

CITY OF WEST CHICAGO - 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
June 15, 2020

The City Council meeting of June 15, 2020, was held partly remote and partly in person due to the coronavirus pandemic.

1. **Call to Order.** Mayor Ruben Pineda (in person) called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance.** Alderman Ferguson led all in the pledge of allegiance.
3. **Invocation.** There was no 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, Michael D. Ferguson, Sandy Dimas, Melissa Birch-Ferguson, Christopher Swiatek, Matthew Garling, Jeanne Short, Rebecca Stout, John E. Jakabcsin, and Noreen Ligino-Kubinski present. All Aldermen in attendance were present remotely except Alderman Matthew Garling. The Mayor announced a quorum.

Also in attendance in person were City Administrator Michael Guttman, City Attorney Sean Conway, Deputy Chief of Police Chris Shackelford, and Community Development Director Tom Dabareiner.

City Clerk Nancy M. Smith attended remotely.

5. **Public Participation.** The Mayor said many letters and emails were sent in.

A. Public Hearing: Pre-Annexation Agreement - Trillium Farms (Pulte). The Mayor opened the public hearing at 7:03 pm. Community Development Director Dabareiner provided a summary of the proposal by Pulte to build 84 houses in this development. This is a pre-annexation agreement concerning water and sewer. Pulte desires waivers of some fees. City Administrator Guttman read the letters and emails. The City cannot talk about the density or lot size, and ingress and egress as these are Township concerns and were approved at the County level. This is in unincorporated Winfield. The Mayor closed the public hearing at 7:54 pm with a roll call vote. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Hallett, Ferguson, Dimas, Birch-Ferguson, Swiatek, Garling, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: 0. Minutes for the Public Hearing are filed separately.

6. City Council Meeting Minutes of June 1, 2020. Alderman Jakabcsin made a motion, seconded by Alderman Swiatek, to approve the minutes of June 1, 2020, with no changes. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Garling, Swiatek, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Chassee, to approve the June 15, 2020, Corporate Disbursement Report in the amount of \$599,077.59. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Garling, Swiatek, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

8. Consent Agenda.

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

A. Ordinance 20-O-0010 - An Ordinance Amending the Code of Ordinances of the City of West Chicago - Appendix A, Article VII of the Zoning Code Relating to Indoor Recreation and Amusement

B. Resolution 20-R-0026 - A Resolution Approving the Final Plat of Trillium Farm

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

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

C. Resolution 20-R-0027 - A Resolution of the City of West Chicago, DuPage County, Illinois, Authorizing the Sale of Surplus Municipally Owned Real Estate - 244 W. Blair Street, West Chicago, Illinois

D. Ordinance 20-O-0011 - An Ordinance Granting a Variance from the DuPage County Countywide Stormwater and Floodplain Ordinances for the West Chicago Park District at Reed-Keppler Park - 129 West National Street

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

9. Reports by Committee:

A. Ordinance 20-O-0002 - An Ordinance Approving an Amendment to the Preliminary and Final Planned Unit Development for Lakeshore Recycling Systems, LLC = 1655 Powis Road

Alderman Ferguson made a motion, seconded by Alderman Stout, to adopt Ordinance 20-O-0002. During discussion, Alderman Beifuss said he was not for this at the Development Committee. He has concerns about the deviations being requested in this amendment and cited insufficient space in some areas.

Voting Aye: Aldermen Chassee, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Swiatek, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: Aldermen Beifuss and Garling. Motion carried.

10. Unfinished Business: None

11. New Business: The Mayor read and explained the following items:

A. Resolution 20-R-0028 - A Resolution Authorizing the Mayor to Enter into a Certain Pre-Annexation Agreement - Pulte Home Company, LLC - 28W541 Roosevelt Road and 28W700 Purnell Road.

B. Resolution 20-R-0029 - A Resolution Authorizing the Mayor to Sign a Public Utility Easement Agreement for 29W066 Gary's Mill Road and 29W080 Gary's Mill Road

Alderman Brown made a motion, seconded by Alderman Jakabcsin, to approve the above resolutions. During Discussion, Alderman Ferguson asked if the City had no choice in with regard to these two resolutions. City Administrator Guttman said most of the comments made by the neighbors are not in the City's purview. City Attorney Conway agreed that was correct. This is pre annexation, so traffic is the purview of the County. The terms of this agreement are for tonight. Alderman Beifuss commented on the various water and sewer connection fees, and in the current fiscal situation, he did not believe it would be in the City's best interest to waive fees. City Administrator Guttman explained how the situation will actually be of advantage to the City. Russell Whitaker, attorney for Pulte, said he worked with the City to draft the pre annexation agreement. Pulte is ready to build a lift station and the development will only use 30% of it. The Mayor said there will be other improvements made. Alderman Garling said he had similar concerns as Alderman Beifuss. Would the lift station belong to the City and will the City be in charge of maintaining it after it is put in. City Administrator Guttman said the City will be in charge of it.

Voting Aye: Aldermen Chassee, Brown, Sheahan,, Hallett, Dimas, Birch-Ferguson, Swiatek, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: Aldermen Beifuss, Ferguson, and Garling. Motion carried.

12. Correspondence and Announcements

Upcoming Meetings

June 16, 2020	Plan Commission/Zoning Board of Appeals
June 22, 2020	Public Affairs Committee
June 23, 2020	Historical Preservation Commission
June 25, 2020	Finance Committee (cancelled)
July 2, 2020	Infrastructure Committee

13. Mayor's Comments: The Mayor spoke of the Covid-19 pandemic, and said testing will start at the DuPage County Fairgrounds. The entrance is on County Farm Road. As of June 22, 2020, St. Andrew Church will have testing on Tuesdays and Thursdays up to 200 tests per day. The numbers are still high for West Chicago. The City has sent letters out to community leaders (schools, clergy, and others) to get their help in getting more information out for people to follow the guidelines. The City has received a grant to help businesses open, The Mayor does not want to go back a phase, but the numbers need to go down. He urged that there be no large gatherings and whole families should not go to the grocery store.

14. Executive Session. There was no executive session.

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

16. Adjournment. At 8:24 pm. Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Ferguson, Hallett, Dimas, Birch-Ferguson, Garling, Swiatek, Short, Stout, Jakabcsin, and Ligino-Kubinski. Voting Nay: 0. Motion carried.

Respectfully submitted,



Nancy M. Smith

Nancy M. Smith
City Clerk