

These minutes were approved at the 4/2/12 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street  
CITY COUNCIL MINUTES  
Regular Meeting  
March 19, 2012

- 1. Call to Order.** Mayor Michael B. Kwasman called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance to the Flag.** Alderman Murphy led all in the pledge of allegiance.
- 3. Invocation.** The City Clerk gave the invocation, and remembered Charlotte Tinnis, WWII U.S. Army nurse, who recently passed away. Mayor Kwasman extended his deepest sympathy to her family.
- 4. Roll Call and Establishment of a Quorum.** Roll call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., H. Ronald Monroe, Russell Radkiewicz, Ruben Pineda, Sandy Dimas, Alan Murphy, John C. Smith, Nanette B. Connelly, Rebecca Stout, Nicholas Dzierzanowski, and Matt Fuesting present. Aldermen James Smith and Kurt Meissner were absent. The Mayor announced a quorum.

City Clerk Nancy M. Smith was also present. City Treasurer Donald F. Earley was absent.

Also in attendance were City Attorney Patrick K. Bond, City Administrator Michael L. Guttman, Public Works Director Rob Flatter, and Chief of Police Laz Perez.

**5. Public Participation.** The following people spoke during Public Participation:

- 1) James W. Nold, Stericycle, P.O. Box B27, Columbia, IL 62236, spoke about a proposed medical waste transfer station on property near the DuPage Airport. He distributed information about the facility and encouraged communication before a request for a permit is made to the State. He said they wish to make sure their facility is consistent with the wishes of the community. If it is not, they will go elsewhere.
- 2) Jim McConachie, LDE/LMCC, 999 McClintock Drive, Burr Ridge, IL 60527, spoke about Resolution 12-R-0020, concerning KLF Excavating, Inc. He said this company has not performed well in several communities, and suggested the Council might wish to table this item for further review.

**A. State of the City Address.** The Mayor provided the State of the City. The full address is attached to these minutes.

**6. City Council Meeting Minutes of March 5, 2012.** Alderman Chassee made a motion, seconded by Alderman Dimas, to approve the minutes of March 5, 2012, with no changes. Motion was carried by voice vote.

**7. Corporate Disbursement Report.** Alderman Connelly made a motion, seconded by Alderman Radkiewicz, to approve the March 19, 2012, Corporate Disbursement Report in the amount of \$ 391,003.63. Voting Yea: Aldermen Beifuss, Monroe, Radkiewicz, Dimas, John Smith, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Aldermen Pineda and Murphy abstained. Motion carried.

**8. Consent Agenda – Consideration of an Omnibus Vote.**

\* **Development Committee:** No report

\* **Infrastructure Committee:** Alderman Dzierzanowski read and explained the following items:

**A. Resolution 12-R-0020** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with KLF Excavating, Inc., for Services Related to the Demolition of the Commercial and Multi-Family Residential Building Structure Located at 145-147 West Washington Street (for an amount not to exceed \$40,750.00) (removed and voted upon separately)

**B. Resolution 12-R-0021** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with Tree Tech Pros, Inc., for Professional Services Related to the 2012 Ash Tree Removal Program (for an amount not to exceed \$64,186.15)

**C. Resolution 12-R-0022** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with Nature's Tree, Inc., of Bedford Hills, New York (d/b/a Autumn Tree Care Experts, Inc., of Warrenville, Illinois) for Professional Services Related to the 2012 Forestry Maintenance Program (for an amount not to exceed \$62,759.50)

**D. Resolution 12-R-0023** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with Alaniz Landscapes Group, Inc., for Professional Services Related to the 2012 Parkway Tree Planting Program (for an amount not to exceed \$58,250.00)

**E. Resolution 12-R-0024** - A Resolution Authorizing the Mayor to Execute a Contract with Marcott Enterprises, Inc., for Course and Fine Aggregate Materials (for an amount not to exceed \$30,400.00)

