

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, NOVEMBER 18, 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 7:02 P.M.**
2. **Roll Call.**  
**Present:** Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
**Absent:** None
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, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, 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 of the regular City Council meeting held on November 4, 2013.**  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, 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 10/28/13 – 11/10/13 in the amount of \$1,509,840.32.**  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED (Omnibus Vote)

## I. New Business

- A. Motion by Lemke, seconded by Turner to approve a proclamation declaring November 29, 2013 as Salvation Army Red Kettle Campaign Beginning Day in the City of St. Charles.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner, Lewis  
NAY: 0 ABSENT: 0  
MOTION CARRIED

- B. Motion by Stellato, seconded by Turner to approve a **Resolution 2013-115** Granting a Ninth Extension to begin Construction Following Recording of the PUD Final Plat for the First Street Redevelopment PUD Phase III as amended to include with the City Council receiving updates on a monthly basis as to the achievement of the objectives/milestones set forth in the Staff Memorandum.  
ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, Martin, Krieger, Bessner  
NAY: Lewis ABSENT: 0  
MOTION CARRIED

- Bob Rassmussen  
We are here tonight looking for an additional extension as we have talked in the previous meetings. To get us through the process of re-communicating a new draft of the RDA. And completing our due diligence on the new buildings and getting the City Council and Plan Commission approval and Historical Commission approval on any concept plans that we have showed you in the last several months. And I am here to answer any questions you have.
- Alder. Stellato  
Bob, last time you were in front of us, you talked about financing. Want to walk us through what has happened since that time in regards to financing.
- Bob Rassmussen  
We have spent about six months entertaining Sterling Bank, that was going to be a new bank that is coming to town. And 4:28 in the afternoon prior to the last meeting, the individual that was going to run that bank, decided not to run that bank. So I had no answers that particular night. But now the bank has chosen to step back a little bit and have not made any decisions on when or if they are going to locate. So the timing has not been good for us. Since that time, we have looked at other banks that we previously knew. We spoke to more local banks; we need an additional capital infusion. The good thing about Sterling was they were going to do an 80% loan and we would only need 20% cash in. Other banks need 30-40% cash in. We have met with some other folks that we may bring into our partnership that have significant amounts of capital and are very interested in our project. We are moving forward with those folks and new banking. We have no concern in our mind that we will have the dollars available and to do exactly what we said we were going to do. One other thing we are working on diligently, we have a letter of intent out between ourselves and a large upper scale national builder to do a joint venture with us on the for sale condos on the River. This will help finance and expedite

that project. This is in a 60 day due diligence phase and we believe that has a high probability of coming to fruition. This will help the entire project with our existing partnership as well.

- Alder. Silkaitis

I would still like to see if you could do this as a four story versus a five story. I hope you are granted the extension. This has been going on a number of years.

- Bob Rasmussen

We came forth with this package a few months ago. We have not deterred from it at all. We have listened to the Council and Staff and this is where the five stories came in. The next phase getting Plan Commission, P&D, your approval will finally dictate if it is a four or five story. We are open to both and will do what is best for the City.

- Alder. Payleitner – no comments at this time

- Alder. Lemke – no comments at this time

- Alder. Turner

With the new banks you are looking at getting them to provide more capital in place of what Sterling was going to provide. If I recall, when this first came up, six or seven years ago, one of the main reasons we picked you to develop your portion of First Street was because you repeatedly stated you did not need a bank, you have the money to do it on your own. So if you have to come up with another 10-20% of capital, I strongly urge that you do that. Because at this point, and this goes for both of these extensions, if I don't see a building permit akin to that, it is going to be very hard for me to vote for another extension after the one tonight.

- Bob Rasmussen

We have said from the get go, we wouldn't be spending the money we are spending if we weren't 100% committed to the project and to the financing. Why would be put more money into the situation where we have already spent more than we should of. So that where we have been coming from. We intend to move forward and spend the money on architecture and do what we said we are going to do.

- Alder. Turner

Also I have no problems with your building height. Specifically with your first building; First Street and Illinois. I really think you ought to consider putting your own capital into the building. The second or third we can wait, but we got to get something going.

