

MINUTES
ST. CHARLES CITY COUNCIL MEETING
LORA A. VITEK, MAYOR
TUESDAY, SEPTEMBER 6, 2022 – 7:00 P.M.
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. Call to Order.

The meeting was called to order by Mayor Vitek at 7:01 pm.

2. Roll Call.

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

Absent: None

3. Invocation by Ald. Pietryla

4. Pledge of Allegiance.

5. Presentations

6. Motion by Ald. Bancroft second by Ald. Bessner to approve the Omnibus Vote.

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

***7. Motion by Ald. Bancroft second by Ald. Bessner to accept and place on file minutes of the regular City Council meeting held August 15, 2022.**

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

***8. Motion by Ald. Bancroft second by Ald. Bessner to approve and hold minutes of the Government Operations Committee executive session meeting held August 15, 2022**

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

9. Motion by Ald. Wirball second by Ald. Bancroft to continue to maintain confidentiality of minutes of the City Council, Government Operations Committee, Government Services Committee, and Planning & Development Committee executive session meeting minutes for previous meetings.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *10. Motion by Ald. Bancroft second by Ald. Bessner to approve and authorize issuance of vouchers from the Expenditure Approval List for the period of 8/8/2022 – 8/21/2022 in the amount of \$5,281,711.76.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *11. Motion by Ald. Bancroft second by Ald. Bessner to approve and place on file the Treasurer and Finance Report for period ending July 31, 2022.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

I. Old Business

- A. None

II. New Business

- A. Motion by Ald. Lencioni second by Ald. Pietryla to approve recommendation from Mayor Vitek to Appoint Megan Provencher to the Natural Resources Commission.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- B. Motion by Ald. Pietryla second by Ald. Bancroft to approve recommendation from Mayor Vitek to Appoint Attorney Thomas M. Bastian as the Administrative Adjudication Hearing Officer for the City of St. Charles beginning on October 3, 2022.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

III. Committee Reports

A. Government Operations

- *1. Motion by Ald. Bancroft second by Ald. Bessner to approve a Proposal for a New Massage License Application for Fox Valley Massage Therapy located at 115 S Second Street, Upper Unit, St. Charles.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *2. Motion by Ald. Bancroft second by Ald. Bessner to approve a Proposal for an A-1 Liquor License Application for Mac's Beer Wine Spirits Located at 201 W. Main St., St. Charles.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
3. Motion by Ald. Bongard second by Ald. Lencioni to approve recommendation to approve a Proposal for a B-1 Liquor License Application for Mr. Hibachi Express & Sushi, Located at 2762 E. Main St., St. Charles.
Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: Ald. Silkaitis
Motion Carried
Ald. Silkaitis explained he cannot approve this motion since the owner violated the ordinance by serving liquor without a license.
- *4. Motion by Ald. Bancroft second by Ald. Bessner to approve a **Resolution 2022-88** to Allow IMRF Service Credit for Military Service.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried
- *5. Motion to accept and place on file minutes of the August 15, 2022, Government Operations Committee meeting.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

B. Government Services

- *1. Motion by Ald. Bancroft second by Ald. Bessner to approve a **Resolution 2022-89** authorizing a Construction Contract for 2nd and 3rd Avenue Bridge Repairs.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

- *2. Motion by Ald. Bancroft second by Ald. Bessner to Waive the Formal Bid Procedure and approve a **Resolution 2022-90** authorizing a Construction Contract for the Public Works Facility Parking Lot Paving Improvement.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

- *3. Motion by Ald. Bancroft second by Ald. Bessner to approve a **Resolution 2022-91** to award the Bid for the 3-Year Parkway Tree Planting Program.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

- *4. Motion by Ald. Bancroft second by Ald. Bessner to approve a **Resolution 2022-92** authorizing a Consultant Contract for 2022 Bridge Repairs Design Engineering Services.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

- *5. Motion by Ald. Bancroft second by Ald. Bessner to approve and place on file the minutes of the August 22, 2022, Government Services Committee Meeting.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

C. Planning and Development

1. Motion by Ald. Weber second by Ald. Lencioni to approve an **Ordinance** Vacating Portions of S. 2nd Avenue and Indiana Avenue Rights-of-Way Directly Adjacent to 216-218 Riverside Ave.

Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Bessner, Ald. Weber; Nays: Ald. Wirball, Ald. Silkaitis, Ald. Pietryla.
Motion Failed (Note, this item requires a super-majority vote (8 votes) to pass.)

