

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
March 15, 2021

The City Council meeting of March 15, 2021, was held partly remote (via Zoom) and partly on site due to the coronavirus pandemic.

1. **Call to Order.** Mayor Ruben Pineda (on site) called the meeting to order at 7:00 pm. The Mayor said it was determined that in person meetings are not practical and prudent at this time.
2. **Pledge of Allegiance.** Alderman Morano 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, Alton Hallett, Melissa Birch-Ferguson, Sandy Dimas, Jeanne Short, Rebecca Stout, John E. Jakabcsin, and Joseph C. Morano present remotely. Alderman Matthew Garling was present on site. Alderman Christopher Swiatek was absent. The Mayor announced a quorum.

Also in attendance were City Administrator Michael Guttman, City Attorney Patrick Bond, Community Development Director Tom Dabareiner, and Public Works Director Rob Flatter (remotely). Interim Chief of Police Chris Shackelford was present on site.

City Clerk Nancy M. Smith also was present on site.

5. **Public Participation.** No one participated.

A. Proclamation: Mayors' Monarch Pledge. The Mayor read the Monarch Pledge Proclamation, which noted the 90% decline in monarch butterflies in the last two decades and the need for everyone to make a difference by planting native milkweed and nectar plants for the butterflies and other pollinators. In 2017 the West Chicago City Council adopted a resolution to support their preservation and now the Mayor is proclaiming March 31, 2021, as "MAYORS' MONARCH PLEDGE DAY" in West Chicago and is encouraging everyone to take steps to continue to increase the planting of milkweed and nectar plants. The Mayor further said this is a program we want to keep going.

6. City Council Meeting Minutes of March 1, 2021. Alderman Garling made a motion, seconded by Alderman Chassee, to approve the minutes of March 1, 2021, with no changes. Voting Aye: Alderman Chassee, Beifuss, Brown, Sheahan, Hallett, Birch-Ferguson, Dimas, Garling, Short, Stout, Jakabcsin, and Morano. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Chassee, to accept the March 1, 2021, Corporate Disbursement Report for \$698,047.55. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Birch-Ferguson, Dimas, Garling, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

8. Consent Agenda

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

A. Ordinance 21-O-0002 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Articles IV, VI, and IX of the Zoning Code Relating to Short-Term Home Rentals (removed and voted upon separately)

B. Ordinance 21-O-0007 – An Ordinance Granting a Special Use Permit for a Motor Vehicle Care Center – 1092 Carolina Drive, Unit 3

C. Resolution 21-R-0017 – A Resolution Authorizing the Mayor to Adopt the 2021 Official Zoning Map for the City of West Chicago

D. Resolution 21-R-0018 – A Resolution Approving the Final Plat of Subdivision for Phase 2 of Trillium Farm

Alderman Stout made a motion, seconded by Alderman Birch-Ferguson, to adopt Ordinance 21-O-0007, and approve Resolutions 21-R-0017 and 21-R-0018. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Birch-Ferguson, Dimas, Garling, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

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

E. Resolution 21-R-0012 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Starnet Technologies for Professional Services Related to the Lift Station No. 1 Control Building Repair Project (for an amount not to exceed \$30,000.00)

F. Resolution 21-R-0013 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with A. Lamp Concrete Contractors, Inc. for Services Related to the Hillside Addition and Roosevelt Highlands Subdivision Rehabilitation Project (for an amount not to exceed \$853,237.14)

G. Resolution 21-R-0014 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with KLM Engineering, Inc. for Professional Engineering Services Related to the 2021 Booster station #4 Ground Storage Tank Rehabilitation Project (for an amount not to exceed \$58,122.00) (removed and voted upon separately)

H. Resolution 21-R-0015 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Emerald Tree Care, LLC for Services Associated with the 2021 Emerald Ash Borer Insecticidal Treatment Program (for an amount not to exceed \$82,325.00)

I. Resolution 21-R-0016 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Layne Christensen Company for Professional Services Related to the 2021 Well Station No. 10 Rehabilitation Project (for an amount not to exceed \$297,764.00)

J. Resolution 21-R-0019 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Crystal Maintenance Services Corporation for 2021 Janitorial Services for Municipal Buildings (for an amount not to exceed \$69,653.00)

Alderman Beifuss made a motion, seconded by Alderman Dimas, to approve Resolutions 21-R-0012, 21-R-0013, 21-R-0015, 21-R-0016, and 21-R-0019. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Birch-Ferguson, Dimas, Garling, Short, Stout, Jakabcsin and Morano. Voting Nay: 0. Motion carried.

Finance Committee: No actions required.