- Alder. Bancroft

What happens between now and if the extension is granted? What kinds of things do we see from you?

- Bob Rasmussen

(Pulling up a slide.) We have been meeting with staff on various topics. One was a significant issue we have been meeting with the fire department. I haven't spoke with staff since I have done my research on what it will take to put a 70,000-pound fire truck on top of the new parking deck. This is one of the issues we have with trying to access the building for fire safety and the fire chief and we all sat down and addressed that. So I think we have addressed all we can from our will it work standpoint. Our next step is to make the applications. These applications consist of what you see in front of you here, getting the first application in Dec. 2<sup>nd</sup>. The first meeting with Historic Preservation with Dan Marso the architect and myself, getting their approvals and comments. Going

through the same with the planning commission. Getting their comments and hopefully getting their approval on the preliminary concept and coming in front of you with the planning and development committee for final preliminary approval on January 13. Those are our next steps to move forward so we can go ahead and say yes, we can go complete the design of these buildings because they are approved. In the meantime we ask that the City, after meetings with Staff and the Attorney, that address the current RDA. I believe that we kind of both parties know what needs to be addressed in the RDA and we need to put together a term sheet that says here's the items that no longer work, here's what we need to head towards and we need to start drafting that. That process is simultaneous with this process, so that when we are done we have an agreement, we have a plan that the PUD has approved to do and we can all move forward.

- Alder. Martin  
We heard the story before Bob, can I rely on this slide presented.
- Bob Rassmussen  
Yes we will be meeting those dates.
- Alder. Martin  
I hope so.
- Alder. Krieger  
I agree with Mr. Martin. We heard all the words, it is time for some action.
- Alder. Bessner  
I will go along with the extension. I hope this is the last one. I know all the circumstances and the economy, but it is time to move forward. We are giving you a little bit by doing this. I would ask if you could look at the parking deck design that you talked about, maybe it is my personal opinion, but depending on what floor you are on, you get moved around where you have to back in and back out, the temporary deck when you are there now, it is not easy to maneuver. It seems like the design you have is going to create that again. I would like you to have a look at that.
- Bob Rassmussen  
We talked about that last time. We have talked with Staff extensively about that this time in this picture, you see both the perpendicular parking and the diagonal parking. It was pointed out that during last meeting. The deck will be the same it just depends on how we stripe it you only have so many spaces. If you stripe it diagonally you have so many spaces, if you stripe it perpendicularly you have a lot more. We can cross that bridge with those decisions during the concept plan. Or even later, if it doesn't work a year into it, we just re-stripe it. It is not a decision that is going to make or break anything.
- Alder. Lewis  
In my packet, there were some terms in there, are you in agreement with those? There is a Staff memo?
- Bob Rassmussen  
I do have the staff memo, I have the ordinance and we as a partnership have reviewed that. I wouldn't say that we are in disagreement, but I think we need to discuss some of the items as they come to the dates required. In other words, one of the issues is deeding over our piece of property, the old Harris Bank property. Unless we have a redevelopment agreement, drafted by the attorneys and agreed upon, which I believe we will have at that time, we would have an issue. But if it is done, we won't have an issue. And that goes

with phase 6, and building 7B and 8. I think we need to discuss those items. Today was the first I saw of those thoughts when I pulled it up online. And we discussed it as a partnership and I think we need to work towards some things. But as long as we have a rock solid agreement with you, in our redesigned redevelopment agreement, I think we can agree to most of those terms.

- Mayor Rogina

Council McGuirk and Council Peppers are here tonight to answer any other questions you might have. They were an integral part of the staff memo. The staff has made a recommendation as to the extension. This Council has a right to amend that recommendation as they so choose. Want to read the memo in here because, as I see it, this memo represents what the Staff has suggested objectives, mile markers, that Staff believes are important accomplishments that have to take place, to get the dirt turned. I would like to read this. We can adjust and change dates, if the Council believes that the recommendation of the Staff are something they can or cannot agree with.