Described the format for discussing the three items on the agenda related to this motion. Russ Colby will provide information on items 1 and 3, then the Alderpersons will discuss before hearing from the public. A vote will follow the discussions. She asked if you made comments in previous meetings, those have been put into the record. If you have anything new to say, please come up.

Ald Weber

Explained that somethings have changed since the last meeting and asked Russell Colby to present the updated information.

Russ Colby

On August 22, P&D committee reviewed the River East Loft project and during meeting it was noted that the project is contingent on the City Council approving vacation of right of way. Based committee discussion and feedback the right of way has been reduced to only include portions of Indiana Avenue and Second Avenue and excludes the green triangle area. This is not included as part of the vacation request. The attached ordinance would approve the right of way vacation subject to a final plat of subdivision being presented to combine the vacated right of way with the 216/218 Riverside Avenue property. This ordinance requires an affirmative vote of eight alderpersons to pass. If this ordinance does not pass, the subsequent ordinance on the River East Loft PUD cannot be voted on. Regarding the second item, the PUD ordinance would approve the project per attached plans. It includes the building, approximately 15 parking spots on second avenue, and the outdoor patios. The rest of the property remains City right of way, but licensing agreements may be entered into to allow the developer to maintain and improve those right of way areas as shown on the plans. The PUD ordinance can only be voted on if the first motion passes.

Ald. Weber

Made a motion, seconded by Lencioni. I have been watching the process since the first proposal until now. I have seen lots of back and forth, cooperation, and communication with the community and the developer. The developers would go back to the drawing board after listening to the community and the Council. Both sides have communicated well and made adjustments that will benefit all five wards. I have seen give and take on both sides. It's been productive time.

Ald. Wirball

I think we are almost there, but not there yet. I think we need to continue the conversation with Indiana Avenue. Something can be worked out but there needs to be some ownership of Indiana Avenue so residents will be reassured that nothing will be built on it. This is based on what the comprehensive plan shows which is an additional four-story building on part of Indiana Avenue and the triangle green space. I am almost there but not comfortable as it stands now and cannot support it.

Ald. Pietryla

We are close, but I am not a huge fan of vacating public land. This is an important project, and the changes are welcomed. I have proposed some amendments to this vacation scope that were not included. I would like to continue to have those discussions. I think we are right there. As it is right now, I will not support it.

Ald. Lencioni

There has been a ton of work and I applaud the developer. We have received some concerns from the residents. When you say, we need to continue talking, what are you looking for now?

Is this vacating all of Indiana Avenue? Or how should I understand what we are looking at right now?

Russell Colby

It is a vacation of most of Indiana Avenue encompassing the outdoor patio areas down to where a sidewalk extension would be. It is vacating the two outdoor patio areas on both levels. So, what does more discussion mean?

Ald. Wirball

It means we continue the conversation with staff. I am not sure what you are looking for?

Ald. Bancroft asked what causes a yes vote?

Ald. Wirball

I am not going to make any amendment here tonight to make a change until I see it in writing with a picture.

Ald. Bancroft

Conceptually, what needs to happen?

Ald. Wirball

We can close Indiana but there needs to be some ownership of Indiana Avenue with an easement in perpetuity where they can use it. That would work. I have had conversations with residents, but that is not what we are looking at. The triangle green space needs to be removed from the PUD. They don't need it to build the building. The comprehensive plan shows an additional four-story building being built on Indiana Avenue and the triangle green space. The residents need peace of mind that these are City owned.

Ald. Bancroft

Russ, this is off the table, right. Mr. Colby agreed.

Ald. Wirball

It is not off the table, because the blue PUD boundary still encompasses it. I am not making any amendments tonight.

Ald. Bancroft

So green space is off the table, we have agreement there. Is it down to Indiana Avenue?

Ald. Wirball

Figuring out Indiana Avenue and the PUD. The PUD needs a roof top description of nothing built over 50 feet with the exception of an elevator shaft. With those three things, see the drawings, and having conversations with residents and staff. And I think we are almost there.

Ald. Pietryla

We are on the same page. If this line is moved north, to encompass nine feet, I would be in favor of that. Why can't have the restriction in the PUD? There is some flexibility, let's talk a little more and move that line.

Ald. Bongard

It makes a lot of sense to vacate for this project.

