

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, OCTOBER 21, 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 At 7:00 P.M.**

**2. Roll Call.**

**Present:** Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
**Absent:** Silkaitis

**3. Invocation – Alderman Rita Payleitner**

**4. Pledge of Allegiance**

**5. Motion by Martin, seconded by Krieger to approve the Omnibus Vote as amended.**

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
MOTION CARRIED

**\*6. Motion by Martin, seconded by Krieger to accept and place on file minutes of the of the regular City Council meeting held on October 7, 2013.**

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
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 9/30/13 – 10/13/13 in the amount of \$1,567,197.33.**

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
MOTION CARRIED (Omnibus Vote)

**I. New Business**

**A. Motion by Stellato, seconded by Martin to approve a **Resolution 2013-106** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute the Sales Contract for the Property Known as Dunham Hunt House (304 Cedar Avenue).**

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0      ABSENT: Silkaitis

MOTION CARRIED

- Peter Suhr, Director of Public Works explained that this motion is seeking approval to execute the sale of City Property at 304 Cedar Avenue, which is also known as the Dunham Hunt house. In 1986 the Dunham Family deeded the property to the City. In 1998 the Heritage Center operated a historical museum on the property. They closed their doors in 2010. The property has been vacant since that time. City has retained ownership and maintenance since then. Based on Council recommendations from the in 2010 it was decided to sell the property. It has been on the market since 2011. Since then, the property has marketed by a realtor. After about 50 showings, we received six formal offers. Staff has evaluated those offers and is recommending the sale of the property for \$160,000 to Annette El Sharif and Edward Snyder. They plan to renovate the property in the spirit of historic preservation and convert the property to residential use. The ultimate goal is to make this into a Bed and Breakfast.
- Alder. Krieger asked about two additional small buildings what were called the lawyers house, are those going to remain on the property?
- Peter Suhr, said that what we have decided, and we have a tentative agreement, and it will be decided at the closing, with the purchasers, is to have those pieces remain on the property for six months after the closing date. That will allow us time to look for a new home for those pieces and if we can't find a home at that time I will be in front of you again to determine what we should do with those pieces.
- Mayor Rogina asked to confirm that these pieces are the Law Library and the Shelby Bell Tower.
- Alder. Stellato confirmed they cannot demo the house for a period of time.
- Peter Suhr said no they cannot. That will be part of the covenant, which will be part of the sales contract.
- Alder. Lemke asked if there are some improvements that are imminent?
- Peter Suhr said that is certainly the case. They plan on doing improvements keeping historic preservation in mind.

## II. Committee Reports

### A. Government Operations

1. Motion by Turner, seconded by Stellato to approve a Class C2 liquor license for A'Salute Inc., 2400 E Main Street, St. Charles (former East Side Pub).  
ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Bessner, Lewis  
NAY: Martin, Krieger      ABSENT: Silkaitis  
MOTION CARRIED
2. Motion by Turner, seconded by Lemke to approve an **Ordinance 2013-M-55** Amending Title 5.08 "Alcoholic Beverages", Section 5.08.130 "License – Hours of Sale", paragraphs B and C of the St. Charles Municipal Code.

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

NAY: Martin, Krieger ABSENT: Silkaitis

MOTION CARRIED

3. Motion by Turner, seconded by Stellato to approve a reclassification of a liquor license from a Class A5 to a Class C4 for Acquaviva Winery LLC, 214 W Main Street, St. Charles.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Bessner

NAY: Martin, Krieger, Lewis ABSENT: Silkaitis

MOTION CARRIED

4. Motion by Turner, seconded by Stellato to direct city staff to draft an ordinance regarding drive-up windows for package liquor sales in the City of St. Charles.

ROLL CALL VOTE: AYE: Stellato, Lemke, Turner  
Bancroft, Bessner, Lewis

NAY: Martin, Krieger, Payleitner ABSENT: Silkaitis

MOTION CARRIED

- Alder. Lewis asked to clarify that the ordinance will be looked at and possibly changed?
- Mayor Rogina said yes. The motion in committee last week was exactly that, to bring a motion before us. The petitioner asked, for the time being, that this be taken off the table. In the spirit of what we approved last week we would bring it back in the next two years or some point in time or some time to be determined.
- Alder. Lemke said this is basically a follow up item and not a table.
- Mayor Rogina said exactly. We will let staff work with the licensee if desired. At least it is on the table to be prepared.
- Alder. Martin, it is my wish that since the petitioner withdrew, that we kill the motion and not even discuss it.

- \*5. Motion by Martin, seconded by Krieger to approve estimated amount of 2013 Property Tax Levy in the amount of \$21,814,158.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: Silkaitis

MOTION CARRIED (Omnibus Vote)

- \*6. Motion by Martin, seconded by Krieger to accept and place on file the minutes of the October 7, 2013 Government Operations Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis

NAY: 0 ABSENT: Silkaitis

MOTION CARRIED (Omnibus Vote)

**B. Government Services**

- \*1. Motion by Martin, seconded by Krieger to accept and place on file the Minutes of the September 23, 2013, Government Services Committee Meeting.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
MOTION CARRIED (Omnibus Vote)

**C. Planning and Development**

\*1. Motion by Martin, seconded by Krieger to table a **Resolution** Authorizing the Execution of an Intergovernmental Agreement Providing for a Jurisdictional Boundary Line, Sewer and Water Services, and Street Improvements (City of West Chicago and City of St. Charles, Illinois). **TABLED**

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
MOTION CARRIED (Omnibus Vote)

\*2 Motion by Martin, seconded by Krieger to accept and place on file minutes of the October 14, 2013 Joint Planning & Development Committee meeting and Housing Commission meeting.

ROLL CALL VOTE: AYE: Stellato, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: Silkaitis  
MOTION CARRIED (Omnibus Vote)

**D. No Executive Session**

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

- Mayor Rogina encouraged all to buy local.
- Mayor Rogina also congratulated Tina Nilles on her recent parachute jump.

**F. Adjournment**

Motion By Turner, seconded by Bancroft, to adjourn meeting  
VOICE VOTE UNANIMOUS MOTION CARRIED  
Meeting adjourned at 7:14 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