

These minutes were approved at the 12/18/17 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street

CITY COUNCIL MINUTES

Regular Meeting

December 4, 2017

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

Roll Call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., Heather Brown, Jayme Sheahan, Michael D. Ferguson, Alton Hallett, Sandy Dimas, Melissa Birch-Ferguson, Kurt Meissner, George L. Garcia, Rebecca Stout, Bonnie A. Gagliardi, and Noreen Ligino-Kubinski present. The Mayor announced a quorum.

City Clerk Nancy M. Smith was also present.

Also in attendance were City Attorney Patrick K. Bond, City Administrator Michael L. Guttman, Museum and Cultural Services Coordinator Sara Phalen, Police Commander Julio Calabrese, Community Development Director Tom Dabareiner, Marketing and Communications Coordinator Rosemary Mackey, and Business Development Coordinator Luis Martinez.

5. **Public Participation.** (The Mayor rearranged the agenda order.)

**B. Cultural Arts Commission – Public Art Master Plan and Other Projects; Honoring Judith Horsely.** Museum Director Sara Phalen was there representing the Cultural Arts Commission. She thanked the Commission members and the many volunteers who have helped to spread art throughout the City. The Street Banner Project is now ten years old. She was happy to recognize the 2017 winner, Judith Horsely, and presented her with her banner. This is Ms. Horsely's second win and she has been juried many other times. Ms. Horsely said it is a wonderful opportunity to enter the community Banner Project. It is good for beginners and others. The Mayor said when the City decided to help the Monarch butterflies, Ms. Horsely gifted him with several beautiful Monarch butterfly photographs which are hanging at City Hall. Ms. Phalen then talked about other upcoming projects and the Art Master Plan. The Plan will include information about why they are doing what they are doing and will tie in how the arts are important in economic development. She then thanked the Mayor and Council for their support.

**C. Proclamation: Support of Illinois Bicentennial Celebrations.** The Mayor read the Proclamation in support of the Illinois Bicentennial (copy attached). The Mayor said there was an Illinois Bicentennial flag raising ceremony today at noon in West Chicago and in all the municipalities in Illinois. Several Aldermen, the City Clerk, and the District 94 Superintendent were there. The West Chicago High School *a Capella* choir sang the national anthem, and the Mayor read the Proclamation.

The Mayor then spoke about the CERT program (Community Emergency Response Team) and how it is good for a community to be prepared in the event of an emergency. People can be certified in seven weeks, and any citizen can become certified. The Mayor wished to honor Aldermen Hallett and Garcia who recently passed the course by presenting their Certificates to them. The Mayor cited a fire early one morning in West Chicago and the temperature was 97 degrees. There were 15-17 fire departments there. The CERT team came out and provided assistance such as cooling chairs and snacks for the firemen. Now these two Aldermen are part of that team. The Mayor congratulated them.

**A. Presentation: Brilliance in Business Awards.** Marketing and Communications Coordinator Mackey and Business Development Coordinator Luis Martinez showed brief films of each of the 2017 winners of the Brilliance in Business Awards. After the film, Mayor Pineda congratulated and presented the award to each winner and thanked them for being in West Chicago.

1) Chris Mechanical Services, Inc., 396 Fenton Lane, Suite 605, has been named for Outstanding Small Business of the Year. The family-owned heating and air conditioning business has been in West Chicago for 14 years, and services DuPage, Kane, and portions of Cook and Lake Counties. When CEO Chris Gilbertsen started the company with two people, he had one goal in mind – to provide his customers with quality service at an affordable price. That goal is still in effect though the business has grown. Employee satisfaction is equally high on the list. The company has an active involvement in the

community. They sponsor a West Chicago baseball league, donate turkeys to the Knights of Columbus annually, and recently installed a new furnace, free of charge, in the Neighborhood Food Pantries in West Chicago. Family is important, including Frank, the family dog, who has a place in the business. He is featured in digital advertising sporting a red parka to promote “winter readiness.”

2) American Standard Circuits, Inc., 475 Industrial Drive, has been named for Outstanding Achievement in Design and Innovation. The company is an established leader in the manufacturing of quality printed circuit boards. They have proven how embracing research and development leads to innovations that serve a wide range of clients from medical and automotive to defense and aerospace markets. They have improved defense radar circuit boards, designed unique manufacturing technologies for aerospace applications, and developed circuit boards needed for automotive collision avoidance technologies. Their research and development, market expansion, and innovation have led to steady growth. From 2009 – 2016, the number of employees in West Chicago has grown from approximately 70 to 110 employees. Gordhan Patel, Founder and Owner, considered it a great honor to be recognized by the City of West Chicago. The Mayor said he was quite impressed with the fact that they make flexible circuit boards.