The City Council is being asked to grant an extension for the construction to commence within Phase 3 of the First Street Redevelopment PUD. Without an extension the PUD preliminary plan approval will lapse tomorrow, November 19, 2013. In conjunction with this request the Council may wish to consider setting certain objectives with the developer to demonstrate progress on or have accomplished prior to the Staff recommendation deadline of February 18, 2014. Those suggested objectives include the following for First Street LLC.

1. First Street LLC will need to file an application for concept plan, on or before December 2, 2013. Complete the concept plan review process and subsequently file a complete application for a revised PUD preliminary plan for phase 3. With the goal of providing the City Council the opportunity to consider a revised PUD preliminary plan at or before February 18, 2014 deadline.
2. First Street LLC to negotiate with staff to reach agreement on terms for amending the redevelopment agreement to include the following:
  - a. The transfer of the former Harris Bank property to the City to be completed on or before February 3, 2014.
  - b. Amending the conditions and requirements for phase 3 of the RDA to conform to the new First Street LLC concept plan.
  - c. The deletion of the latter phases of the project, phases 4 and 5, from the RDA to allow the City greater flexibility to offer those phases to alternative development.

I would also suggest as part of the motion here, this is in consultation with Staff, that First Street LLC provide monthly updates to Staff. Prior to motion Council McGuirk or Council Peppers has anything to add.

- Council Nicholas Peppers, Rosemont Illinois 60018

The memorandum that you have before you, what you have not had before with all these extensions, are milestones, guides that require the developer to say this is what we expect to see. We have had extension after extension without any understanding of expectations.

Some of these have a set date of December 2, for example, others will float a little bit as we work through an amendment to the RDA, for example. That may take a month or two, but the goal is to give the developer the understanding that it has to be done before coming back to you again. The hearing process on the plans float, may come and go, you may find in February they may need another week to complete it because of another hearing that is required. At least now you have the flexibility to say this is what we require to look at, this is what we need to see, and then you can have a definable set of goal posts set. And it would help us to define with those parameters are as then you decide how we go forward in February.

- Alder. Stellato  
On 2C, the deletion of the later phases of the project, explain the goal of that.
- Council Peppers.  
Right now you have an RDA that is stalled out at phase 3, with a time frame for phases 4 and 5 that have yet to be defined. Until we work out the amendment to the RDA, those phases are in limbo. You as a Council have little opportunity to decide if there an alternate that comes before you what you can do with it, until you work out what is going to happen on phase 3. If phase 3 is going to be agreed upon and you are comfortable with where it is going to go, I believe it is an opportunity for this Council to say, phase 3 is done, we will evaluate 4 and 5 at that time.
- Alder. Stellato  
To keep developer in the game, do we give them first right of refusal of 4 and 5? Or do they lose all rights to those phases?
- Council Peppers.  
If you delete it, they lose all rights. If you want to delete with an opportunity of right of first refusal, that's an opportunity. That is something, given direction from you, we can amend the RDA over the next couple months.
- Mayor Rogina  
At this time a new motion is in order.
- Alder Stellato  
Motion by Stellato, seconded by, to grant the extension for First Street development as to the memo that you read into the record, with an amendment of 2C not deleting it and offering the developer first right of refusal.
- Mayor Rogina  
So you are offering the developer right of first refusal on phases 4 and 5.  
Stellato  
Yes
- Mayor Rogina  
Amending 2C
- Alder. Stellato  
Open to extension date.
- Mayor Rogina  
You have not offered an extension date, just a motion to grant the extension.
- Alder. Turner

I would like to amend the extension date to April 8, 2014 because of the holidays and with all these issue in limbo, all parties are going to need more time, so I would amend date to April 8, 2014.