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

K. Resolution 20-R-0069 – A Resolution Authorizing the Mayor to Execute a Certain Intergovernmental Agreement with the Board of Education of West Chicago School District #94 – School Resource Officer

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

Items Not Sent to Committee: The Mayor read and explained the following items:

L. Ordinance 21-O-0008 – An Ordinance Providing for Real Estate Tax Abatement – Scannell Properties #371 LLC

M. Ordinance 21-O-0009 – An Ordinance Providing for Real Estate Tax Abatement – Alton Industries LTD

N. Ordinance 21-O-0010 – An Ordinance Amending Appendix G – Fee Schedule, Section 2.1 – Annual Licenses and Related Fees, of the Code of Ordinances of the City of West Chicago

Alderman Chassee made a motion, seconded by Alderman Stout, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Birch-Ferguson, Dimas, Short, Stout, Jakabcsin and Morano. Voting Nay: Alderman Garling. Motion carried.

9. Reports by Committees: None

10. Unfinished Business:

From Item 8A: **Ordinance 21-O-0002** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Articles IV, VI, and IX of the Zoning Code Relating to Short-Term Home Rentals

Alderman Stout made a motion, seconded by Alderman Birch-Ferguson, to adopt Ordinance 21-O-0002. During discussion, Alderman Garling apologized for missing the Development Committee meeting where this was discussed, but he was concerned that this ordinance may have reached too far, (how long they can rent for etc.) and he was concerned with the fairness issue. Condominiums have to go through a special use permit. He would like to see this

evaluated a little more. Alderman Garling made a motion, seconded by Alderman Brown, to table this item and send it back to committee. Voting Aye: Aldermen Brown, Hallett, and Garling. Voting Nay: Aldermen Chassee, Dimas, Short, Jakabcsin, Beifuss, Sheahan, Birch-Ferguson, Stout, and Morano. Motion did not carry.

Discussion continued with Alderman Beifuss wishing to amend the ordinance by having a review in a year to see if any changes should be made. He would prefer to have the ordinance start out stricter and ease up later if need be. It is difficult to try to get stricter later as that would be considered a taking. Alderman Brown said the Ordinance is a bit strict at this point. Alderman Chassee said that in light of a shooting in another community, the City should be on the leading edge to make sure our residents are protected. Alderman Beifuss said he would have no problem seeing what has been done in a year. Aldermen Birch-Ferguson and Jakabcsin would like to see it start strict and review in a year.

City Attorney Bond recommended the Council to give direction to staff to have this placed on the appropriate Committee near the end of the year. Alderman Beifuss agreed and said staff should direct staff to put this one the agenda in a year.

Voting Aye on the ordinance: Aldermen Chassee, Beifuss, Brown, Sheahan Hallett, Dimas, Birch-Ferguson, Garling, Short, Stout, Jakabcsin, and Morano. Voting Nay: 0. Motion carried.

From Item 8G: Resolution 21-R-0014 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with KLM Engineering, Inc. for Professional Engineering Services Related to the 2021 Booster station #4 Ground Storage Tank Rehabilitation Project (for an amount not to exceed \$58,122.00)

Alderman Garling made a motion, seconded by Alderman Dimas, to approve Resolution 21-R-0014. Voting Aye: Alderman Chassee, Beifuss, Brown, Sheahan, Hallett, Dimas, Birch-Ferguson, Garling, Short, Stout, Jakabcsin, and Morano. Motion carried.

11. New Business: None

12. Correspondence and Announcements

Upcoming Meetings

March 16, 2021	Plan Commission/Zoning Board of Appeals (cancelled)
March 22, 2021	Public Affairs Committee
March 23, 2021	Historical Preservation Commission
March 25, 2021	Finance Committee (cancelled)
April 1, 2020	Infrastructure Committee

13. Mayor's Comments. The Mayor was very excited to announce that it was a great morning. So far, West Chicago has administered 5,000 COVID-19 vaccinations. There were 600 shots given this morning at Jel-Sert. The demand is still higher than supply, but his goal is to get every resident vaccinated. The Mayor spoke of the many entities he has been working with (County, Jewel-Osco Albertson's, DuPage Airport, etc.). Vaccines are available in other communities and if our residents are willing to drive to those places, they may get vaccinations. The Mayor is working on a plan to get home bound seniors their vaccinations. VNA has a mobile unit. The Mayor said we need to thank State Senator Karina Villa and State Representative Maura Hirschauer for all their efforts.

14. Executive Session. There was no need for an executive session.

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

16. Adjournment. At 7:42 pm, Alderman Chassee made a motion, seconded by Alderman Dimas, to adjourn. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Dimas, Birch-Ferguson, Dimas, Garling, Short, Stout, Jakabcsin, and Morano. Voting Nay: 0. Motion carried.

Respectfully submitted,



Nancy M. Smith
City Clerk