Ald. Kalamaris

The vast majority residents want to see things to continue to be built and developed. The developer has gone above and beyond to work with us. And have taken a lot of feedback into account. I am in favor of it, the way it is.

Ald. Silkaitis

In my opinion we are not there yet. I have talked to the residents. A few things need to be tweaked. If we do that, and the residents agree, we can go ahead. We are just not there yet.

Ald. Weber

Asked Russell Colby to pull up the drawing of the vacation of Indiana Avenue. The way it is presented right now, is the corner piece of the vacation included in this application right now?

Russell Colby

Yes, the entire PUD boundary is shown in blue. The property boundary is in red. The vacated right of way is in yellow.

Ald. Weber

Based on what I am hearing now, I would like to make an amendment. The green space stays City property and vacation of Indiana happens.

Russell Colby

It is documented that way based on these exhibits.

Ald. Weber

How much space on Indiana Avenue does the builder need?

Russell Colby

There is an encroachment of the building, 15–18-foot range, another 15 feet is the raised outdoor patio, and another 20 feet is this lower outdoor patio. The portion that is necessary for the building to be constructed is this portion here.

Ald. Weber

How much of the balcony would come into Indiana Avenue?

Russell Colby

The raised patio area would come out 15 feet from the building face. The boundary is the red line.

Ald. Weber

I would like to amend it where the building would get built with the balconies. What would it be to where not all of Indiana is gone?

Russell Colby described adjustments.

Mayor Vitek

It sounds like this would meet some of the residents' concerns and what Ald. Wirball and Ald. Pietryla want.

Ald. Pietryla

If you drew a line, is it staff's suggestions, if the City maintains ownership south of the line, is it more advantageous?

Russell Colby

The raised patio area that has structure that is part of the building, it's part of the footprint of the structure. We have to balance the approach to this. Drawing a line is a good compromise.

Ald. Wirball

I need to see everything in writing. I will not vote in favor. I need to see it in writing with the three elements we are looking for.

Mayor Vitek

Asked Ald. Pietryla, based on Staff expertise and what they are suggesting, are you in favor of Ald. Weber's amended motion?

I think we can trust when Ald. Weber makes a motion, Staff agrees, and it is on the record, that it would come back to you as intended.

Ald. Pietryla

How do I vote on something that says pending Staff recommendations?

Ald. Wirball

I want to have a conversation with my constituents. I think we need to do our due diligence. I will not vote on without finished written documents.

Ald. Lencioni

Anything we do up here, has the force of law. If we move a vacation line, it becomes law regardless of pictures. I would like you to reconsider.

Heather McGuire

I want to be respectful of developer's timeline. We have been discussing and amending for over a year. I want to be able to give them some completion of this project so they can move forward in a suitable manner. If there is a desire to amend, we can add some certainty with numbers in the Council's motion.

Ald. Bancroft

I want to understand what the concepts that are preventing us from moving forward. At least two of the three raised are easily described in a vote. I have heard of these two issues; I have not heard about the rooftop. It seems we have come to an agreement on the Dias. Are any of these issues for the developer?

Curt Hurst

Appreciate everyone's input. The rooftop moratorium is an issue for us. It is something we can do in the existing ordinance versus the PUD. In the same way you are looking for protections of what can be built or not built, if we have to use a license agreement, it does not provide protection to me in the future with a different Council. The rooftop is my protection.

Ald. Bongard

We have to move forward.

Public comment

Robin Roberts

I am in support of this building. As a long-term resident who has built our family here, we want to find a new home in STC. There are not a lot of places to live. These plans give me hope that there is somewhere for us to live. When I see projects like this, I get excited for our future.

Martha Gass, 211 S. Third Avenue

The neighbors of the River East lofts are not in favor of the ordinance. The neighbors are not in favor of the current PUD. We have had many conversations with the developer. Their final proposal does not contain any of the items we are asking for. We hope many of you will vote no, until the PUD is changed. They go hand in hand. It is still included in the outline of the PUD; it needs to come out. The City must retain ownership, so future developers may not use the area in a different way. To assure neighbors that are 30 feet away from outdoor patio, the City needs to retain ownership. We are in support of the Hursts building to code on the two lots they own, so we know what we will get.

Elizabeth B.

