

These minutes were approved at the 1/4/16 City Council meeting as amended.

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
December 21, 2015

1. **Call to Order.** Mayor Ruben Pineda called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance to the Flag.** Alderman Sheahan led all in the pledge of allegiance.
3. **Invocation.** The City Clerk gave the invocation.
4. **Roll Call and Establishment of a Quorum.**

The City Clerk announced that Alderman Melissa Birch has changed her name to Melissa Ferguson.

Roll Call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., Donald F. Earley, Jayme Sheahan, Laura Grodoski, Alton Hallett, Sandy Dimas, Melissa Ferguson, John C. Smith, Mark Edwalds, Rebecca Stout, John F. Banas, and Noreen Ligino-Kubinski present. Alderman Kurt Meissner was absent. The Mayor announced a quorum.

City Clerk Nancy M. Smith was also present.

Also in attendance were City Attorney Patrick K. Bond, Public Works Director Rob Flatter, City Administrator Michael L. Guttman, Chief of Police Mike Uplegger, Community Development Director John D. Said, and Administrative Services Director Linda Martin.

5. Public Participation.

A. Public Hearing: 2016 Proposed Budget. Mayor Pineda opened the Public Hearing at 7:03. No one from the audience or City Council spoke for or against the proposed budget. The Mayor closed the Public Hearing at 7:04. Minutes for the public hearing are filed separately.

The following people spoke during Public Participation:

- 1) Marcia Casey, spoke against annexing her property on Town Road.
- 2) Ed Mokijewski, P.O. Box 763, Wayne, IL 60184, was not in favor of annexing his property. He wanted to know if he would have to connect to water and sewer right away. The Mayor said he does not have to tie into the water and sewer.
- 3) Dante Domenella, 4N328/4N325 Powis Road, West Chicago, had three questions regarding the forced annexation. He had asked if he would be able to connect to the water and sewer and was told that an engineer would have to examine the situation. However, there is a parcel that will never have water and sewer and he wished the City had told him that in the beginning. They will not be getting the health, safety, and welfare benefits of being in the City, so how will they be compensated. His second concern was how his real estate taxes would be affected. And third, what is the City doing to encourage economic growth since West Chicago has a high vacancy rate and high rental rate.
- 4) Marilyn Kroll, 199 W. North Avenue, #107, West Chicago, wished everyone a holy and happy Christmas and prosperous New Year. She related some of her “firsts” today. She would like to see the elimination of temporary positions and outsourcing by the City of code enforcement. She wants to be notified when the ribbon cutting will be held at the new Shell Gas Station. She thanked Public Works Director Flatter for the meeting in his conference room. She would like a follow up meeting about the budget because his department has the biggest expenditures in West Chicago to her knowledge. She again mentioned a job fair to be held with the Library and Chamber of Commerce. She has also left messages with METRA regarding getting grants to redesign the station.

6. City Council Meeting Minutes – December 7, 2015. Alderman Hallett made a motion, seconded by Alderman Banas, to approve the minutes of December 7, 2015, with no changes. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Grodoski, Hallett, Dimas, Ferguson, Smith, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: 0. Alderman Earley passed. Motion carried.

7. Corporate Disbursement Report. Alderman Smith made a motion, seconded by Alderman Dimas, to approve the December 21, 2015, Corporate Disbursement Report in the amount of \$1,179,010.58. Voting Aye: Aldermen Chassee, Beifuss, Earley, Sheahan,

Grodoski, Hallett, Dimas, Ferguson, Smith, Edwalds, Stout, Banas, and Ligino-Kubinski.
Voting Nay: 0. Motion carried.

Mayor Pineda announced that the matter to be voted upon after the Executive Session (Item 14) has been resolved so the Council can adjourn into the Executive Session.

