

**MINUTES FOR THE MEETING OF THE ST. CHARLES CITY COUNCIL  
MONDAY MARCH 18, 2019 – 7:00 P.M.**

**CITY COUNCIL CHAMBER, CITY OF ST. CHARLES  
2 E. MAIN STREET, ST. CHARLES, IL 60174  
CITY COUNCIL CHAMBERS**

1. **Call to Order** by Mayor Rogina at 7pm
2. **Roll Call**  
Present –Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel, Vitek, Bessner, Lewis  
Absent – NONE
3. **Invocation** by Ald. Payleitner
4. **Pledge of Allegiance.**
  - Girl Scout Troop 368, Lincoln Elementary School
5. **Presentations**
  - Recognize St. Charles East High School students for 2019 IHSA Wrestling State Championship Awards.
    - Justin Benjamin State Champion for Individual Boys 138 lb. weight class and 4th individual state champion in St. Charles East history.
    - Justin Hull for 2nd place in 285 lb. weight class and Tommy Schroeder for 3rd place.
  - Proclamation in recognition of the 100th Centennial Anniversary of both the national American Legion as well as our local American Legion Post 342.
6. **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.
- \*7. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes of the regular City Council meeting held  
March 4, 2019.
- \*8. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 2/25/2019-3/10/2019  
in the amount of \$1,875,527.93.

**I. New Business**

**II. Committee Reports**

**A. Government Operations**

- \*1. Recommendation by Ald. Stellato and seconded by Ald. Silkaitis to approve an agreement with Plante Moran to provide enterprise software selection consulting services.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*2. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes of the Government Operations Committee meeting held March 4, 2019.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

**B. Government Services**  
None

**C. Planning and Development**

- \*1. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file Plan Commission Resolution **No. 4-2019** a **Resolution** Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 1812 Riverside Subdivision (Bob Rasmussen).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*2. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve an **Ordinance 2019-Z-5** Granting Approval of a Final Plat of Subdivision 1812 Riverside Subdivision (1812 S. Riverside Ave.)

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*3. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve a **Resolution 2019-26** authorizing the Mayor and City Clerk of the City of St. Charles to execute a First Amendment to License Agreement between the City of St. Charles and First Street Development II, LLC (First Street Building #3 Balconies).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*4. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file Plan Commission **Resolution No. 3-2019**, A Resolution Recommending Approval of a PUD Preliminary Plan for Building #8 of the First Street Redevelopment PUD (STC Lot 4, LLC/Frontier Development)

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*5. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve an **Ordinance 2019-Z-6** Granting Approval of a PUD Preliminary Plan for First Street Building #8 (STC Lot 4, LLC)

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*6. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve an **Ordinance 2019-M-10** Approving and Authorizing the Execution of the Redevelopment Agreement by and between STC Lot 4, LLC and the City of St. Charles, Kane and DuPage Counties, Illinois.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*7. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve an **Ordinance 2019-M-11** Approving and Authorizing the Execution of the Fourth Amendment to the City of St. Charles Central Downtown Tax Increment Financing Redevelopment Agreement by and between First Street Development II, LLC and the City of St. Charles, Kane and DuPage Counties, Illinois (First Street Project).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*8. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file Historic Preservation Commission **Resolution No. 4-2019 A** Resolution recommending approval for Landmark Designation (201 Delnor Ave. –G.E. Steckmesser-G.F. Brewer).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*9. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve an **Ordinance 2019-Z-7** designating certain property as a Historic Landmark (201 Delnor Avenue- G.E. Steckmesser-G.F. Brewer).

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*10. Motion by Ald. Stellato and seconded by Ald. Silkaitis to approve a Limited Contractual Service Agreement with the Fox River and Countryside Fire Rescue District.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

- \*11. Motion by Ald. Stellato and seconded by Ald. Silkaitis to accept and place on file minutes of the March 11, 2019 Planning & Development Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner, Bancroft, Gaugel,  
Vitek, Bessner, Lewis

NAY: NONE

ABSENT: NONE

ABSTAIN: NONE

MOTION CARRIED

**D. 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)

**9. Additional Items from Mayor, Council, Staff, or Citizens**

- Michelle Casile of 41W063 Saddlebrook Drive in Campton Hills spoke about the collaboration between the City and the School District. For the last two years, a Facebook group called Citizen for D303 Accountability has worked with the board and administration to increase communication, transparency and accountability for academic performance and fiscal decisions. The School Board will determine what to do with the empty Haines MS building and has eliminated the sale, leasing, and demolition options. The board asked for one repurposing option to be explored further, costing up to \$4M. The park district has reportedly shown interest too. Ms. Casile hopes to see a meeting in the future between the school board, City Council, and Mayor Rogina for the benefit of the community and its students.
- Mayor Rogina added that the Council has no jurisdiction in respect to the decisions that are made about Haines. D303 staff and the City work collaboratively on issues like this. At least two City Council members have requested a joint meeting with the school board on a number of topics. One is school safety. Our Police stand ready as does Fire and the schools are also committed to that. The Mayor also wants a joint public meeting with the school board regarding a variety of topics after the election.
- Mayor Rogina also mentioned his trip with City Administrator Koenen to Springfield which included a promising meeting with the UP Railroad. The Park District and the Forest Preserve are partners with respect to the 3.2 mile of abandoned track which goes through St. Charles. The discussion moved toward an agreement to acquire the land and create a 50 mile stretch between Sycamore and Lake Michigan for biking, walking, and running. The issue is whether or not the City can afford the land. He is cautiously optimistic after the meeting with Sen. Don DeWitte.
- Mayor Rogina sends well wishes to a former student and her brother in law who are undergoing kidney transplant surgery.

**10. Adjournment** motion by Ald. Gaugel and seconded by Ald. Lemke at 7:28

VOICE VOTE: AYE - UNANIMOUS      ABSENT: None      MOTION CARRIED

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Charles Amenta, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Charles Amenta, 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).