I love what is happening in the downtown. I look forward to seeing what is going to happen with this building and support 100%

Jerry Miester

A property owner on Walnut St. in 4th ward. I am highly in favor of this property as in the full intent. The property will become useful and offer benefits of additional parking spaces. And will improve the traffic flow. If triangular property is not included, we will miss an opportunity. My understanding is that the green space will remain a green space except a few parking spots. It will be used by the public. This is an opportunity for City to take care of this small piece of property in perpetuity.

Thomas Zachary, Fourth Ward

I think this is a great plan as is. Will bring tax revenue and allows us to be competitive with other cities.

Greg Taylor, 211 South Third Avenue

If the impending vote on the vacation of land fails, as a result the PUD does not proceed. The ending narrative of this long process should be Frontier Development does not build River East Lofts. Martha and I provided in writing a framework of compromises that the neighbors could support to Conrad. This includes, 1) remove the small park from the PUD and leave on street parking as is; 2) prohibit any penthouse pools, decks, etc. from being built on the 4th floor; 3) have the City retain ownership of Indiana Avenue and allow Frontier to use it via an easement. We would like to explore other means to allow the use of Indiana Avenue, as long as we have restrictions regarding the building on Indiana Avenue. In exchange we would not object of the City giving the area east of the building.

Paula Price, Fourth Ward

I am highly in favor of this project! As the architect, we have listened to everyone. The triangle could be very usable. Our property values have increased due to all the development in downtown. Thank you to the Hursts. If there is an amendment to be made, do it and let's move forward.

Conrad Hurst, 9 East Main Street

This green space was left in the PUD at the direction of Staff. It is a vehicle that allows us to improve it. Along as there is a mechanism that allows us to improve it the way that we have drawn it, we can move that blue line up to the vacation line.

David L. 372 Brownstone, Fourth Ward

Complete favor of development of this property as proposed. It is a great proposal for the City of STC. Regarding that greenspace, I haven't seen a person on it. Many of my neighbors are in favor.

Paul McMann, Third Avenue and Chestnut

I have recently attended some meetings where the consensus was to keep buildings scaled to the river and keep green space.

Janet Foster, 1120 South Third Street

I own the building at Illinois and Second. I own and operate a business and my concerns are related to that. But as a resident I am also concerned as to what this does to the city of as a whole. I am not against the development, but against some of the aspects. It is not easy to do business because of parking and traffic. Regarding the vacation, I would not give property away, but the street is not that essential since the traffic is awful already. I hate to see anything that would impact anyone getting to a business.

Laurel Mode, Fourth Ward

There was vision to this City and a plan to bring downtown to life. People are enjoying what our community is built. If this PUD is not built, the Hurst could decide to sell the property. And the developer may not ask for a PUD, and we won't have any input. We need to consider the entire community and not just one group of residents. Everyone in the community will benefit from this building. If we are not careful, we may not like what we get.

Greg Taylor, 211 South Third Avenue

We had a petition where 300 people signed it with over 100 that are St. Charles residents. We also had another petition with another 100 people.

Robert A, 317 Indiana Avenue

We used to have a lot of stores to help you. You will be driving a lot since there is nothing in town.

Joe Morgan Sr., St. Charles

Our downtown is now alive and vibrant with new restaurants and businesses. What is missing is affordable housing for young residents who want to rent. We can make downtown St. Charles a destination place. We need to move on with this apartment complex as soon as possible.

Mark Schulski, St. Charles

There is a lot of new people here tonight, but this has been going on a long time. A lot of us have been here since the beginning. I commend the council members who want to stick to their votes. The residents are not a bunch of people trying to stop development in St. Charles. We have never said we don't want that property developed. We just want to come to an agreement. Regarding Indiana Avenue I would like to see that remain City property if something can be worked out that the developer can use, that is fine. Open space is a premium and should be respected.

Ald. Payleitner

Is there any language that can legally address Mr. Hurst's future fears on protection with the licensing?

Mr. Peppers

Even if you add a restriction they can always ask for an amendment. Everything is always open for future Council's to change. We can't address the fears of the future. The only action you can do is to work with what is before you right now. Using a license is good, but structure on a building does not account for that kind of use on that type of property.

Conrad Hurst

Regarding the vacation, you can decide how you want to handle it procedurally. In the mind of compromise, if we move the vacation line to the north, up to the footing of the raised patio. There are structural elements there for the upper floors, it is integral to the building. Therefore, Indiana is split down the middle and there is no room for additional building. The City has control of the greenspace and half of Indiana. This seems like a reasonable compromise that allows us to move the project. The 5th floor, I have no plans to build it currently, but it affords flexibility in the future. I am not asking for anything beyond what current zoning ordinances allow. I have no plans to develop if I have the outdoor space to develop.

