

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, JANUARY 7, 2013 – 7:00 P.M.  
CITY COUNCIL CHAMBERS, IN THE CITY COUNCIL CHAMBERS  
2 E. MAIN STREET ST. CHARLES, IL 60174**

- 1. Call To Order By Mayor Donald DeWitte At 7:01 P.M.**
- 2. Roll Call.**  
**Present:** Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
**Absent:** None
- 3. Invocation Alder. Payleitner.**
- 4. Pledge of Allegiance.**
- 5. Motion by Martin, seconded by Krieger to approve the Omnibus Vote as presented.**  
ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED
- \*6. Motion by Martin, seconded by Krieger to accept and place on file minutes of the Public Hearing meeting held on December 17, 2012 and minutes of the regular City Council meeting held on December 17, 2012.**  
ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)
- \*7. Motion by Martin, seconded by Krieger to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 12/3/12 – 12/14/12 in the amount of \$1,846,182.77 and Expenditure Approval List for the period of 12/17/12 – 12/28/12 in the amount of \$1,591,405.55.**  
ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

**I. New Business**

- A. Mayor DeWitte read the proclamation honoring Tri-City Chargers Youth Football team on winning the National Championship Tournament. The proclamation was presented to Coach Jack Hull.

- B. Motion by Carrignan, seconded by Turner to approve an **Ordinance 2013-Z-1** Annexing Territory to the City of St. Charles, Kane and Du Page Counties, Illinois (Red Gate Road Bridge Property).  
ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED
- C. Motion by Martin, seconded by Krieger to approve a **Resolution 2013-1** Authorizing and Directing the Mayor and City Clerk to Execute a Certain Settlement Agreement and Mutual Release in the City of St. Charles, Plaintiff V. Fox River & Countryside Fire/Rescue District (Sixteenth Judicial Circuit Kane County, Illinois).  
ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED

## II. Old Business

- A. Motion by Carrignan, seconded by Martin to approve an **Ordinance 2013-M-1** of the City of St. Charles, Kane and Du Page Counties, Illinois, designating the Lexington Club Redevelopment Project Area A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.  
ROLL CALL VOTE: AYE: Monken, Carrignan, Payleitner,  
Martin, Bessner, DeWitte  
NAY: Stellato, Turner, Rogina, Krieger, Lewis ABSENT: 0  
MOTION CARRIED
- Moises Cukierman referred to an email that they are willing to work with the City Council and I hope you consider my letter as a good offer.
  - Mayor DeWitte explained that the letter states that the TIF is now \$5.6 million with an explanation of where the reductions came from.
  - Alder. Rogina stated that the motion before us tonight deal with Lexington TIF and Lexington PUD. To pass it requires a minimum of five yes votes by Council Members and an affirmation by the Chair. As a member of the City Council I would simply like to reiterate what an email from residents said to me and several of my colleagues. We can do better. What I said in the St. Charles Patch the other day, democracy can at times can be messy but reasonable people working together to support why we have national recognition of the City. Is why we should roll up our sleeves and work together for nothing short of the best. I fear City Council support on these propositions will create a bruise on this community that will be hear for a long time. The neighbors' concerns are real, and let me emphasize, we take the pulse of this City regularly to get an understanding to get what the residents want of us, not what we want to give them. I

would like to suggest to my distinguished colleagues keep that in mind as we serve our City.

- Alder. Turner stated that we have been told many times that this is not going to cost the City anything. Maybe from a TIF point that may be correct. But if we are going to be receiving what the tax bill, maybe \$100,000, the City's portion is less than that, I would say over the life of the TIF, if this were to be built, the yearly cost to plow the streets, fire, police protection isn't going to equal out the amount of tax money we will get from this development. Especially when it will be over 21-22 years. This is not free to the City; it will eventually cost us money.

- B. Motion by Carrignan, seconded by Martin, to approve an **Ordinance 2013-M-2** of the City of St. Charles, Kane and Du Page Counties, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Lexington Club Redevelopment Project Area.

ROLL CALL VOTE: AYE: Monken, Carrignan, Payleitner,  
Martin, Bessner, DeWitte

NAY: Stellato, Turner, Rogina, Krieger, Lewis ABSENT: 0  
MOTION CARRIED

- C. Motion by Carrignan, seconded by Martin, to approve an **Ordinance 2013-M-3** of the City of St. Charles, Kane and Du Page Counties, Illinois, Adopting Tax Increment Allocation Financing for the Lexington Club Redevelopment Project Area subject to the modifications made on January 7, 2013.

ROLL CALL VOTE: AYE: Monken, Carrignan, Payleitner,  
Martin, Bessner, DeWitte

NAY: Stellato, Turner, Rogina, Krieger, Lewis ABSENT: 0  
MOTION CARRIED

### III. Committee Reports

A. **Government Operations**

None.

B. **Government Services**

- \*1. Motion by Martin, seconded by Krieger to accept and place on file the minutes of the November 26, 2012 Government Services Committee Meeting.

ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

C. **Planning and Development**

- \*1. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution No. 16-2011 A Resolution Recommending Approval of Map Amendment

from M-1 Special Manufacturing to RT-3 Traditional Single Family Residential and RM-2 Multi-Family Residential (Lexington Club PUD).

ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*2. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution No. 17-2011 A Resolution Recommending Approval of a Special Use for Planned Unit Development (Lexington Club PUD).

ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*3. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution No. 18-2011 A Resolution Recommending Approval of PUD Preliminary Plans (Lexington Club PUD)

ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

4. Motion by Carrignan, seconded by Monken to approve an **Ordinance 2013-Z-2** approving a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan (Lexington Club PUD).

ROLL CALL VOTE: AYE: Monken, Carrignan, Payleitner,  
Martin, Bessner, DeWitte

NAY: Stellato, Turner, Rogina, Krieger, Lewis ABSENT: 0

MOTION CARRIED

5. Motion by Carrignan, seconded by Bessner to approve an **Ordinance 2013-M-4** Authorizing the Mayor and City Clerk to Enter into a Certain Lexington Club Development Agreement Regarding the City of St. Charles Lexington Club Redevelopment Project Area with the modifications submitted on January 7, 2013.

ROLL CALL VOTE: AYE: Monken, Carrignan, Payleitner,  
Martin, Bessner, DeWitte

NAY: Stellato, Turner, Rogina, Krieger, Lewis ABSENT: 0

MOTION CARRIED

- \*6. Motion by Martin, seconded by Krieger to accept and place on file minutes of the December 12, 2012 Planning & Development Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Monken, Carrignan, Payleitner, Turner  
Rogina, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**D. No Additional Items from Mayor, Council, Staff, or Citizens**

**E. Adjournment**

City Council Meeting  
January 7, 2013  
Page 5

Motion By Carrignan, seconded by Turner, to adjourn meeting  
VOICE VOTE                      UNANIMOUS                      MOTION CARRIED  
Meeting adjourned at 7:22 P.M.

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Nancy Garrison, City Clerk

CERTIFIED TO BE A TRUE COPY OF ORIGINAL

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Nancy Garrison, City Clerk