

These minutes were approved at the 1/06/25 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street  
CITY COUNCIL MINUTES  
Regular Meeting  
December 16, 2024

**1. Call to Order.** Mayor Ruben Pineda called the meeting to order at 7:05 p.m. on December 16, 2024.

**2. Pledge of Allegiance.** Alderman Sheahan 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 Alderman Short. 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, Business & Community Relations Director Kelley Chrisse, Assistant Community Development Director John Sterrett, Public Works Director Mehul Patel, Chief Building Official Stuart Caravello, and City Attorney Patrick Bond.

**4. Public Participation.**

**A. Louise Handel** – Mrs. Handel expressed concern that the City Council agenda was not posted on Friday or Saturday on the website. She was told that it had been posted on Thursday and people had seen it on Sunday, but that staff would check into the issue.

**5. City Council Meeting Minutes of December 2, 2024.** Alderman Banas made a motion, seconded by Alderman Chassee to approve the minutes of December 2, 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 Swiatek to approve December 16, 2024, Corporate Disbursement Report in the amount of \$1,153,639.92.

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:**

**\*Development Committee:**

**A. Ordinance No. 24-O-0037**– An Ordinance Granting a Special Use Permit at Turner Elementary School for a School – 750 Ingaltan Avenue.

**B. Ordinance No. 24-O-0051** – An Ordinance Approving a Supplemental Fair Housing Action Plan for the City of West Chicago.

**C. Ordinance No. 24-O-0052** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, the Zoning Code Section 4.1, Section 10.3-3, Section 10.3-4, and Section 11.2-3 Relating to Daycare Facilities.

Alderman Stout made a motion, seconded by Alderman Dettmann 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:**

**D. Ordinance No. 24-O-0048** – An Ordinance Authorizing the Disposal or Sale of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago.

- E. **Resolution No. 24-R-0086** – A Resolution Authorizing the Mayor to Execute a First Contract Extension with Crystal Maintenance Plus Corporation of Mount Prospect, Illinois for 2025 Janitorial Services for Municipal Buildings (for an amount not to exceed \$71,520.00).
- F. **Resolution No. 24-R-0087** – A Resolution Authorizing the Mayor to Execute a Contract with Engineering Enterprises, Inc. of Sugar Grove, IL for Professional Engineering Services Related to the Lead Service Line Replacement Project – Phase A (for an amount not to exceed \$168,810.00).
- G. **Resolution No. 24-R-0088** – A Resolution Authorizing the Mayor to Execute Amendment No. 2 with Thomas Engineering Group, LLC for Phase III Construction Oversight Services of the Public Improvements Constructed by Pulte Home Company, LLC for the Trillium Farm Subdivision Development Project in the Amount Not to Exceed \$7,196.83 for a Revised Contract Amount of \$183,683.91.
- H. **Resolution No. 24-R-0089** – A Resolution Authorizing the Mayor to Execute Amendment No. 1 with Kluber, Inc. of Aurora, Illinois, for Professional Architectural Services Related to 2025 Police Department HVAC Improvements Project in an Amount Not to Exceed \$73,175.00 for a Revised Contract Amount of \$83,025.00.
- I. **Resolution No. 24-R-0090** – A Resolution Authorizing the Mayor to Execute a First Contract Extension with Addlawn Landscaping, Inc. of Lombard, Illinois, for the 2025 Right-of-Way Maintenance Program (for an amount not to exceed \$257,101.20).
- J. **Resolution No. 24-R-0091** – A Resolution Authorizing the Mayor to Execute a Contract with Cemetery Management, Inc. (John B. Reynolds for Cemetery Sexton Services (for an amount not to exceed \$62,700.00) for FY 2025.
- K. **Resolution No. 24-R-0092** – A Resolution Authorizing the Mayor to Execute a Contract with Steve Piper & Sons, Inc. of Naperville, Illinois, for Services Related to the 2025 Forestry Maintenance Program (for an amount not to exceed \$146,000.00).

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

**\*Public Affairs Committee:**

- L. **Resolution No. 24-R-0084** – A Resolution Authorizing the Mayor to Enter into a Funding Agreement with the Western DuPage Chamber of Commerce to Support the 2025 Railroad Days Festival.
- M. **Resolution No. 24-R-0093** – A Resolution Authorizing the Mayor to Execute a Certain Intergovernmental Agreement Between the City of West Chicago and Pace, the Suburban Bus Division of the Regional Transportation Authority.
- N. **Resolution No. 24-R-0095** – A Resolution Authorizing the Mayor to Execute a Contract Agreement Between the City of West Chicago and Phalen Consulting Inc. for City Museum Management Services (for an amount not to exceed \$90,900 annually).

Alderman Chassee made a motion, seconded by Alderman Dimas to approve the above items.

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

**\*Items Not Sent to Committee:**

- O. **Approve** – The 2025 City Council and Standing Committee Meetings.
- P. **Approve** – The Appointment to the Building Board of Appeals of Lawrence Kotke for a Term Ending April 2028.

**Q. Resolution No. 24-R-0094** – A Resolution Authorizing the Mayor to Execute a Third Amendment to the Downtown Retail & Restaurant Grant Agreement with Yolanda Peterson (124 Main Street).

Alderman Stout made a motion, seconded by Alderman Chassee 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

**8. Reports by Committees:** None

**9. Unfinished Business:**

**A. Ordinance No. 24-O-00036** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Alcohol Sales at Gas Stations

Alderman Swiatek made a motion, seconded by Alderman Dimas to approve the above item.

Alderman Brown expressed concern that she thought that this agenda item was referred back to a Committee for further discussion. Alderman Chassee both shared that the matter was originally tabled two meetings ago and then removed from the table at the last meeting and specifically assigned to return to the City Council with changes at this meeting.

In response to a question from Alderman Chassee, City Administrator Guttman shared that any coolers with beer for sale within the convenience store are included in the 15% of the total retail sales area

Voting Aye by Roll Call Vote: Stout, Dimas, Morano, Sheahan, Dettmann, Short, Swiatek, Smith, Jr. and Banas. Aldermen Chassee, Beebe, Brown, Birch Ferguson, and Hallett voted No. Motion carried.

**10. New Business:** None

**11. Correspondence and Announcements**

**Upcoming Meetings**

January 2, 2025	Infrastructure Committee (cancelled)
January 6, 2025	Finance Committee

**12. Mayor's Comments.** None

At 7:23 p.m., Alderman Dimas made a motion, seconded by Alderman Swiatek to adjourn to Executive Session. All Aldermen voted Aye by Voice Vote.

Respectfully Submitted,  
Michael Guttman  
City Administrator