Alderman Beifuss made a motion, seconded by Alderman Smith, to approve the lease for 305 Main Street. Voting Aye: Aldermen Chassee, Beifuss, Earley, Sheahan, Grodoski, Hallett, Dimas, Ferguson, Smith, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

8. Consent Agenda – Consideration of an Omnibus Vote.

* **Development Committee:** Alderman Stout read and explained the following items:

A. Ordinance 15-O-0063 – An Ordinance Approving a Third Amendment to the Final PUD Plan for Menards – 220 W. North Avenue

B. Resolution 15-R-0063 – A Resolution Approving a Plat of Easement for Ingress-Egress with Menard, Inc. South Side of North Avenue at Teresa Lane

C. Resolution 15-R-0064 – A Resolution Approving a Plat of Easement for Ingress-Egress, Stormwater Detention and Temporary Construction with Property Owners, North Side of North Avenue at Teresa Lane

D. Resolution 15-R-0065 – A Resolution Approving a Plat of Easement for Public Utilities with Property Owners, North Side of North Avenue at RJR West Chicago Subdivision

E. Resolution 15-R-0066 – A Resolution Approving a Plat of Abrogation for Existing Stormwater Detention, Ingress-Egress, Public Utilities and Watermain Easements with Property Owners, North Side of North Avenue at Wood Glen Subdivision

F. Resolution 15-R-0067 – A Resolution Approving a Plat of Abrogation for Existing Utility and Access Easements with Property Owners, North Side of North Avenue at RJR West Chicago Subdivision

G. Resolution 15-R-0068 – A Resolution Approving an Easement Agreement with Menard, Inc. and West Chicago Holdings, LLC

H. Ordinance 15-O-0039 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on Jenlor Court, Powis Road, and Smith Road

I. Ordinance 15-O-0043 – An Ordinance Rezoning Land from the ER-1, Estate Residential District to the M, Manufacturing District – the South Side of Smith Road and the East Side of Powis Road

J. Ordinance 15-O-0044 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on Powis Road

K. Ordinance 15-O-0045 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the M, Manufacturing District – 3N775 and 3N780 Powis Road

L. Ordinance 15-O-0046 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the East Side of Powis Road at the Northeast and Southeast Corners of North Avenue

M. Ordinance 15-O-0047 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the ORI, Office, Research and Light Industrial District – the East Side of Powis Road and the North Side of North Avenue

N. Ordinance 15-O-0048 – An Ordinance Rezoning Land from the ER-1, Estate Residential District to the M, Manufacturing District – the East Side of Powis Road and the South Side of North Avenue

O. Ordinance 15-O-0049 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the East Side of Powis Road between Powis Court and Arthur Drive

P. Ordinance 15-O-0050 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the M, Manufacturing District – the East Side of Powis Road between Powis Court and Arthur Drive

Q. Ordinance 15-O-0051 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the South Side of Lee Road between Pilsen Road and Lane Road

R. Ordinance 15-O-0052 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the South Side of Roosevelt Road between Commerce Drive and Town Road

S. Ordinance 15-O-0053 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the ORI, Office, Research and Light Industrial District – the South Side of Roosevelt Road between Commerce Drive and Town Road

T. Ordinance 15-O-0054 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the South Side of Roosevelt Road and the East Side of Town Road (removed and voted upon separately)

U. Ordinance 15-O-0055 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the ORI, Office, Research and Light Industrial District – the South Side of Roosevelt Road between Town Road and Kress Creek Drive

V. Ordinance 15-O-0056 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the M, Manufacturing District – the East Side of Town Road and South of Roosevelt Road (removed and voted upon separately)

W. Ordinance 15-O-0057 – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on Roosevelt Road between Kress Creek Drive and Pearl Road

X. Ordinance 15-O-0058 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the B-2, General Business District – the North Side of Roosevelt Road between Kress Creek Drive and Pearl Road

Y. Ordinance 15-O-0059 – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the ORI, Office, Research and Light Industrial District – the South Side of Roosevelt Road between Kress Creek Drive and Pearl Road

Alderman Stout made a motion, seconded by Alderman Banas, to adopt the above items except for Items T and V. During discussion, Alderman Smith said because he had not been able to be a part of the discussions regarding the annexations, he would have to abstain from voting. Voting Aye: Aldermen Chassee, Beifuss, Earley, Sheahan, Grodoski, Hallett, Dimas, Ferguson, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: 0. Alderman Smith abstained. Motion carried.