- Mayor Rogina  
So this is a friendly amendment we just tack it on.
- Alder. Stellato  
I am willing to accept that.
- Mayor Rogina  
The motion is to grant the extension to April 8, 2014
- Alder. Turner  
Second
- Mayor Rogina  
That would imply that for the Staff Memo that we change our milestone on the former Harris Bank Property, to March 25, 2014 as a benchmark, 15 days prior to April 8, 2014.
- Council Peppers  
That will work.
- Mayor Rogina  
Then we are going with April 8 in the memo.
- Alder. Stellato  
Do we need an amendment?
- Mayor Rogina  
These are just milestones.
- Alder. Krieger  
I would like the updates to be provided to the Council so we are kept in the loop as to how each milestone is being met.
- Mayor Rogina  
So you would like to amend the motion to include that the updates include how each mile is or is not being accomplished along the way. So we hear updates.
- Alder. Krieger  
I would like the Council to be included in the updates. We have been kept in the dark.
- Mayor Rogina summarized the motion: s  
The motion is to approve a Resolution 2013-115 Granting a Ninth Extension to begin Construction Following Recording of the PUD Final Plat for the First Street Redevelopment PUD Phase III with the extension of April 8, 2014 with the City Council receiving updates on a monthly basis as to the achievement of the objectives/milestones set forth in the Staff Memorandum.
- Alder. Lewis  
I don't feel I can support that to April 8, that is to long.
- Mayor Rogina  
All right.
- Alder. Lewis  
I don't know what would change between Feb 28 and April 8?

- Bob Rassmussen  
It comes down to our ability to get the redevelopment agreement redrafted. It is not coming down to us getting our approvals from what we need for the concept plan, that will happen on those dates.
- Alder. Lewis  
Financing you will have?
- Bob Rassmussen  
I don't have an issue there. Drafting the redevelopment agreement is not simple. I think both Councils sitting here will tell you that. I think we are in basic agreement on terms, we have a few things to iron out, that will take a little time, but it is all about drafting.
- Alder. Martin  
I agree with Alder. Lewis, I think this is too long, we have waited long enough. If it doesn't occur at that time, I won't be agreeable to any further extensions. This is it.
- Alder. Payleitner  
Did the original motion include the objectives?
- Mayor Rogina  
No. Council has informed us that we cannot add any objectives to an extension, by advice of Council. The objectives/milestones have been read into the record and are there. Come the deadline, and if the milestones have not been met, we will have issues.
- Alder. Payleitner  
This is just for clarity?
- Mayor Rogina  
Correct. Some of these milestones may take a little while as suggested, partially part of the reason for Alder. Turner's date.
- Alder. Turner  
With the RDA, there are going to be disagreements. I think they can be worked out, but it's going to take some time. April 8 is the date that it should all be taken care of.
- Alder. Lemke  
We have talked about specific dates, it is relevant that we hear updates on those dates. If we hear no activity, then I likewise, I won't have any reason to extend beyond April 8. What was to happen in March?
- Mayor Rogina  
March 25, would be an amended date, that I put into the Staff Memo. That would be the time for the transfer of the former Harris Bank property to the City, by that date. It ties into 15 days from original memo.

A lot of the Council members up here have expressed some frustration and angst. I think I speak for the community; we want a wonderful job to be done there. We want to be proud of it. I think this Council, if this motion passes, we have faith in this group of individuals that have done a lot of things for our community, we are hoping for that shovel to be turned.

Motion by Stellato, seconded by Turner to approve a Resolution 2013-115 Granting a Ninth Extension to begin Construction Following Recording of the PUD Final Plat for the

First Street Redevelopment PUD Phase III with the extension of April 8, 2014 with the City Council receiving updates on a monthly basis as to the achievement of the objectives/milestones set forth in the Staff Memorandum.

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

NAY: Lewis ABSENT: 0

MOTION CARRIED

- C. Motion by Bessner, seconded by Martin to approve an **Ordinance 2013-M-65** Authorizing the Execution of an Eleventh Amendment to a Purchase Agreement by and between the City of St. Charles and SMN Development, L.L.C., with monthly updates to Staff with Staff providing Council with progress on milestones that have been read into the record. In addition, the extension date is amended to be April 8, 2014.