**F. Resolution 12-R-0025** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with R.A. Mancini, Inc., for Services Related to the Illinois Route 64 Utility Relocation Project (for an amount not to exceed \$2,213,296.00)

**G. Resolution 12-R-0026** - A Resolution Authorizing the Acceptance of the Public Improvements for Roquette Properties, Inc., 2211 Innovations Drive, Geneva, Illinois

**H. Resolution 12-R-0027** - A Resolution Authorizing the Mayor to Execute a Contract with Thomas Engineering Group, LLC for Phase III Construction Oversight Services Related to the Illinois Route 64 Utility Relocation Project (for an amount not to exceed \$223,856.10)

**I. Resolution 12-R-0029** - A Resolution Authorizing the Mayor to Submit the Joint Purchasing Requisition to the State of Illinois Bureau of Strategic Sourcing & Procurement for Rock Salt for Season 2012-2013

**J. Approve** – The City Administrator's Execution of a Three Year Contract with Exelon Energy Company for the Supply of Electricity for the City's Water Treatment Plant, All Well Stations, and All Sanitary Lift Stations

Alderman Dzierzanowski made a motion, seconded by Alderman Beifuss, to approve the items on the Consent Agenda. During discussion, the Mayor asked Public Works Director if all these items went out for bid. Mr. Flatter said they all did except for Items G and H which did not require a bid. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Pineda, Radkiewicz, Murphy, Dimas, John Smith, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0.

\* **Public Affairs Committee:** No report.

\* **Finance Committee:** No report.

**9. Reports by Committees. From Item 8A: Resolution 12-R-0020** - A Resolution Authorizing the Mayor to Execute a Contract Agreement with KLF Excavating, Inc., for Services Related to the Demolition of the Commercial and Multi-Family Residential Building Structure Located at 145-147 West Washington Street (for an amount not to exceed \$40,750.00). Alderman Beifuss made a motion, seconded by Alderman Connelly, to approve Resolution 12-R-0020. (Alderman Dzierzanowski said he would excuse himself from the discussion as it might involve potential conflict with his union, the International Union of Operating Engineers. He is in Local 399, not 150. At 7:34 pm, Alderman Dzierzanowski left the Council chambers.) During discussion, Alderman Pineda made a motion, seconded by Alderman Stout, to send this item back to Committee to determine the legitimacy of the comments made earlier by Mr. McConachie. During discussion, Alderman Chassee asked if the Committee had looked at this. Alderman Beifuss said staff looked at the references which were excellent from various communities. For this project, the contractor has to pay the prevailing wage and be audited. The Mayor asked Public Works Director Flatter to provide information. Mr. Flatter said this is the Santa Maria Restaurant and apartments. Staff put the bid documents out and anyone can bid. After they received the bids, staff must verify the lowest responsible bidder. This was done on March 9, 2012. Staff did investigate the information and talked to the municipalities. Every municipality that had an issue, had it resolved to their satisfaction, and they would use the company again. Based on that, staff found no reason not to find KLF the lowest responsible bidder. Staff will ensure they perform properly. Mr. Guttman agreed with everything Mr. Flatter said. Voting Yea: 0. Voting Nay: Aldermen Chassee, Beifuss, Monroe, Pineda, Radkiewicz, Murphy, Dimas, John Smith, Connelly, Stout, Dzierzanowski, and Fuesting. Motion failed. Voting Yea on approving Resolution 12-R-0020: Alderman Chassee, Beifuss, Monroe, Pineda, Radkiewicz, Murphy, Dimas, John Smith, Connelly, Stout, and Fuesting. Voting Nay: 0. Motion carried.

Alderman Dzierzanowski returned to the Council Chambers at 7:42 pm.