* **Finance Committee:** Alderman Dimas read and explained the following items:

Z. Ordinance 15-O-0062 – An Ordinance Adopting the Annual Budget for the City of West Chicago, DuPage County, Illinois, for the Fiscal Year Commencing January 1, 2016, and Ending December 31, 2016

AA. Ordinance 15-O-0040 – An Ordinance Levying Taxes on Property Within the Corporate Limits of the City of West Chicago as that Property is Assessed and Equalized for State and County Purposes for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016

BB. Ordinance 15-O-0041 – An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016, in and for the City of West Chicago Special Service Area No. 2

CC. Ordinance 15-O-0042 – An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016, and Ending December 31, 2016, in and for the City of West Chicago Special Service Area No. 27

Alderman Dimas made a motion, seconded by Alderman Chassee, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Earley, Sheahan, Grodoski, Hallett, Dimas, Ferguson, Smith, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

* **Item Not Sent to Committee:** Mayor Pineda read and explained the following item:

DD. Resolution 15-R-0069 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Alaniz Landscape Group, Inc., for Professional Services Related to the 2016 Parkway Tree Planting Program (for an amount not to exceed \$42,340.00)

Alderman Beifuss made a motion, seconded by Alderman Smith, to adopt the above item. Voting Aye: Aldermen Chassee, Beifuss, Earley, Sheahan, Grodoski, Hallett, Dimas,

Ferguson, Smith, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

9. Reports by Committees.

Alderman Stout made a motion, seconded by Alderman Earley (for purposes of discussion), to adopt Item **8.T. Ordinance 15-O-0054** – An Ordinance of the City of West Chicago, Illinois, Providing for the Annexation of Certain Territory Located on the South Side of Roosevelt Road and the East Side of Town Road and Item **8.V. Ordinance 15-O056** – An Ordinance Rezoning Land from the ER-1 Estate Residential District to the M, Manufacturing District – the East Side of Town Road and South of Roosevelt Road.

During discussion, Alderman Earley said annexing the land in Item T would not provide any benefit to the City as there would be no taxes and the City would be responsible for maintaining a long road. He also questioned the rezoning in Item V to M, Manufacturing District. The owner of a construction yard there is concerned he will have to move. The Mayor said the owner will be able to continue to operate his business, and could even sell it to someone who can continue the operation.

Voting Aye: Aldermen Chassee, Beifuss, Earley, ^{Per Ald Earley} Sheahan, Grodoski, Hallett, Dimas, Ferguson, Edwalds, Stout, Banas, and Ligino-Kubinski. Voting Nay: Alderman Earley. Alderman Smith abstained (for the same reasons as stated above). Motion carried.

10. Unfinished Business. None

11. New Business. None

12. Correspondence and Announcements.

Upcoming Meetings

- December 22, 2015	Historical Preservation Commission (cancelled)
- December 24, 2015`	Finance Committee (cancelled)
- December 28, 2015	Public Affairs Committee (cancelled)
- January 5, 2016	Public Affairs Committee

The City Clerk announced that tomorrow is the last official day to drop off toys at the Police Department for the Marine Corps Reserve's **Toys for Tots** program. The Mayor said this is a very successful event for the City. Toys should be unwrapped.

The Mayor said there is a box at City Hall to accept old holiday lights for recycling.

13. Mayor's Comments. The Mayor said tonight the budget for 2016 was approved. It shows that the City is being fiscally responsible, and remains solvent. The City does not spend money it does not have so it is still healthy and In the black. The Mayor thanked every Department for the work they put into it. The Mayor said he was very proud of this very good year. He said the City Council makes sure West Chicago stays responsible and will for another successful year.

The Mayor wished everyone a Merry Christmas and Happy Holidays. He urged everyone to remain safe over the holidays.

14. Executive Session. At 7:45 pm, Alderman Dimas made a motion, seconded by Alderman Ferguson, to adjourn into executive session to discuss personnel matters [5 ILCS 120/2(c)(1)] and review of Official Record [5 ILCS120/2(c)(21)]. Motion was carried by voice vote.

Minutes for the executive session are filed separately.

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

16. Adjournment. See above.

Respectfully submitted,

Nancy M. Smith
City Clerk