

These minutes were approved at the 4/17/23 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street

CITY COUNCIL MINUTES

Regular Meeting

April 3, 2023

1. Call to Order. Mayor Ruben Pineda called the meeting to order at 7:00 p.m. on April 3, 2023.

2. Pledge of Allegiance. Alderman Beifuss led all in the Pledge of Allegiance.

3. Roll Call and Establishment of a Quorum.

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

Also in attendance were Director of Public Works Mehul Patel, Director of Community Development Tom Dabareiner, Assistant City Administrator Tia Messino, Economic Development Coordinator Kelley Chrise, and City Attorney Mary Dickson.

4. Public Participation.

A. Joe Nuccio - Joe Nuccio shared frustration with a roofing contractor experience where he asserts the work and materials were subpar. He detailed the legal and financial challenges that arose from this and requested that the City consider a thorough roof inspection permit program.

5. City Council Meeting Minutes of March 20, 2023. Alderman Garling made a motion, seconded by Alderman Swiatek, to approve the minutes of March 20, 2023.

Voting Aye by Roll Call Vote: Chassee, Beifuss, Stout, Birch Ferguson, Short, Dimas, Dettmann, Morano, Brown, Garling, Sheahan, Jakabcsin, Hallett, and Swiatek. Motion carried.

6. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Chassee to approve the April 3, 2023, Corporate Disbursement Report in the amount of \$708,030.65.

Voting Aye by Roll Call Vote: Chassee, Beifuss, Stout, Birch Ferguson, Short, Dimas, Dettmann, Morano, Brown, Garling, Sheahan, Jakabcsin, Hallett, and Swiatek. Motion carried.

7. Consent Agenda

*** Items Not Sent to Committee:**

A. **Resolution No. 23-R-0034** – Authorizing the Mayor to Execute an Amended Downtown Façade Grant Program Agreement with Yolanda Peterson – 124 Main Street.

B. **Resolution No. 23-R-0035** – Authorizing the Mayor to Execute a Downtown Façade Grant Program Agreement with 124 Main WC LLC – 124 Main Street.

C. **Resolution No. 23-R-0036** – Authorizing the Mayor to Execute a Downtown Retail and Restaurant Grant Program Agreement with Yolanda Peterson – 124 Main Street.

The consent items were pulled by Alderman Brown who expressed concern about the precedent this sets.

Alderman Garling noted that this is a precedent and asked if we had an idea of how many outstanding cases could come back and request an extension like this.

Community Development Director Tom Dabareiner said we do not but we do set aside money in the general fund for this just in case. He noted that the business in this case was negatively impacted by COVID.

Alderman Chassee shared that this business and its owners have been in this community a long time and the pandemic provided a unique challenge. Our community has a good track record with supporting restaurants successfully.

Alderman Dimas commented that we have had a lot of empty businesses on Main St. and finds this venture worth the investment.

Alderman Beifuss noted that the money has been budgeted and future funds can also be budgeted for other needed projects.

Alderman Stout asked attorney Mary Dickson to confirm that this does not put us in any legal trouble. Dickson confirmed we are legally protected by the program language. Dabareiner agreed.

Alderman Stout continued that this project was in the works pre-COVID and we owe it to our small businesses.

Alderman Brown noted she understood the perspectives and that she wants to support small businesses. She asked Community Development Director Dabareiner again if he could provide any context to outstanding permits, and he confirmed he could not because the data is not collected in that manner.

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

Voting Aye by Roll Call Vote: Chassee, Beifuss, Stout, Birch Ferguson, Short, Dimas, Dettmann, Morano, Brown, Garling, Sheahan, Jakabcsin, Hallett, and Swiatek. Motion carried.

8. Reports by Committees: None

9. Unfinished Business: None

10. New Business: None

11. Correspondence and Announcements

Upcoming Meetings

April 4, 2023	Plan Commission/ZBA
April 6, 2023	Infrastructure Committee
April 10, 2023	Development Committee

Alderman Brown: Reminder on Consolidated elections tomorrow.

Alderman Dettmann: Has additional flyers for the cleanup event on April 29th.

12. Mayor's Comments. Mayor Pineda mentioned he voted early and for everyone to make sure where their polling place is. He said while there isn't as much on the ballot people should still exercise their right to vote.

13. Executive Session – 5 ILCS 120/2 (C) (3)

At 7:20 p.m., Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. All Aldermen voted aye by Roll Call Vote.

Respectfully submitted,

Tia Messino
Assistant City Administrator