz Brothers Cut Glass Company was as an employer of women, a potential catalyst for housing development in the neighborhood, and a representation of St. Charles’s manufactory roots.

So far research has not found how the building was used until at least 1983 when the Lamp Company of America began manufacturing lamps in the building. Land records indicate the building has been vacant since 1989.<sup>6</sup>

Aside from historical significance, the brick building appears to be structurally sound and would reduce environmental concerns if it is reused rather than demolished. While the building is not secure from the elements, the exterior structure is likely not being significantly compromised.

Your Obedient Servant,

Al Watts (He/Him)  
*Community Engagement Director*

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<https://static1.squarespace.com/static/55161d9ae4b04d5c3199b773/t/5e6d252dd0babc2b37115dcc/1584211251390/2020-StC-Booming-Business-FINAL-web.pdf>.

<sup>5</sup> Elizabeth Hastings, “Rare glassware is on exhibit,” *St. Charles Chronicle*, April 22, 1983, Then and Now (Illinois Digital Archives), accessed February 22, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13303>.

<sup>6</sup> Kane County Recorder, Document 1957287, Filed February 8, 1989, <https://lrs.kanecountyrecorder.net>.

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