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

NAY: Lewis ABSENT: 0

RECUSE: Stellato

MOTION CARRIED

- Joe Salas, 4N65 Magnolia Lane, Wayne, SMN  
Last week we had a chance to present. The motion on the floor is to get an extension. At this point we have nothing else to add unless there are specific questions you would like to address.
- Mayor Rogina  
Council Klein was here a week ago, he answered a lot of your questions and heard your comments. Any other questions?
- Alder. Silkaitis  
We are granting an extension for First Street, as much as I would like to vote no, I think we should grant the extension to this group too. I will even go as far to offer the same dates as First Street. I support that, but this will be it.
- Alder. Payleitner – nothing further.
- Alder. Lemke  
Likewise supporting the timeline. If we don't begin to see some progress on these dates it begins to look like there won't be an extension.
- Alder. Turner
- I will be offering an amendment of April 8, 2014.
- Alder. Bancroft
- Asked if the Staff memo will be read.
- Mayor Rogina
- Yes, I will read it into record.
- Alder. Martin – no comment.
- Alder. Krieger  
I will go along with the extension. But I really want to end the comments and start moving the dirt. It is the only way it will get finished.

- Alder. Bessner – nothing further
- Alder. Lewis  
My reasons will be the same, I think it is to long of an extension.
- Mayor Rogina  
I am going to read the two paragraphs at the beginning at the Staff memo.

The City Council is being asked to grant an extension for construction to commence with Phase 3 of the First Street redevelopment PUD. Without an extension, the PUD preliminary plan approval will lapse tomorrow, November 19, 2013. In conjunction with this request, the Council may wish to consider setting certain objectives for the developers, SMN, to demonstrate progress on or have accomplished prior to the Staff recommended extension date. Staff is recommending February 18, 2014. I understand there will be an amendment to that. To that end, a milestone for SMN. SMN to provide an assessment of the financial viability and marketability of the proposed, One West Main building. SMN will provide a schedule for project implementation including marketing, leasing and commencement of construction. I again would request, and I think the Council has indicated what they want to see, that we add to the motion monthly updates to Staff and to the Council as these milestones are being met.

- Alder. Turner  
I would also like to amend the extension to April 8, 2014.
- Mayor Rogina  
Re-read the motion.
- Alder. Lewis  
If all their milestones are meant, and the shovel is moving and the buildings are going, are we done with the extensions then? Or do we still have to make amendments.
- Council McGuirk  
When you complete the transaction it is basically the sale of property.
- Alder. Martin  
Point of order, the motion has not been seconded, I will second.
- Alder. Bancroft  
Related to the financial viability that was read into the record. Last week we talked about a commercial broker being retained. We talked about getting an absorption schedule for what we think a preleasing effort is going to take. I think all of those elements in that sort of assessment. Given the length of the extension, I think sooner rather than later, I don't think any of those elements take very long for someone to come in and give that input.
- Mr. Salas  
Yes.
- Mayor Rogina  
Once again, you have been stalwarts to this community for a long time and we appreciate all that you have done for the community. As you sense, the Council here wants to see this project move to a successful conclusion. With the contributions of both parties doing such. We look forward to monthly updates; we look forward to this down the stretch; we look forward to 2014 being a good year for First Street.

## II. Committee Reports

### A. Government Operations

1. Motion by Lewis, seconded by Turner to approve a **Resolution 2013-116** Authorizing the Mayor and City Clerk of the City of St. Charles to Execute a Certain License Agreement by and between the City of St. Charles and Mr. Jim Masters to Adopt "In St. Charles" as the Official City Song.

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

NAY: 0 ABSENT: 0

MOTION CARRIED

- Alder. Lewis

I want to encourage, everyone to come out to the lighting of the lights on November 29 on the plaza. Mr. Masters will be personally singing his song. Lot's of activities planned.

- \*2. Motion by Martin, seconded by Krieger to authorize the Finance Director to execute the Risk Insurance Program renewal for the year beginning December 1, 2013.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*3. Motion by Martin, seconded by Krieger to amend an **Ordinance 2013-M-66** Amending the St. Charles Municipal Code Title 15 "Buildings and Construction", Chapter 15.04 "Building Code", Section 15.04.020 "One Family and Two Family Residences" (for extension of the Residential Sprinkler Moratorium until December 31, 2015).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

4. Motion by Turner, seconded by Martin to allow sidewalk access and the use of Municipal Parking Lot H to The Hotel Baker during the Holiday Homecoming Parade as amended.