**10. Unfinished Business.** None

**11. New Business.** None

**12. Correspondence and Announcements**

Alderman Pineda asked Chief Perez how the St. Baldrick's fundraiser went. Chief Perez said they raised about \$22,000.00

The Mayor said tomorrow is Election Day. The people who are running for office put in a lot of time and effort and it is your choice to get the best possible people to represent you. He and his family wished the best of luck to Alderman Murphy in his quest for the Forest Preserve position.

**Upcoming Meetings.** The Mayor announced the following meetings.

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| - March 20, 2012 | Plan Commission/Zoning Board of Appeals (cancelled) |
| - March 22, 2012 | Finance Committee                                   |
| - March 26, 2012 | Public Affairs Committee                            |
| - March 27, 2012 | Historical Preservation Commission                  |

**13. Executive Session.** There was no executive session.

**14. Items to be Referred for Final Action from Executive Session.** Not applicable.

**15. Adjournment.** At 7:44 pm, Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Motion was carried by voice vote.

Respectfully submitted,

Nancy M. Smith  
City Clerk

State of the City Address  
Mayor Michael Kwasman  
March 19, 2012

There's only one thing better than looking back on the close of a successful year, and that's looking ahead at what's planned for the next. Welcome to the State of the City of West Chicago, my annual report to the community.

As always, 2011 was the year of the customer. Our residents and businesses remained at the center of all strategy sessions, deliberations and decisions that took place on the committee and commission level, at staff meetings, and here in Council Chambers. With our sleeves rolled up and our pencils sharpened, we explored ways to enhance services, bring value-added benefits, increase communication, elevate image and save you money. The results which I will outline here tonight, contribute to the quality of life which we have all come to know and enjoy in West Chicago. West Chicago customers will be the beneficiaries of substantial savings as a result of the creative and strategic financial planning on the part of our staff. In April, the City fully called the bonds that were issued in 2002 to fund the construction of the water treatment plant. By calling the bonds and then making payment in full, the City will realize a savings of over \$4.3 million as a result of the debt being retired 10.5 years prior to its scheduled maturity. The true winners in this scenario are our customers, who will now benefit from stable water rates over the mid-term.

In fact, as a result of thoughtful planning, the 2012 Annual Budget total of \$51,203,000 is a decrease of 12.05% from the 2011 budget, as amended. Furthermore, the approved budget includes no service reductions as well as no tax, rate or fee increases; also of note, the property tax levy remained unchanged from 2011.

An increase in our sales tax and building permit revenue signals an increase in the investment being made in our community. This important economic indicator reveals that consumer confidence is returning and people are heeding the call to "shop local" and keep the funds in their own backyard. Also, based upon the increased number of property owners getting a deed certification, it appears that the housing market is improving in town.

Last year, residents played an active role in shaping our City government by approving a referendum that eliminates the elected City Treasurer position in 2013. By doing so, the voting public voiced concurrence in a structural change that will reduce the associated cost and improve efficiency through the elimination of the additional layer of bureaucracy that the position of Treasurer has come to represent – a direction which all but five remaining DuPage County communities have already taken.

The City also negotiated a renewed contract with Groot Industries, Inc. as its single waste hauler, an action that will continue to benefit our citizens. We are proud to offer one of the cheapest waste removal rates in comparison to our municipal competitors, with the senior rate being the best around by far. There will be no rate increase in the first year of the new contract, with only minimal annual increases thereafter. Our senior rate is and is expected to remain the lowest in the region. Additionally, every customer will receive a 65-gallon covered recycling cart to replace their current recycling bins. Our annual citywide amnesty collection in May and free seasonal leaf collection will continue. Plus, the renewed contract provides for an annual shredding event, free of charge to our residents.

And, while we can't take credit for it, the mild winter we've enjoyed will also help our bottom line. Dare I say it? No matter what Punxsutawney Phil says about those six more weeks of winter, chalk one up for the City. Any cost savings realized by not needing to pay staff overtime for after hour snow removal and the lower fuel usage that results from less plowing will be added to our reserves in case Mother Nature chooses to deliver a harsher winter next year.

