

These minutes were approved at the 5/5/08 City Council meeting with no changes.

CITY OF WEST CHICAGO – 475 Main Street

CITY COUNCIL MINUTES

Regular Meeting

April 21, 2008

1. **Call to Order.** Mayor Michael B. Kwasman called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance to the Flag.** Alderman Stout led all in the pledge of allegiance.
3. **Invocation.** The City Clerk gave the invocation.
4. **Roll Call and Establishment of a Quorum.** Roll call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., H. Ronald Monroe, Russell Radkiewicz, Ruben Pineda, Sandy Dimas, Alan Murphy, Gregory D. Bunch, Joey Gianforte, Nanette B. Connelly, Rebecca Stout, Nicholas Dzierzanowski, and Matt Fuesting present. The Mayor announced a quorum.

City Clerk Nancy M. Smith and City Treasurer Donald F. Earley were also present.

Also in attendance were City Attorney Patrick K. Bond, Special Counsel Barb Magel, Museum and Cultural Services Director LuAnn Bombard, Public Works Director Rob Flatter, City Administrator Michael L. Guttman, Community Development Director Joanne Kalchbrenner, and Administrative Services Director Linda Martin.

**5. Public Participation.**

**A. Public Hearing – Pioneer Park Annexation** – The Mayor opened the public hearing at 7:01 pm. No one spoke for or against the annexation. The Mayor closed the public hearing at 7:02 pm.

**B. Update on Residual Thorium Clean Up** – Special Counsel Barb Magel said the EPA has met its promise to do field work in April. They have finished surface scanning 19 of the 21 properties that had concerns. The other two are now being assigned. Thirty-two properties will be looked at which is down from the possible forty-one. The EPA is working to secure access to the rest of the properties. If anything is found, then actual soil samples will be taken. The next update with the EPA and Tronox is scheduled for May 1, 2008.

**C. Law Day Proclamation** – At the Mayor's request, the City Clerk read Mayoral Proclamation Number 477 – Law Day, in which the Mayor proclaimed May 1, 2008, as Law Day, and he urged everyone to use this occasion to preserve and strengthen the rule of law.

No one spoke during regular public participation.

**6. Correspondence and Announcements.** None

**Upcoming Meetings.** The Mayor announced the following meetings.

- |                  |                                    |
|------------------|------------------------------------|
| - April 21, 2008 | Historical Preservation Commission |
| - April 24, 2008 | Finance Committee                  |
| - April 28, 2008 | Public Safety Committee            |
| - May 1, 2008    | Infrastructure Committee           |

**7. Corporate Disbursement Report.** Alderman Chassee made a motion, seconded by Alderman Radkiewicz, to approve the April 21, 2008, Corporate Disbursement Report in the amount of \$ 611,280.49. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Dimas, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Aldermen Pineda and Murphy abstained. Motion carried.

**8. Consent Agenda – Consideration of an Omnibus Vote.**

\* **Development Committee:** Alderman Pineda read and explained the following items:

**A. Resolution 08-R-0046** – A Resolution Authorizing the Mayor to Enter into a Certain Annexation Agreement – Pioneer Park

**B. Ordinance 08-O-0023** – An Ordinance Annexing Property to the City of West Chicago – Pioneer Park (Portion)

**C. Resolution 08-R-0033** – A Resolution Approving a Plat of Resubdivision, Lot 6, St. Andrews Square Resubdivision Phase 2D – 220 W. North Avenue

**D. Ordinance 08-O-0022** – An Ordinance Granting a Deviation for Storm Water Storage – 501 Conde Street – The Jel-Sert Company

**E. Resolution 08-R-0034** – A Resolution Approving a Plat of Consolidation – Seven (7) Parcels into One (1) Parcel – 501 Conde Street

Alderman Stout made a motion, seconded by Alderman Murphy, to adopt those items on the consent agenda. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried.

\* **Infrastructure Committee:** Alderman Dzierzanowski read and explained the following items:

**F. Resolution 08-R-0029** – A Resolution Authorizing the Mayor to Execute an Agreement Pursuant to the Illinois Adopt-A-Highway Act, between the City of West Chicago and Cub Scout Pack 151 – Smith Road between Camden Drive and Powis Road

**G. Resolution 08-R-0038** – A Resolution Authorizing the Mayor to Execute a Contract with Viking Brothers, Inc., for the Delivery of Aggregate Materials (for an amount not to exceed \$32,404.00)

**H. Resolution 08-R-0039** – A Resolution Authorizing the Mayor to Execute a Contract with Rowell Chemical Corporation for the Procurement of Water Treatment Plant Chemicals – Liquid Sodium Hypochlorite (for an amount not to exceed \$55,280.00)

**I. Resolution 08-R-0040** – A Resolution Authorizing the Mayor to Execute a Certain Agreement for Services – Safety Educator – Michael Buenrostro (for an amount not to exceed \$38,400.00)

**J. Resolution 08-R-0041** – A Resolution Authorizing the Mayor to Execute Amendment Number 1/First Extension to the Contract with S.A.M. Consultants, Inc., for Material Testing Services for FYE 2009

**K. Resolution 08-R-0042** – A Resolution Authorizing the Mayor to Submit the Joint Purchasing Requisition to the State of Illinois Bureau of Strategic Sourcing and Procurement for Rock Salt for FYE 2009

**L. Resolution 08-R-0043** – A Resolution Authorizing the Mayor to Execute a Contract with Continental Carbonic Products, Inc., for the Water Treatment Plant Chemical Carbon Dioxide (for an amount not to exceed \$23,100.00)

Alderman Bunch made a motion, seconded by Alderman Pineda, to adopt those items on the consent agenda. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried.