3) Buck Services, Inc., 401 Industrial Drive, was named for Outstanding Achievement for Health, Safety, and Environment. This is their second Brilliance in Business award, the first being in 2010 when they won the Economic Development Award for the purchase of a 17,000 square foot facility. This family owned business will soon celebrate 30 years of being a full service cleaning and maintenance business. The Bucholz brothers, John, Rob, Bill, and Joe were students at St. Francis High School in Wheaton where they cleaned the buildings after school for their tuition. From that grew the decision of a business creating and maintaining clean, comfortable and community oriented environments. They now service various industries from McHenry to the northwest suburbs as well as St. Michael's in Wheaton, their first secured account and where they went to grade school. They developed, “A Proven Concept in Cleaning and Maintenance” which provides a roadmap for employees and consistent, reliable services for their clients. They employ 225 people which they consider extended family. The next generation family member, Bill Bucholz III, has an educational and human resources background, particularly workplace safety. The addition of a dedicated Safety Day earned them a **Minimizing workplace Risk and Maximizing the Health and well-being (MRMH)** award from the Assurance Company

4) Timber Lake Apartments LLC, 1200 Kings Circle, has been named for Outstanding Achievement in Health, Safety and Environment. Co-owners Cornelia and Glenn Mueller have created a safe and healthy environment for residents of the 576 unit apartment complex. They have made extensive interior and exterior renovations including other amenities such as playgrounds, resource center and outdoor gathering spaces. They plan to expand additional parking and upgrade the large swimming pool facilities. They have strived to create a model community one person and one apartment at a time. To deliver their resident families the best of programs and opportunities, the Muellers work with partnering organizations: Wheaton Bible Church, Puente del Pueblo, Chicago Eagles Soccer, Community Fellowship Church, and Outreach Ministries, for after school programs, academic assistance, summer camps, and scholarship opportunities. Several students from Timber Lake Apartments have become the first in their families to go to college as a result. Inspiration resides around every corner from message boards in each building that inspire gratitude for the present and hope for the future to 34 sign posts containing positive affirmations that form a path around one of the playground areas and a wooden arch designed for school children that sends them off in the morning with a word of encouragement and greets them on their return with Home Sweet Home. The Mayor said when they took over the property, it was not in the best of condition. He walked the entire property, and it has really been really well renovated. Glenn and Cornelia Mueller spoke about how much the award means to them and how much they wish to make things better.

**6. City Council Meeting Minutes – November 20, 2017.** Alderman Brown made a motion, seconded by Alderman Chassee, to approve the minutes of November 20, 2017, with no changes. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

**7. Corporate Disbursement Report.** Alderman Dimas made a motion, seconded by Alderman Sheahan, to approve the December 4, 2017, Corporate Disbursement Report in the amount of \$416,600.23. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan,

Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, 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 17-O-0032** – An Ordinance Approving the City of West Chicago Roosevelt/Fabyan Tax Increment Redevelopment Plan and Project

**B. Ordinance 17-O-0033** – An Ordinance Designating the City of West Chicago TIF Redevelopment Project Area, in Connection with the Approval of the Roosevelt/Fabyan Redevelopment Plan and Project

**C. Ordinance 17-O-0034** – An Ordinance Adopting Tax Increment Financing for the City of West Chicago, DuPage County, Illinois, in Connection with the Designation of the City of West Chicago Roosevelt/Fabyan TIF Redevelopment Project Area

Alderman Stout made a motion, seconded by Alderman Gagliardi, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

City Administrator Guttman said at the first meeting in November, staff asked that this TIF matter be tabled as more discussion was needed with the other taxing bodies. They have come up with some benchmarks, for example, if the TIF goes for five years with nothing happening, it will cease. Some of the benchmarks will be seen in the first quarter of next year.

\* **Public Affairs Committee:** Alderman Chassee read and explained the following items:

**D. Approve** – St. Mary's Pro-Life March Event – Scheduled for Sunday, January 21, 2018

**E. Ordinance 17-O-0043** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Home Kitchen and Cottage Food Operations

**F. Resolution 17-R-0074** – A Resolution Providing for the Submission of an Advisory Public Question to the Electors of the City of West Chicago Regarding Whether to Permit Video Gaming within the Corporate Limits of the City of West Chicago (removed from the consent agenda and voted upon separately)

Alderman Chassee made a motion, seconded by Alderman Meissner, to adopt Items 8.D. and 8.E. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

\* **Items Not Sent to Committee:** Mayor Pineda read and explained the following items:

**G. Resolution 17-R-0070** – A Resolution Authorizing the Mayor to Execute a Certain Downtown Façade Grant Program Agreement – American Legion Post 300 – 123 Main Street (for an amount not to exceed \$4,821.00)

**H. Resolution 17-R-0072** – A Resolution Authorizing the Mayor to Accept a Plat of Easement for Watermain and Abrogation for Drainage and Public Utilities at 978 N. Neltnor Boulevard - Aldi

**I. Resolution 17-R-0073** – A Resolution Authorizing the Mayor to Accept a Plat of Easement for an Emergency Warning Siren at 1651 Atlantic Drive – Fire Station #5

Alderman Beifuss made a motion, seconded by Alderman Dimas, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting nay: 0. Alderman Birch-Ferguson abstained. Motion carried.