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

NAY: Lewis, Silkaitis ABSENT: 0

MOTION CARRIED

Motion by Turner, seconded by Lemke to amend motion to include payment by Hotel Baker for Police services.

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

NAY: Lewis, Silkaitis ABSENT: 0

MOTION CARRIED

- Alder. Turner  
It was the committee's requirement that we do Option A, which was a partial closure of the sidewalk. Is that correct
- Many said Yes.
- Chief Lamkin  
We did have a lot of discussion about this and after that discussion and the options we have available. I asked Eric to go back to meet with the Partnership. There are some photos included to see what the spaces will look like. The hotel is going to secure (instead of the A-frame barricades) more of the expansion type poles for the barrier tape. If we leave about 36 inches back from the front of the stores. We looked at if a person put a chair or if two people were standing there. We wanted to show that if we use that option, we will still be able to have some viewing along that street and trying to keep the path open in the back. We still will have to ask them to pay because we will need to assign a couple people specific to that area which is outside what we normally do for the parade to manage that piece of it. It is still a safe option for us, it will be dark so they will have to use flashlights. They did hear the message about not keeping people from watching the parade. We just won't be able to have as many people if we had the whole sidewalk.
- Mayor Rogina  
You put some things together and it is really great. All parties are very appreciative of your efforts.
- Bill Page, 1121 S. Second  
I am here not because I don't think Hotel Baker is an asset and I appreciate what they have done. I have a couple of questions. The first is precedent. I don't remember this being a precedent for a private affair, where they are asking for a sidewalk to be closed. They are asking to close a sidewalk for wheelchairs, was the original request. Which implies that the citizens of St. Charles wouldn't make way for anyone on a wheelchair. But my real issue is the parking lot, which hasn't come up. You are closing down a public parking lot. Now the Chief just answered one of my questions about payment for additional officers. Is there going to be rent for the parking spaces? This is a big night. There are other businesses in the same stretch that would benefit from that parking lot. In fairness, I would ask that there would be some arrangement just the same as they are going to pay for extra officers. If you are going to do this, establish some rental policy so that it is not, because I can't believe this is going to be a one off. Once you have done this, other business will ask for the same thing. One thing I could suggest, you could take the rent and put it into the red kettle. It is not going to be a money maker, it is a sense that people will have to make some payment toward this.
- Mr. Salas  
Agreed to pay rent.
- Mayor Rogina  
I trust the Council is taking comments under advisement here. They have heard what Mr. Salas had to say in response to this question. The Chief has worked diligently on the proposal and we have a motion on the floor.
- Alder. Payleinter  
I too had a concern with the parking lot, in review, we are not losing parking, we are not putting a tent up. The guests of this wedding still need to park. All we are doing is

assigning parking. If they are not parking there, they would be parking somewhere else. I am also looking at how people come to the parade and we are kind of discouraging people from watching where they park. Maybe they will find parking elsewhere. I was worried too about setting a precedent but I don't think this is closing parking it is just assigning parking.

- Mr. Page

Not sure it makes a difference, if you are assigning you are saying no one else can park there.

- Alder. Paylietner

There are not creating new parking. Parking will be happening, is my point.

- Alder. Lewis

As I look at this picture, the shadow of the railing, is that where the partition is going to go? Is that 36 inches?

- Chief Lamkin

Yes, because the question originally came up regarding wheelchair access, so we have used that as a guideline. I don't know if it will be exactly 36 inches but it's our guideline.

- Alder. Lewis

What time will these be put up.

- Chief Lamkin

Well in advance of when people will start to come down. People like to reserver their spots early. We discussed as early as 4:00, but at minimum, the officers at that time to maintain that. It is easier to maintain as a pathway before people get set up.

- Alder. Lewis

How do we handle people with strollers and in wheelchairs on other areas of the sidewalk. Do we try to keep a path open for them?

- Chief Lamkin

We try to manage that as best we can. I think with the volunteers and the people assigned there, we try to manage as best as possible. When I work the intersection that I usually work, we really try to do whatever we can do. Our goal is to get as many people to have the best viewing point and watch the parade.