Our financial strategy is sound, our municipality is healthy and we will continue to maintain a customer-centric focus on all platforms, products, services and experiences.

It's amazing what could be accomplished by accountable, responsible and transparent government practices.

That's just the beginning of the story, though. Diligence in other areas has also paid off. Our crime rate has continued to decline and a Strategic Plan created by our Police Department has positioned us for the future. Last December, an important first step was achieved toward improving the structure of the Department and thereby accomplishing the goals of the Plan as three sergeants were promoted to the newly established rank of Commander.

Led by Chief of Police Laz Perez, appointed to his position in 2011, our Police Department continues to strengthen ties in the community by partnering with citizens through programs like Open Gym, which was added recently to Pioneer School, National Night Out, Touch-a-Truck and more. Crime prevention measures and traffic enforcement continue to be a priority, as will a crime-free housing initiative.

We continue to hold our first responders and military veterans in the highest of esteem and on September 11, 2011, the community commemorated the anniversary of the terrorist attacks on America 10 years ago. We all appreciated the efforts of City Clerk Nancy Smith, and her husband Don, and their committee who created the meaningful observance that brought hundreds from our community to Reed-Keppler Park to pay tribute to those who lost their lives or risked them to help others, memorialize the events for future generations and celebrate America's strength and unity. Thanks to the West Chicago Park District Foundation, a magnificent sculpture is the centerpiece to a serene memorial garden at the Park, with beautiful benches donated by the West Chicago Garden Club.

I am proud to have brought other DuPage County leaders together to form the DuPage Veterans Foundation, a 501c3 organization with a mission to assist our military heroes. Our first initiative is to raise funds through an event at the DuPage Airport on Saturday, May 5, 2012, for Honor Flight Chicago. All WWII and active duty military are invited to attend free of charge for a tribute, lunch, musical entertainment by Legacy Girls and an incredible display of WWII era aircraft and other vehicles. I urge you to visit the Foundation's website: [www.dupageveteransfoundation.org](http://www.dupageveteransfoundation.org) to learn more, and to support this worthy project.

On the community development front, we have seen the start of several substantial building projects including the expansion of the West Chicago Middle School, Educare, Subco Packaging and a new building at Ball Horticultural.

Staff has been working with Menards in gaining approval from IDOT to install a traffic signal at its main entrance, improving safety as well as the development potential of the vacant land in the area. The project is in the design phase and is hoped to spark the interest of business location scouts in 2013 upon its completion.

We have recently welcomed some wonderful new businesses to the community – Mid-City Supper Club, Little Caesars Pizza, Changarro Restaurant, Egg Yolk Café, O'Reilly's Auto Parts and Platinum Dance Academy just to name a few. They are featured on our website in the Business section, where you will also find a West Chicago Business Directory for your convenience in locating our established local restaurants, merchants or service providers.

While business recruitment is always a priority and we look forward to many ribbon-cuttings this coming year, we also pay equal attention to business retention. Through programs like our shop local campaign, a construction-zone marketing plan that assisted businesses impacted by road construction, and a business recognition program, we continue to support our existing businesses, which are undeniably the economic engines of our City. I am deeply appreciative of the efforts of all of our businesses and would like to point out our six 2011 Brilliance in Business Award winners for what they have done to better our community:

- Siemens Industry, Inc. – a global leader in the energy economy, added a \$10 million dollar upgrade to two of its buildings on Harvester Road, and expects to hire 100 more employees this year;
- Sleep Innovations Inc. – a manufacturer which prioritized a spirit of generosity with a donation to victims of a local apartment fire;
- Kramer Tree Specialists – an internationally recognized arborist and community champion who donated the City's fully decorated Christmas tree;
- Main Street Family Dentistry, Office of Dr. Richard Smith - a downtown mainstay which has brightened countless community smiles through professional, connected care;
- Western DuPage Chamber of Commerce – for an innovative merger of not just two, but now three, successful organizations which aims to advance economic prosperity in three cities including West Chicago;
- And Deicke Scout Shop – for nurturing generations of Boy Scouts with the values of good citizenship and character while acting as a destination business for our community.

