

These minutes were approved at the 6/4/18 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street  
CITY COUNCIL MINUTES  
Regular Meeting  
May 21, 2018

1. **Call to Order.** Mayor Ruben Pineda called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance to the Flag.** Alderman Dimas 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, George L. Garcia, Rebecca Stout, Bonnie A. Gagliardi, and Noreen Ligino-Kubinski present. Aldermen Matthew E. Garling and Kurt Meissner were 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, and Community Development Director Tom Dabareiner.

**5. Public Participation.**

The following person spoke during Public Participation:

Mr. Eugene Rodgers, Purchasing Manager of WinCup, 1425 Hawthorne Lane, West Chicago, came to speak about their sewer bills. Because of the steam use, they do not have as much water going to the sewer as the amount that comes into the plant. Because of that, their sewer expenses have always been lower. They received new meters and now they are being charged 100% for the sewer. They are paying their bill, but only for the amount that they believe they are responsible for. He also said he has documentation available and they can give a tour of the plant. Both Mayor Pineda and City Administrator Guttman said they were aware of the situation and asked for more time and patience. City Administrator Guttman said the current situation is against Code, but WinCup should continue to pay what they believe they owe as the City needs more time to figure out the situation. WinCup will not get a cut off notice. The Mayor thanked Mr. Rodgers for his understanding.

**6. City Council Meeting Minutes – May 7, 2018.** Alderman Brown made a motion, seconded by Alderman Sheahan, to approve the minutes of May 7, 2018, with no changes. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Birch-Ferguson, Stout, Gagliardi, and Ligino-Kubinski. . Voting Nay: 0. Aldermen Dimas and Garcia abstained. Motion carried.

**7. Corporate Disbursement Report.** Alderman Dimas made a motion, seconded by Alderman Garcia, to approve the May 21, 2018, Corporate Disbursement Report in the amount of \$1,314,012.47. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, 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 18-O-0022** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Articles 4 and 10 of the Zoning Code Relating to Used Automobile Sales

**B. Ordinance 18-O-0023** – An Ordinance Granting a Special Use for a Used Automobiles Dealership and Certain Landscape Related Variances at 601 W. Roosevelt Road

**C. Ordinance 18-O-0024** – An Ordinance Approving a Special Use for a Car Wash and a Final PUD Amendment at 193 W. North Avenue

**D. Ordinance 18-O-0025** – An Ordinance Approving a Special Use for Contractors Equipment Sales and Leasing with an Ancillary Outside Storage Yard and Final PUD at 1555 Atlantic Drive

**E. Ordinance 18-O-0026** – An Ordinance Granting a Special Use for a Salvage and Recycling Facility and a Variance at 651 W. Washington Street

**F. Resolution 18-R-0034** – A Resolution Authorizing the Mayor to Adopt the 2018 Official Zoning Map for the City of West Chicago

**G. Resolution 18-R-0035** – A Resolution Authorizing the Mayor to enter Into a Certain Easement Encroachment Agreement – 563 Hickory Lane

**H. Resolution 18-R-0036** – A Resolution Approving the Kornerstone Resubdivision – 1555 Atlantic drive

**I. Resolution 18-R-0038** – A Resolution Approving the Crusher's Plat of Consolidation – 651 W. Washington Street

**J. Resolution 18-R-0040** – A Resolution Approving the Central Main Street Redevelopment Plan Update, and Acknowledging the Goals of Maximizing Open Space and Respecting the Potential Visual Impact to the Adjacent Residential Properties (removed and voted upon separately)

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

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

**K. Resolution 18-R-0032** – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Schroeder & Schroeder, Inc. for Services Related to the 2018 Sidewalk, Curb, and Gutter Maintenance Program (for an amount not to exceed \$121,838.75)

**L. Resolution 18-R-0033** – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with the County of DuPage, Illinois, for the Implementation of the National Pollutant Discharge Elimination System Program in the West Branch DuPage River and Fox River Watersheds

**M. Approve** – The Purchase of HMA Asphalt Materials from Plote Construction, Inc. (for an amount not to exceed \$46,000.00)

**N. Approve** – The Purchase of Four 2018 Ford Utility AWD Police Interceptor Vehicles from Currie Motors Fleet (for an amount not to exceed \$131,800.00)

