

**MINUTES FROM THE MEETING OF THE ST. CHARLES CITY COUNCIL  
HELD ON MONDAY, NOVEMBER 17, 2014 – 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 Raymond Rogina At 7:01 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.**

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 regular City Council meeting held on November 3, 2014.**

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 10/27/14 – 11/19/14 in the amount of \$2,304,622.38.**

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 Paylietner, seconded by Turner to approve a recommendation to appoint Mr. Gary M. Vanek to the position, Ethics Advisor, for 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

• **Mayor Rogina**

Chapter 2.44.020 of the Municipal Code, entitled, “Ethics Advisor”, indicates that the

Mayor, with advice and consent of the City Council, shall designate an Ethics Advisor for the City. The purpose for the advisor is to provide guidance to officers and employees of the City concerning interpretation of and compliance with the provisions of the Municipal Code Chapter 2.44, "Ethics" and State of Illinois Ethics Laws. For your information, the Mayor and Council may also perform other duties as directed.

- Mark Koenen

Through an interview process between the Mayor and Mr. Vanek and subsequently with Attorney McGuirk and myself; the review of his resume, we were impressed with his credentials and his background. Mr. Vanek is a corporate citizen of the City of St. Charles. He also served his clients and the State of Illinois legal profession nicely. Since 2006 he has served on the Illinois Supreme Court committee on professional responsibility. He has also been involved in drafting legal ethics rules for the Supreme Court.

- Gary Vanek

I would be very excited to serve as the Ethics Advisor for the City of St. Charles. I have extensive background in City and municipal experience.

B. Motion by Krieger, seconded by Turner to authorize the Finance Director to execute the Risk Insurance Program Renewal for the year beginning December 1, 2014.

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

NAY: 0 ABSENT: 0

MOTION CARRIED

- Chris Minnick

There is information in your packet regarding the risk renewal insurance for the policy beginning December 1, 2014 along with the premium summary for the upcoming policy year. The package is in the amount of \$671,208. As the City Council did recall, we began a three-year agreement with Assurance Agency out of Schaumburg to become the City's new risk insurance consultant and broker. The risk insurance package entails our liability, property and casualty, automobile and worker's compensation stop loss insurance.

The new policy is a 1% decrease over the expiring policy cost. We have been able to save \$6,434 for the upcoming premium year. We are also able to increase our umbrella policy from \$19 million to \$20 million. We also added various pieces of equipment and property to the policy that were previously not covered. We are retaining our deductible limits at the current amounts. All of that at decreasing premiums. No other changes are being made to coverage. Staff recommends approval.

C. Motion by Martin, seconded by Krieger to approve budget addition of \$50,000, waive the bid process and purchase a 2015 Ford F-550 in the amount of \$38,449.00 from Zimmerman Ford, and approve a **Resolution 2014-107** Authorizing the Mayor and Clerk to Execute the Same.

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

NAY: 0 ABSENT: 0

ABSTAIN: Silkaitis

MOTION CARRIED

- John Lamb  
Public works staff is requesting the emergency purchase of a 2015 Ford F-550 to replace an existing vehicle in the Water Division. The current vehicle, a 2009 Ford F-550 recently had a catastrophic engine failure and is no longer operable. This failure is not covered by any Ford warranties or recalls. The cost to replace the engine is \$18,400.

This is a front line truck that has many features that are utilized in the field when staff is repairing main breaks and performing other maintenance. It is an essential vehicle for the upcoming months. The vehicle is currently budgeted to be replaced in fiscal year 16/17 at a cost of \$71,000. The amount also includes a new utility body. The replacement fund for this vehicle currently has \$50,000.

Zimmerman Ford has a new vehicle in stock that meets the specifications required by Staff. They have provided a quote of \$38,449.00 for the proposed vehicle. This price reflects a dealer discount, trade-in for existing vehicle and State of Illinois price concession. Therefore Staff is recommending purchase of the new vehicle instead of replacing the engine. Also requesting a waiver of bid process.

- D. Motion by Turner, seconded by Bancroft to approve an **Ordinance 2014-M-29** Proposing the Second Amendment to the Redevelopment Plan and Project for the First Street Redevelopment Project Area, and the Confirmation of Tax Increment Allocation Financing Therefore, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

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

NAY: 0 ABSENT: 0

MOTION CARRIED

- Rita Tungare  
In accordance with State Law, the City Council is required to approve an Ordinance that formally states that the City is proposing amendments to an established TIF District. It also outlines the date of the joint review board meeting and establishes the time and place for the required public hearing in front of the City Council.

- E. Motion by Turner, seconded by Lemke to approve an **Ordinance 2014-M-30** Proposing Approval of a Redevelopment Plan and Project for the Designation of the Central Downtown Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefore, Convening a Joint Review Board, Calling for a Public Hearing in Connection Therewith.

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

NAY: 0 ABSENT: 0

MOTION CARRIED

- Rita Tungare  
Similar to the previous item, this ordinance proposes the establishment of a new TIF district in our central downtown area. It also sets the date for the public hearing and the joint review board meeting.