- Alder. Lewis

We are doing this because of a wedding. Are they satisfactory to the bride and groom?

- Mr. Salas

Yes

- Alder. Krieger

What difference is this when we close bridges and parking lots for bike races and marathons. We are making a mountain out of a mole hill. As long as we are leaving room for the wheelchairs and area in front of that. It isn't a big difference, as I see it. It is less intrusive.

- Alder. Silkaitis

Are we just voting on the sidewalk?

- Mayor Rogina

It is all in one motion, sidewalk, parking lot and police service to be paid for by the hotel.

- Alder. Turner  
I will amend the motion to have police service paid by the hotel.
- Lemke  
Second.
- Mayor Rogina  
Motion is to add police services to original motion.

- \*5. Motion by Martin, seconded by Krieger to accept and place on file minutes of the November 4, 2013 Government Operations Committee meeting.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

**B. Government Services**

- \*1. Motion by Martin, seconded by Krieger to accept and place on file minutes of the October 28, 2013 Government Services Committee meeting.

ROLL CALL VOTE: AYE: Stellato, Silkaitis, Payleitner, Lemke, Turner  
Bancroft, 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 17-2013 A Resolution Recommending Approval of a General Amendment to Chapter 17.14 "Business and Mixed Use Districts" Regarding Permitted and Special Uses and Exemptions in the Downtown Overlay District.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

2. Motion by Bessner, seconded by Krieger to approve an **Ordinance 2013-Z-20** Amending Title 17 of the St. Charles Municipal Code Entitled "Zoning" Section 17.14.020 "Permitted and Special Uses; Downtown Overlay District" and Table 17.14-1 "Permitted and Special Uses" regarding Permitted and Special Uses and Exemptions in the Downtown Overlay District.

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

NAY: Silkaitis, Martin ABSENT: 0

ABSTAIN: Stellato

MOTION CARRIED

- \*3. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution 18-2013 A Resolution Recommending Approval of a General Amendment to

Chapter 17.14 “Business and Mixed Use Districts”, Chapter 17.24 “Off-Street Parking, Loading & Access”, and Chapter 17.26 “Landscaping and Screening” pertaining to requirements for existing parking lots and requirements for public street frontage landscaping.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*4. Motion by Martin, seconded by Krieger to approve an **Ordinance 2013-Z-21** Amending Title 17 of the St. Charles Municipal Code Entitled “Zoning” Section 17.24.010.A “Existing Facilities”, Section 17.24.030.A “Permit Required”, Section 17.26.020.C.3, Section 17.26.090.A.3 “Required Landscaping Materials”, and Table 17.14-2 “Business and Mixed Use Districts Bulk Requirements” all Pertaining to Landscaping Requirements for Existing Parking Lots and Public Street Frontage.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*5. Motion by Martin, seconded by Krieger to approve an **Ordinance 2013-M-67** Amending Chapter 9.65 “Administrative Adjudication”, Section 9.65.010 and Section 9.65.030 and Chapter 15.04 “Property Maintenance Code”, Section 15.40.010 of the St. Charles Municipal Code.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*6. Motion by Martin, seconded by Krieger to accept and place on file Historic Preservation Commission Resolution No. 4-2012 A Resolution Recommending Approval of a Façade Improvement Grant Application (213 S 3rd St. – David Saelens, Saelens Insurance).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*7. Motion by Martin, seconded by Krieger to approve a Façade Improvement Grant Agreement for 213 S. 3rd St. (David Saelens, Saelens Insurance).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

#### **D. No Executive Session**

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

- Mayor Rogina

Thank you for a job well done on all components of the agenda tonight.

November 30, small business Saturday. It implies we provide patronage, to those small business

Happy Thanksgiving to all.

- Alder. Martin

It has been our pleasure to work with Chief Lamkin for the past 10 years. You have done a wonderful job. Well done. Thank you!

**F. Adjournment**

Motion By Turner, seconded by Bessner, to adjourn meeting

VOICE VOTE                      UNANIMOUS                      MOTION CARRIED

Meeting adjourned at 8:07 P.M.

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Nancy Garrison, City Clerk