

These minutes were approved at the 12/02/24 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street  
CITY COUNCIL MINUTES  
Regular Meeting  
November 18, 2024

**1. Call to Order.** Mayor Ruben Pineda called the meeting to order at 7:00 p.m. on November 18, 2024.

**2. Pledge of Allegiance.** Alderman Stout led all in the Pledge of Allegiance.

**3. Roll Call and Establishment of a Quorum.**

A timely and proper request to attend remotely was received from Aldermen Brown and Swiatek. There was no objection from the City Council.

Roll call found Lori Chassee, Dan Beebe, Rebecca Stout, Sandy Dimas, Melissa Birch Ferguson, Heather Brown, Alton Hallett, Joseph C. Morano, Jayme Sheahan, Christine Dettmann, Jeanne Short, Christopher Swiatek, John Smith, Jr. and John F. Banas were present.

Also in attendance were City Administrator Michael Guttman, Community Development Director Tom Dabareiner, Public Works Director Mehul Patel, Economic Development Coordinator Kelley Chrisse, and City Attorney Sean Conway.

**4. Public Participation.**

**A. Andy Patel** – Mr. Patel expressed concern about allowing gas stations to sell any alcohol, especially hard liquor; he asked that the City Council consider not changing its policy.

**5. City Council Meeting Minutes of November 4, 2024.** Alderman Banas made a motion, seconded by Alderman Morano to approve the minutes of November 4, 2024.

Voting Aye by Voice Vote: Chassee, Beebe, Stout, Dimas, Birch Ferguson, Brown, Hallett, Morano, Sheahan, Dettmann, Short, Swiatek, Smith, Jr., and Banas. Motion carried.

**6. Corporate Disbursement Report.** Alderman Dimas made a motion, seconded by Alderman Dettmann to approve November 18, 2024, Corporate Disbursement Report in the amount of \$1,591,605.81.

Voting Aye by Roll Call: Chassee, Beebe, Stout, Dimas, Birch Ferguson, Brown, Hallett, Morano, Sheahan, Dettmann, Short, Swiatek, Smith, Jr., and Banas. Motion carried.

**7. Consent Agenda:**

**\*Finance Committee:**

- A. Ordinance No. 24-O-0038** – An Ordinance Granting a Special Use Permit at Lean Middle School for a School – 238 Hazel Street.
- B. Ordinance No. 24-O-0039** – An Ordinance Granting a Zoning Map Amendment at 615 Kenwood Avenue from ER-1 Estate Residence to R-5 Single-Family Residence.
- C. Ordinance No. 24-O-0040** – An Ordinance Granting a Special Use Permit at Pioneer School for a School – 615 Kenwood Avenue.
- D. Ordinance No. 24-O-0041** – An Ordinance Granting a Zoning Map Amendment of the Woodland Ridge Subdivision for Habitat for Humanity from the R-5 Single Family Residential District to the R-6 Multiple – Family Residential District.
- E. Ordinance No. 24-O-0042** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, the Zoning Code Section 11.2-3 Relating to Computer and Data Facilities as a Permitted Use in the M Manufacturing District.
- F. Ordinance No. 24-O-0043** – An Ordinance Granting a Zoning Map Amendment at 30W300 North Avenue – B-3 Regional Shopping District and R-6 Multiple-Family Residence District.

- G. **Ordinance No. 24-O-0045** – An Ordinance Granting a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for Redwood USA, LLC – 30W300 North Avenue.
- H. **Ordinance No. 24-O-0044** – An Ordinance Amending the Code of Ordinances of the City of West Chicago to Repeal the Façade Program in Chapter 4, Buildings and Building Regulations, and Establish the Downtown Investment Program.
- I. **Resolution No. 24-R-0085** – A Resolution Approving Revisions to the City of West Chicago Retail and Restaurant Grant Program.

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

Voting Aye by Voice Vote: Chassee, Beebe, Stout, Dimas, Birch Ferguson, Brown, Hallett, Morano, Sheahan, Dettmann, Short, Swiatek, Smith, Jr., and Banas. Motion carried

**\*Infrastructure Committee:**

- J. **Resolution No. 24-R-0079** – A Resolution Authorizing the Mayor to Execute a Contract with Mississippi Lime Company for the Procurement of Rotary Hydrated Lime for Fiscal Year 2025 (for an amount not to exceed \$471,237.00).
- K. **Resolution No. 24-R-0080** – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with the County of DuPage for Lighted Street Name Signs at Kress Road and Roosevelt Road (IL-38) and Fabyan Parkway and Roosevelt Road (IL-38).
- L. **Resolution No. 24-R-0083** – A Resolution Authorizing the Mayor to Execute a Change Order No. 1 with MacCarb, Inc. for the Procurement of Liquid Carbon Dioxide for Fiscal Year 2024 (for an amount not to exceed \$4,000.00) for Revised Contract Amount of \$58,000.00.

Alderman Morano made a motion, seconded by Alderman Banas to approve the above items.

Voting Aye by Roll Call: Chassee, Beebe, Stout, Dimas, Birch Ferguson, Brown, Hallett, Morano, Sheahan, Dettmann, Short, Swiatek, Smith, Jr., and Banas. Motion carried

**8. Reports by Committees: None**

**9. Unfinished Business:**

- A. **Ordinance No. 24-O-0036** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Alcohol Sales at Gas Stations.

In response to a request from Aldermen Morano, City Administrator Guttman provided a summary of the proposed changes in the Ordinance. Aldermen Chassee, and Short expressed concerns about the sale of hard alcohol at gas stations; Alderman Brown was concerned about the increase in DUIs and any negative impact with that statistic with the sale of alcohol at gas stations. Alderman Banas made a motion to table Ordinance No. 24-O-0036, which was seconded by Alderman Dettmann. The motion carried unanimously by Voice Vote.

**10. New Business: None**

**11. Correspondence and Announcements**

**Upcoming Meetings**

December 2, 2024                      Finance Committee

**12. Mayor's Comments.**

Mayor Pineda wished everyone a good Thanksgiving holiday.

At 7:22 p.m., Alderman Chassee made a motion, seconded by Alderman Stout to adjourn. All Aldermen voted Aye by Voice Vote.

Respectfully submitted,

Michael Guttman  
City Administrator