Ald. Bessner

The consistent themes have been negotiation, concessions, and agreement. Ald Weber and I met with residents a few months ago. The notes we took were based on specific issues. There wasn't talk about density or green space. Since that time, I am getting a sense, with due respect to neighbors, the goal posts keep moving. Several concessions have been made. It is time to get something built. There has been fairness through concessions and negotiations during this whole

process. Keep moving the goal post and we will hit a dead end if we don't try to reach an agreement.

Ald. Wirball

Question about the concern with the exterior patio. If there was a restriction on the roof for penthouses only, I think that would satisfy a lot of their concerns. I see the logic in the possibility of creating a rooftop experience to compensate for losing the patio. But I see the logic in having a restriction for a penthouse. To me that is a reasonable compromise.

Ald. Weber

Both sides have made a lot of concessions. From what this building started at until now, it has totally changed. The greenspace concern is over. It is getting better and better for everyone. I would like to make an amendment to reduce right of way the vacation on Indiana Avenue to 18 feet. Seconded by Lencioni.

Ald. Bancroft

Now we have an amended motion and a second, we are in discussion. I think the integrity of Staff and our attorney are without question. If we as the Council give direction, I have absolute confidence that we will get back is an execution of our intent.

Ald. Pietryla

I hear what Todd says, and not doubting anyone. Is it possible to instruct Staff to create something for us to look at and have a special meeting next Monday?

Mr. Peppers

That is for the body to decide, but right now you have an amendment that needs to be voted on.

Ald. Bancroft

The amendment takes a majority vote to pass, but you need the super majority to pass the vacation. There is an amended motion on the floor right now.

Ald. Weber

I would like to withdraw my amendment and the main motion. Second concurs. The new motion is to reduce the southern portion of the vacation by 18 feet on Indiana Avenue.

Mayor Vitek

We are assured that if this motion passes, you can draw up the completed documents so Ald. Pietryla and Ald. Wirball to review?

Heather McGuire

Yes, the documents would be developed and shared with City Council.

Anton Schulski

All streets are narrow. You need to keep the streets open.

- *2. Motion by Ald. Bancroft second by Ald. Bessner to accept and place on file Plan Commission Resolution No. 12-2022 A Resolution Recommending Approval of a Special Use for PUD and PUD Preliminary Plan for River East Lofts (STC 216 LLC)
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

3. Motion to approve An **Ordinance** Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for River East Lofts
No action was taken on this item because item IIC1 did not pass.

- *4. Motion by Ald. Bancroft second by Ald. Bessner to accept and place on file minutes of the August 8, 2022, Planning & Development Committee meeting.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

- *5. Motion by Ald. Bancroft second by Ald. Bessner to accept and place on file minutes of the August 22, 2022, Special Planning & Development Committee meeting.
Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.
Motion Carried

6. Motion by Ald. Bessner second by Ald. Lencioni to approve an **Ordinance 2022-Z-17** Granting Approval of a Final Plat of Subdivision for Springs at St. Charles Subdivision.
Roll Call Vote: Ayes: Ald. Kalamaris, Ald. Bongard, Ald. Bancroft, Ald. Lencioni, Ald. Bessner, Ald. Weber; Nays: Ald. Silkaitis, Ald. Payleitner, Ald. Pietryla, Ald. Wirball.
Motion Carried

12. Public Comment

- Mayor Vitek wished Nancy Garrison a happy birthday. She also reminded all of Jazz Fest this weekend and of the marathon on September 18. Finally, she encouraged all residents to attend the September 11 ceremony being conducted by the Fire Department.

13. No Additional Items from Mayor, Council or Staff

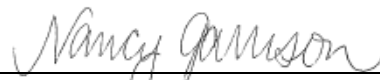
14. No Executive Session

15. Adjournment

Motion by Ald. Lencioni, second by Ald. Wirball to adjourn the meeting at 8:37 pm.

Roll Call Vote: Ayes: Ald. Silkaitis, Ald. Kalamaris, Ald. Payleitner, Ald. Bongard, Ald. Lencioni, Ald. Pietryla, Ald. Wirball, Ald. Bessner, Ald. Weber; Nays: None.

Motion Carried



Nancy Garrison, City Clerk

Nancy Garrison, City Clerk