

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**CITY COUNCIL MEETING
MONDAY, APRIL 4, 2022 - 7:00 P.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS**

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Invocation**
- 4. Roll Call and Establishment of a Quorum**
- 5. Public Participation**

The opportunity to speak to the City Council is provided for those who have a question or comment on an agenda item or a City of West Chicago issue. The City Council appreciates hearing from our residents and your thoughts and questions are valued. The City Council strives to make the best decisions for the City and public input is very helpful.

Respect for the duties of the City Council and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Mayor. Comments that are personally condescending will not be permitted. Speakers shall be courteous and should not make statements that are personally disrespectful to members of the City Council or City staff.

Please use the podium in the center aisle. Please announce your name and address (if acceptable) before commencing – all public comments are limited to three (3) minutes and each citizen will be permitted to speak only once. It is the City Council's policy not to engage in dialogue during Public Comment. Any questions raised will be addressed by City staff or an elected official outside of the City Council meeting.

- 6. City Council Meeting Minutes of March 21, 2022**
- 7. Corporate Disbursement Report
- April 4, 2022 (\$958,052.84)**

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

8. Consent Agenda

● **Items Not Sent to Committee:**

A. Ordinance No. 22-O-0013 - Approve an Ordinance Amending the Code of Ordinances of the City of West Chicago – Chapter 3, Section 3-9 (3) and Increasing the Number of Class A-1 Liquor Licenses to Three (Upon Passing the Background Check) for Valsep Restaurant, LLC d/b/a Los Comales.

B. Concur with the Mayor’s Appointment of Thomas M. Slattery to the Plan Commission/Zoning Board of Appeals for a Term Ending April 2024.

9. Reports by Committees

10. Unfinished Business

11. New Business

12. Correspondence and Announcements

Upcoming Meetings

April 5, 2022	Plan Commission/ZBA
April 7, 2022	Infrastructure Committee
April 11, 2022	Development Committee

13. Mayor’s Comments

14. Executive Session

- A. Land Acquisition – 5 ILCS 120/2 (C) (5) (6)**
- B. Litigation – 5 ILCS 120/2 (C) (11)**
- C. Personnel Matters – 5 ILCS 120/2 (C) (1)**
- D. Review of Official Record – 5 ILCS 120/2 (C) (21)**

15. Items to be Referred for Final Action from Executive Session.

16. Adjournment

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
March 21, 2022

The City Council meeting of March 21, 2022, 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 Dettmann led all in the pledge of allegiance.

3. Invocation. None

4. Roll Call and Establishment of a Quorum.

Roll call found Aldermen James E. Beifuss, Jr., Heather Brown, Jayme Sheahan, Alton Hallett, Sandy Dimas, Rebecca Stout, Matthew Garling, Christine Dettmann and Joseph C. Morano present remotely. Aldermen Lori J. Chassee, Matthew Garling, Jeanne Short, John E. Jakabcsin, and Christopher Swiatek were absent. The Mayor announced a quorum.

Also in attendance remotely were City Administrator Michael Guttman, City Attorney Patrick Bond, Community Development Director Tom Dabareiner, Public Works Director Mehul Patel, and Chief of Police Colin Fleury.

5. Public Participation. None

6. City Council Meeting Minutes of March 7, 2022. Alderman Stout made a motion, seconded by Alderman Dimas, to approve the minutes of March 7, 2022, with no changes.

Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Stout, and Morano. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Dettmann to accept the March 7, 2022, Corporate Disbursement Report for \$405,901.62.

Alderman Melissa Birch-Ferguson joined the meeting.

Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Birch-Ferguson, Stout, and Morano. Voting Nay: 0. Motion carried.

8. Consent Agenda

*** Development Committee:**

A. Ordinance 22-O-0009 – An Ordinance Modifying the City Code and Establishing an Economic Development Commission in the City of West Chicago, Illinois.

B. Ordinance 22-O-0010 – An Ordinance Adopting Amendments to the Future Land Use Map.

C. Ordinance 22-O-0011 – An Ordinance Approving a Special Use Permit for Outside Storage Ancillary to a Permitted Use – 348 Charles Court.

D. Resolution 22-R-0019 – A Resolution Authorizing the Mayor to Adopt the 2022 Official Zoning Map for the City of West Chicago.

Alderman Stout made a motion, seconded by Alderman Birch Ferguson, to adopt and approve the above items.

Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Birch-Ferguson, Stout, and Morano. Motion carried.

*** Infrastructure Committee:**

E. Ordinance 22-O-0002 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Chapter 15 (Public Ways), Adding a New Article VI – General Standards for Small Wireless Facility Design, Stealth, and Concealment, Section 15-68 – 15-77.

F. Resolution 22-R-0012 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Layne Company for Professional Services Related to the 2022 Well Station No. 6 Rehabilitation Project (for an amount not to exceed \$162,015.00).

G. Resolution 22-R-0013 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Layne Company for Professional Services Related to the 2022 Well Station No. 5 Rehabilitation Project (for an amount not to exceed \$317,960.00).

H. Resolution 22-R-0015 – A Resolution Authorizing the Mayor to Execute a Contract Agreement with Emerald Tree Care, LLC for Services Associated with the 2022 Emerald Ash Borer Insecticidal Treatment Program (for an amount not to exceed \$22,155.00).

I. Resolution 22-R-0017 – A Resolution Authorizing the Mayor to Execute a Contract with SKC Construction, Inc. of West Dundee, Illinois, for the 2022 Crack Sealing Program (for an amount not to exceed \$100,000.00).