Please take time to view the Brilliance in Business video on the City's website to learn more about their accomplishments; and while you're there, also take a look at another clip that demonstrates the successful efforts of West Chicago to gain well-deserved exposure on ABC-TV's 190 North program that aired last October.

Citywide projects through our Public Works Department ensure we maintain our infrastructure and stay ahead of the curve on issues that impact our residents, businesses and visitors. Last year we began a seven-year plan to remove diseased, non-treatable Ash trees, while treating others that have a good chance of survival; plus we will be re-planting trees to replace the ones removed. This will ensure our community remains aesthetically pleasing and environmentally sustaining.

Projects that were prerequisites for the designation of a Quiet Zone for the EJ&E railroad were completed. These included the realignment of South Aurora Street and the closing of the existing at-grade crossing. Once concrete medians are installed adjacent to the Smith Road and Ann Street crossings, the City will submit its application to the Federal Railroad Administration to get a Quiet Zone designation.

We completed the engineering required to move our utilities for the North Avenue Reconstruction Project which involves widening Route 64 to six lanes from Route 59 to Kautz Road, which is anticipated to start in either 2012 or 2013; and also completed the engineering required to move our utilities for the Roosevelt Road/Kautz Road grade separation which will result in a bridge over the railroad crossing sometime in 2012 or 2013.

How about a home improvement upgrade that won't cost you anything? We began a City-wide water meter replacement program, whereby all existing water meter assemblies will be replaced at no cost to our water customers. In addition to reaping some cost savings and efficiencies that go along with all customers having the same type of water meter, the new system will allow the City to identify potential leaks in a customer's water service significantly sooner, thereby saving the customer money and potential water damage.

So what does the future hold?

2012 promises to hold significant progress and renewal for our community. It will mark the end of the thorium removal from residential properties, with the remaining focus on the cleaning-up of Kress Creek in Warrenville and Naperville.

And, what would you say to a game-changing development for downtown West Chicago? The City has acquired property along Washington Street in order to continue its efforts to revitalize the downtown and is looking for community input. The area will include new retail development, open space for community events, a new City Hall and possibly a Park District Community Center. We have hired the consulting firm of URS to develop a conceptual site plan for the area and architectural options for the buildings. These may be viewed on the City website, or in person at City Hall. Look for more news and more public forums on the West Washington Street Redevelopment Project in the near future.

We will continue to build on the current momentum being enjoyed at Gallery 200 and Gallery 200/STUDIO, which serves as an ongoing catalyst for downtown revitalization and which has introduced a wide audience to the heart of our community. Volunteers like Heidi Morris, Mandy Rakow, and Janet Gilleand have transformed the space at 200 Main Street, into a hip/historic center for the arts; a place where you could go to browse and buy a piece of original art, enjoy the musical talents of the tremendous up-and-coming performers of Local Music Night or catch a live production of Gallery Theater. The transcending power of the arts has taken root and is growing in West Chicago.

The launch of a mobile website marks a significant upgrade to the City's current communication efforts. It joins an integrated mix of multiple channels which the City uses to engage its constituents' diverse communication preferences. Those methods include our website, newsletter, E-News, Twitter, LED signage, YouTube, and coming soon, City pod casts. We will continue to look for ways to stay at pace with emerging technology and communication trends to ensure an effective flow of information on demand to our customers.

Like a well-oiled machine, our staff has done an amazing job of keeping the gears turning and the City-engine moving forward. I wish to thank each one of our employees for their efforts and commitment to providing exemplary service to our customers.

In closing, I wish to thank the City Council for the countless hours they put into understanding the issues, the talent they individually bring through their own personal skill sets, and the heart that is consulted for every decision. Their wards can be certain of its representation in our government.

Thank you and good night.