

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, APRIL 10, 2023 7:00 P.M.**

**Members Present:** Silkaitis, Kalamaris, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Weber

**Members Absent:** Bancroft

**Others Present:** Heather McGuire, City Administrator; Russell Colby, Director of Community Development; Derek Conley, Director of Economic Development; Ellen Johnson, City Planner; Allen Fennell, Building & Code Enforcement Manager; Peter Suhr, Director of Public Works; Deputy Fire Chief Kevin Christensen; Police Chief Jim Keegan

**1. CALL TO ORDER**

The meeting was convened by Chair Weber at 7:00 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Silkaitis, Kalamaris, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Weber

Absent: Bancroft

**3. OMNIBUS VOTE**

- \*4a. Recommendation to approve Plats of Easement for Tiger Drylac, 707 Kautz Rd., 3945 Swenson Ave. and 3855-3865 Swenson Ave.

**Ald. Lencioni made a motion to approve omnibus item \*4a on the agenda. Seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Silkaitis, Kalamaris, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner**

**Absent: Bancroft**

**Recused:**

**Nays:**

**Motion passed 8-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- b. Recommendation to approve Amended and Restated Sales Tax Revenue Sharing Agreement with McGrath Motors, Inc

Mr. Derek Conley, Director of Economic Development, presented the materials posted in the meeting packet.

Mr. Peter Bazos, Attorney representing McGrath Honda, explained the reason for change was done at the request of Mr. Gary McGrath. The McGraths were able to obtain long term permanent financing resulting in Mr. McGrath not asking for any up front money from the city. He prefers to get incentives from extra revenues brought to the city through sales tax dollars.

Mr. Lencioni asked about how the new agreement would work. Mr. Conley advised once the maximum amount is reached under the terms of the agreement no more money will be given to McGrath Honda.

Mr. Bessner asked if the City expected the payout to go beyond 15 years to which Mr. Conley responded no, and the terms of the payout did not change in agreement.

**Ald. Lencioni made a motion to approve Amended and Restated Sales Tax Revenue Sharing Agreement with McGrath Motors, Inc seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Kalamaris, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Silkaitis**

**Absent: Bancroft**

**Recused:**

**Nays:**

**Motion passed 8-0**

**5. PUBLIC COMMENT**

None.

**6. ADDITIONAL ITEMS FROM MAYOR AND CITY COUNCIL MEMBERS**

Chair Weber thanked Ms. Payleitner and Mr. Kalamaris for their service to the City as this is their last meeting on the Planning & Development Committee.

**7. EXECUTIVE SESSION**

None

- 8. ADJOURNMENT - Ald. Wirball made a motion to adjourn at 7:08 p.m. Seconded by Ald. Pietryla. Approved unanimously by voice vote. Motion Carried.**