J. Resolution 22-R-0018 – A Resolution Authorizing the Mayor to Execute a Contract (Base + Alternate) with Classic Landscape, Ltd. for Landscape Maintenance Services Related to the 2022 Right-of-Way Maintenance Program (for an amount not to exceed \$149,860.00).

Alderman Beifuss made a motion, seconded by Alderman Morano, to adopt and approve the above items.

Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Birch-Ferguson, Stout, and Morano. Motion carried.

*** Items Not Sent to Committee:**

K. Approve Travel Expenses, Up to \$500.00, for Mayor Ruben Pineda to Attend the Illinois Municipal League Conference from March 22-24, 2022.

L. Ordinance 22-O-0012 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Chapter 3, Section 3-12 (c) Decreasing C-3 and Increasing C-5 Liquor Licenses (Carniceria Jimenez).

Alderman Stout made a motion, seconded by Alderman Dimas, to adopt and approve the above items.

Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Birch-Ferguson, Stout, and Morano. Motion carried.

9. Reports by Committees: None

10. Unfinished Business: None

11. New Business: Alderman Brown wanted a poll be done to return to in-person meetings. Mayor Pineda said all meetings are being returned to in-person in April.

12. Correspondence and Announcements

Upcoming Meetings

March 22, 2022	Historical Preservation Commission (cancelled)
March 24, 2022	Finance Committee (cancelled)
March 28, 2022	Public Affairs Committee (cancelled)

13. Mayor's Comments. The Mayor expressed excitement about starting an Economic Development Commission.

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 7:15 pm, Alderman Stout made a motion, seconded by Alderman Dimas, to adjourn. Voting Aye by Roll Call Vote: Alderman Beifuss, Brown, Sheahan, Hallett, Dettmann, Dimas, Birch-Ferguson, Stout, and Morano. Voting Nay: 0. Motion carried.

Respectfully submitted,

Michael Guttman
City Administrator

CITY OF WEST CHICAGO

CITY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 22-O-0013 – Amending Section 3-9(3) of the City Code and Increasing the Number of Class A-1 Liquor Licenses – Los Comales

AGENDA ITEM NUMBER: _____**FILE NUMBER:** _____**COMMITTEE AGENDA DATE: N/A**
COUNCIL AGENDA DATE: 4/4/2022**STAFF REVIEW:****SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:****SIGNATURE** _____**ITEM SUMMARY:**

The attached Ordinance does three things: (1) changes the Liquor Code to align our eligibility requirements with the State's; increases the number of A-1 Liquor Licenses to three; and (3) removes the square footage restrictions (but keeps the seating capacity requirements) for A-1 and A-2 liquor licenses per previous direction from the Liquor Control Commission.

STAFF RECOMMENDATION:

Staff recommends adoption of Ordinance No. 22-O-0013.

COMMITTEE RECOMMENDATION:

The Liquor Control Commission recommends approval of the elimination of the square footage restrictions, indicated previously that any restaurant liquor licenses with which staff has no issues go directly to the City Council and there was no objections raised about aligning the City's eligibility requirements with the State's.

ORDINANCE NO. 22-O-0013

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF WEST CHICAGO - CHAPTER 3, SECTION 3-9 (3) AND
INCREASING THE NUMBER OF CLASS A-1 LIQUOR LICENSES FOR
Valsep Restaurant, DBA Los Comales**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST CHICAGO,
ILLINOIS, IN REGULAR SESSION ASSEMBLED AS FOLLOWS:

SECTION 1. That Section 3-9 (3) of the Code of Ordinances of the City of West Chicago is hereby amended as follows:

“Sec. 3-9.- Persons ineligible to be licensed.

No such license shall be issued by the local liquor control commissioner to:

(3) A person who is not a citizen of the United States. If a person is not a citizen of the United States, the individual shall provide proof that the applicant(s) is/are lawfully allowed to be in the United States for the duration of the liquor license, or any renewals thereof.”

SECTION 2. Subject to passing the required background check, the number of A-1 Liquor Licenses shall be increased to three for Valsep Restaurant, LLC d/b/a Los Comales (200 S. Neltnor Blvd, #400).

SECTION 3. That Section 3-10(a) of the Code of Ordinances of the City of West Chicago be amended as follows:

“*On premise restaurant license—Class A.*

Class A-1 license authorizes the retail sale, on the premises specified, of alcoholic liquor by the drink for consumption on restaurant premises. Alcoholic liquor may only be sold during the period when regular food service from the restaurant is available. All liquor service shall be from a service bar not available for customer use. To qualify for a Class A-1 license, a restaurant must seat not less than fifty (50) persons.

Class A-2 license authorizes the retail sale, on the premises specified, of alcoholic liquor by the drink for consumption on restaurant and lounge premises. Alcoholic liquor may only be sold during the period when food service from the restaurant kitchen is available. If regular food service is not available the licensee must provide a printed bar menu. To qualify for a Class A-2 license, a restaurant must seat not less than one hundred (100) persons.

Class A-3 license authorizes the retail sale, on the premises specified, of alcoholic liquor by the drink for consumption on the premises. Alcoholic liquor may only be sold when food service from the restaurant is available. To qualify for an A-3 license, a

restaurant must be located in the B-1 Central Business District as defined in Appendix A [section 10.2](#) of this Code.”

SECTION 4. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 4th day of April 2022.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Jakabcsin	_____	Alderman J. Morano	_____

APPROVED as to form: _____

City Attorney

APPROVED this 4th day of April 2022.

Mayor Ruben Pineda

ATTEST:

Valeria Perez, Deputy City Clerk

PUBLISHED: _____