**9. Reports by Committees.** From 8.F. **Resolution 17-R-0074** – A Resolution Providing for the Submission of an Advisory Public Question to the Electors of the City of West Chicago Regarding Whether to Permit Video Gaming within the Corporate Limits of the City of West Chicago. Alderman Chassee made a motion, seconded by Alderman Stout, to approve

Resolution 17-R-0074. During discussion, the Mayor advised the Aldermen to stay on the topic. Alderman Beifuss said this is an important question and he felt it could be made clearer, and since this was a non-binding referendum, there would be some leeway. He offered a number of changes: refer to this as “gambling,” rather than gaming; provide some examples such as poker and blackjack. Alderman Chassee said the goal is to be as distinct, clear, and unbiased as long as we are in line with State statutes on gaming. She did not object to adding poker and blackjack as examples, but did object to changing the word to “gambling.” The license is for gaming. Alderman Garcia suggested that “gambling” be in parenthesis. Alderman Ferguson was concerned that the current wording could indicate ambiguity. Alderman Meissner was against using the word, “gambling” but was in favor of examples. He said they cannot let their opinions be in the wording.

Alderman Chassee made a motion, seconded by Alderman Stout, to add the words, “Shall video gaming, such as video poker and blackjack, be permitted in the City of West Chicago?”

During discussion, the Mayor said the City will be letting the residents know what will be on the ballot via the newsletter. The license will say “gaming. He felt that adding the examples would be fine, but not changing “gaming” to “gambling.”

Alderman Beifuss wanted to add another “whereas” to the Resolution that “the City Council is mindful of the social ills of problem gambling,” but no one wanted to add that.

Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

Alderman Chassee made a motion, seconded by Alderman Dimas, to eliminate from Resolution 17-R-0074, the seventh paragraph, beginning with “WHEREAS, since adoption....” since profit incentive was not discussed. During discussion Alderman Chassee said the business owners came to the City for video gaming because of the competition. Alderman Brown agreed with Alderman Chassee, to keep the matter non-biased. Alderman Garcia agreed with Alderman Brown.

Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Meissner, Garcia, Stout, Gagliardi, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

**10. Unfinished Business.** None

**11. New Business.** None

**12. Correspondence and Announcements.**

**Upcoming Meetings**

- December 5, 2017	Plan Commission/Zoning Board of Appeals (cancelled)
- December 7, 2017	Infrastructure Committee
- December 11, 2017	Development Committee
- December 14, 2017	Finance Committee

Alderman Chassee said the over 216 coats the Lions Club collected will be distributed on December 16, 2017, from 8:00 a.m. until noon at the First United Methodist Church. If you know of any family or entity that will be in need of winter clothing, please let them know. The Mayor said we all know someone who needs some help this winter, and this is a great program.

The City Clerk reminded everyone that the Community Holiday Party sponsored by the American Legion and VFW, would be this Saturday at the American Legion. Cost is \$20.00 per person, or \$35.00 for a couple. The event is open to everyone.

City Administrator Guttman said at the December 14<sup>th</sup> Finance Committee meeting, the proposed budget is 99% ready. They are waiting on some information about the Police Department and sales tax.

City Administrator Guttman said that during Thanksgiving his family gives thanks for everything. This Thanksgiving Day marked his 20<sup>th</sup> year with West Chicago. The average is five years. Mr. Guttman gave thanks to the Mayor and City Council for their incredible support with staff and mission and strategic plan.

Alderman Ferguson said on December 7, it will be the one year anniversary of his running for Third Ward Alderman.

**13. Mayor's Comments.** The Mayor said Frosty Fest was great with a large turnout, and the weather helped. The parade was wonderful. The Police Department and the Lions Club had over 1300 bags of popcorn. The staff was fabulous this year. There were over 80 entries in the 5K and people came from all over. Everything was spread out nicely along Main Street, from the Community Center, the American Legion, and Gallery 200. Special Events Coordinator Bethany Bayci ran a great operation. She put a lot of time into it. The Mayor said the snowman glasses were a big hit. The public address system needs some work.

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

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

**16. Adjournment.** At 8:28 p.m., Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Motion was carried by voice vote.

Respectfully submitted,

Nancy M. Smith  
City Clerk