## II. Committee Reports

### A. Government Operations

- \*1. Motion by Martin, seconded by Krieger to accept and place on file the minutes of the November 3, 2014, 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)

2. Motion by Turner, seconded by Stellato to approve a Class B liquor license for Shakou Restaurant to be located at 312 W Main Street, St. Charles (former Magoo's location).

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

NAY: Martin, Krieger ABSENT: 0

MOTION CARRIED

### B. Government Services

- \*1. Motion by Martin, seconded by Krieger to accept and place on file the Minutes of the October 27, 2014, 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 approve an **Ordinance 2014-M-31** Authorizing the Execution of an Intergovernmental Agreement Providing for a Jurisdictional Boundary Line, Sewer and Water Services and Street Improvements between the City of St. Charles and the City of West Chicago.

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 Martin, seconded by Krieger to approve a **Resolution 2014-108** Authorizing the Mayor and City Clerk of St. Charles to Execute an Intergovernmental Agreement By and Between the City of West Chicago, DuPage County, Illinois and the City of St. Charles, Kane and DuPage Counties, Illinois Relating to the Maintenance, Repair and Reconstruction of Kautz Road.

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 approve a **Resolution 2014-109** Authorizing the Mayor and City Clerk of St. Charles to Execute an Easement Agreement by and between the DuPage Airport Authority, an Illinois special district situated in DuPage County, Illinois and the City of St. Charles, and Illinois Municipal Corporation situated in Kane and DuPage Counties, Illinois.

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 a **Resolution 2014-110** Authorizing the Mayor and City Clerk of the City of St. Charles to Accept and Place on File as a Policy Document the “Homes for a Changing Region –Phase 3: Implementing Balanced Housing Plans at the Local Level; Year Seven Batavia, Geneva, North Aurora, and St. Charles” Study.

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 accept and place on file Historic Preservation Commission Resolution No. 11-2014 A Resolution Recommending Approval of a Façade Improvement Grant Application (111-113 W. Main St. –Ferraro Partnership).

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 approve a Façade Improvement Agreement for 111-113 W. Main St. (Ferraro Partnership).

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 accept and place on file Historic Preservation Commission Resolution No. 9-2014 A Resolution Recommending Approval of a Historic Sign Designation (201 S. 2<sup>nd</sup> St. – Kevin’s Auto Service).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*8. Motion by Martin, seconded by Krieger to approve a **Resolution 2014-111** Designating a Historic Sign for Kevin’s Auto Service, 201 S. 2<sup>nd</sup> Street.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*9. Motion by Martin, seconded by Krieger to accept and place on file Historic Preservation Commission Resolution No. 10-2014 A Resolution Recommending Approval of a Historic Sign Designation (221 S. 2<sup>nd</sup> St. –Old Style Sign for Second Street Tavern).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*10. Motion by Martin, seconded by Krieger to approve a **Resolution 2014-112** Designating a Historic Sign for the Old Style Sign at Second Street Tavern, 221 S. 2<sup>nd</sup> Street.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*11. Motion by Martin, seconded by Krieger to accept and place on file Plan Commission Resolution No. 15-2014 A Resolution Recommending Approval of an Application for a Special Use for a Drive-Through Facility for 600-660 S. Randall Road, Randall Shoppes PUD (Dyn Rote, LLC).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

12. Motion by Stellato, seconded by Silkaitis to approve an **Ordinance 2014-Z-22** Granting Approval of Special Use for a Drive-Through Facility and Minor Change to PUD Preliminary Plan (600-660 S. Randall Rd. – Randall Shoppes PUD).

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

NAY: Krieger, Turner ABSENT: 0

MOTION CARRIED

- \*13. Motion by Martin, seconded by Krieger to approve and execute an Acceptance Resolution for Public Water main and Appurtenances installed as part of the McDonalds reconstruction project located at 1915 W. Main Street.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*14. Motion by Martin, seconded by Krieger to approve a **Resolution 2014-113** Authorizing the Execution of a Professional Engineering Services Agreement by and between the City of St. Charles and Huff and Huff, Inc. for the First Street Redevelopment Project.

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*15. Motion by Martin, seconded by Krieger to accept and place on file Corridor Improvement Commission Resolution 7-2014 A Resolution Recommending Approval of a Corridor Improvement Grant Application for 1317 E. Main Street- (Fydoland, Inc.).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

- \*16. Motion by Martin, seconded by Krieger to approve a Corridor Improvement Agreement for 1317 E. Main Street (Fydoland).

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

NAY: 0 ABSENT: 0

MOTION CARRIED (Omnibus Vote)

17. Motion by Stellato, seconded by Silkaitis to direct staff to file a Landmark Nomination for Camp Kane and the Jones Law Office.

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

**D. No Executive Session**

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

- Mayor Rogina wished all a Happy Thanksgiving. He reminded all about the upcoming lighting of the lights and the parade. Mayor Rogina also encouraged all to shop small business Saturday. He offered congratulations to both St. Charles High Schools who were voted in the top 50.

**F. Adjournment**

Motion By Bancroft, seconded by Turner, to adjourn meeting.

VOICE VOTE                      UNANIMOUS                      MOTION CARRIED

Meeting adjourned at 7:18 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