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

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

**O. Resolution 18-R-0028** – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Signarama West Chicago (JRC Enterprises, LLC) for Professional Services Related to the Fabrication and Installation of Entrance Signs for City Hall, Police Station, Water Treatment Plant, and the Regional Wastewater Treatment Plant

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

**9. Reports by Committees.** None

**10. Unfinished Business.** From 8.J. **Resolution 18-R-0040** – A Resolution Approving the Central Main Street Redevelopment Plan Update, and Acknowledging the Goals of Maximizing Open Space and Respecting the Potential Visual Impact to the Adjacent Residential Properties. Alderman Stout made a motion, seconded by Alderman Chassee, to approve Resolution 18-R-0040. During discussion, Alderman Beifuss said the plan covers his neighborhood. He feels the density is too high. It calls for 420 units of which 400 are apartments. More open/green space is needed for children. He wondered if the plan was for the residents or developers.

Alderman Chassee said this plan provides a road map. The City is not tied to it and it is not written in stone. She said there is a danger in trying to have a plan that meets every detail. The City should see what the development community has to offer.

Alderman Brown was concerned about relocating City Hall. She wanted to know how far ahead this plan will be as the current City Hall will be undergoing some changes. Mayor Pineda said the current changes planned for City Hall are for the safety of the employees. The new City Hall will be a few years down the road. City Administrator Guttman said when he came here 19 ½ years ago, he was given the project of a New City Hall.

Alderman Stout said there was a lot of discussion of this item at the Development Committee. They concluded that not everyone would be happy. They took note of the concerns and made them part of the resolution. This plan is a guide line and a starting point.

Alderman Dimas agreed with Alderman Beifuss that the density is excessive and agreed with Alderman Chassee that this is just a starting point. The potential visual impact must be considered.

Alderman Garcia also agreed with Alderman Chassee. Density is needed to support the businesses. Although he would like a lot of green space, he would rather err on the side of density. He would like to maximize the number of people coming into town.

Mayor Pineda said this is the early part of this project. His opinion is that density is needed to get businesses downtown. He also said this is a road map and not set in stone. While the City must come into the 21<sup>st</sup> Century, he does not want to lose the hometown look. When developers come in, we can tell them what we want. We do not want to scare them away. He said a lot of developers do not want to come to West Chicago because they think it is too hard to get things accomplished. He does not want to have that reputation any more.

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

**11. New Business.** None

**12. Correspondence and Announcements.**

**Upcoming Meetings**

- May 24, 2018	Plan Commission/Zoning Board of Appeals (cancelled)
- May 29, 2018	Public Affairs Committee
- May 29, 2018	Historical Preservation Commission

The City Clerk said National Poppy Day is May 25, 2018, but poppies can be worn year round. She had poppies available.

Alderman Birch-Ferguson said the American Legion Auxiliary is sponsoring a **Christmas in July** program to provide local veterans with needed items. There is a box (in Christmas wrapping) at the American Legion bar for donations. Items needed include toiletries, socks, paperback books, puzzle books, magazines, grooming items, zip lock style snack and sandwich bags, individually wrapped snacks, and decks of cards. Donations will be accepted through June 8, 2018.

City Administrator Guttman said the Council is in a very enviable situation with regards to the Main Street redevelopment plan. The City owns most of the land. Developers will want to know how much land will cost. He will bring the RFQ to the Development Committee to cover all the points which the Council wants.

**13. Mayor's Comments.** The Mayor said we have Memorial Day. He was asked again and very honored, to be giving a speech that day. The observance will be Memorial Day at 10:00 am at Oak Wood Cemetery. He would like to see people out there and honor those who gave us our freedom.

**America in Bloom:** the Mayor said we are trying to make this a continuing event. Thirteen beds were planted downtown last Saturday. While not one Alderman was out there, there were great volunteers – some came from out of town. They love what West Chicago is doing. The Mayor would like the Alderman to join in some of these events. It is important for people to see our elected officials involved. If the City gets the nod from **American in Bloom** it will

be a great thing. There are a lot of great partners in this endeavor to include the West Chicago Park District, and Ball Seed will provide plants and labor for all the monument signs.

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

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

**16. Adjournment.** At 7:47 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