\* **Public Safety Committee:** No report

\* **Community Affairs Committee:** Alderman Stout read and explained the following items:

**M. Resolution 08-R-0047** – A Resolution Adopting a Policy for the Designation of Honorary Street Names for Existing Streets

**N. Approve** – Honorary Street Name Sign Application for Gus Kimball Way

Alderman Gianforte made a motion, seconded by Alderman Dimas, to adopt those items on the consent agenda. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried.

\* **Finance Committee:** City Treasurer said in the very near future there would be a modest increase in the solid waste fees. Several years ago, the City negotiated a contract, and absorbed the rate increase for the second year. He said West Chicago's proposed rates compare better than surrounding communities, and West Chicago is the only one with special senior rates.

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

**O. Approve** – Regular City Council Meeting Minutes of April 7, 2008

**P. Approve** – The Purchase of Equipment and Hardware for the Installation of a Wireless Network at the Water Treatment Plant (for an amount not to exceed \$26,900)

**Q. Resolution 08-R-0030** – A Resolution Extending the Period of Participation in the Intergovernmental Personnel Benefit Corporative for a Period of Three Additional Years

**R. Resolution 08-R-0035** – A Resolution Approving Participation in the Illinois Housing Development Authority First Time Home Buyer Single-Family Program

**S. Ordinance 08-O-0027** – An Ordinance Eliminating an Antiquated Provision from Ordinance No. 08-O-0019

**T. Ordinance 08-O-0025** – An Ordinance of the City of West Chicago, DuPage County, Illinois, Extending a Temporary Moratorium on the Approval of New Multi-Tenant Commercial Buildings on the B-1, B-2, and B-3 Zoning Districts

**U. Ordinance 08-O-0029** – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Chapter 17, Traffic Article V., Speed Regulations

**V. Resolution 08-R-0049** – A Resolution Authorizing the Mayor to Enter into a Certain Recapture Agreement – Pioneer Prairie, LLC – Sanitary Sewer Extension

**W. Resolution 08-R-0048** – A Resolution Accepting a Sanitary Sewer Hold Harmless Agreement for 1034 Joliet Street

**X. Resolution 08-R-0051** – A Resolution Authorizing the Acceptance of the Public Improvements for Prairie Center Unit “A” Development 480, 490, and 590 E. Roosevelt Road

**Y. Resolution 08-R-0050** – A Resolution Authorizing the Mayor to Execute a First Amendment to an Agreement Between RedSpeed Illinois, LLC and the City of West Chicago for the Installation and Operation of an Automated Traffic Law Enforcement System

**Z. Resolution 08-R-0052** – A Resolution Authorizing the Mayor to Enter into a Certain Amendment to the Lease Agreement for 411 Main Street, 2<sup>nd</sup> Floor

Alderman Monroe made a motion, seconded by Alderman Bunch, to adopt those items on the consent agenda. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried.

**9. Reports by Committees.** None

**10. Unfinished Business.** None

**11. New Business.** The Mayor said at the June meeting he would like to send all reports and progress reports to the Infrastructure Committee of the actions of the C & N Railroad and have them reported at every other meeting.

**12. Mayor’s Comments.** The Mayor said in light of the residential market downturn and the relatively high residential foreclosure rate in West Chicago and other cities, he has been exploring alternatives as to what role the City can play to either curb this trend or to minimize the impact on the community. Cities really have no direct role to play in terms of mortgage financing. That being said, one option available through the Illinois Housing Development Authority (IHDA) would allow the City to cede its volume cap to this agency which would then develop a program to encourage first-time homebuyers to look to West Chicago, with a relatively strong possibility (based on national data) that they might purchase one of those homes in foreclosure, thereby minimizing the likelihood that it will become boarded up and become an eyesore to the neighborhood. He has met with staff, the Executive Director of IHDA, and bank representatives to explore this program. The Federal Tax Reform Act of 1986 provides for a formula whereby States (and cities through State distribution) are granted the ability to issue private activity bonds to home rule units of government. For 2008, each home rule unit of government is allocated an amount equal to \$85.00 multiplied by the population. In West Chicago, this amount is equal to \$2,257,090. Several communities, including Aurora and Arlington Heights as well as many downstate municipalities participate in this Program. The Mayor said this administration has taken a position on sharing what we know as the best kept secret in DuPage County and opening up its doors to those that want to raise families in a community that is, and will be, growing with them.

**13. Executive Session.** At 7:26 pm, Alderman Dimas made a motion, seconded by Alderman Radkiewicz, to recess into executive session to discuss land acquisition [5 ILCS

120/2(c)(5) (6)], litigation [5 ILCS 120/2(c)(11), personnel matters [5 ILCS 120/2(c)(1)], and review of Official Record [5 ILCS 120/2(c)(21)]. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried. Minutes for the executive session are filed separately.

The regular meeting resumed at 7:52pm. Roll call found Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting present.

**14. Items to be Referred for Final Action from Executive Session.**

**Ordinance 08-O-0030** - An Ordinance of the City of West Chicago, DuPage County, Illinois, Authorizing the Acquisition through Condemnation of a Parcel Commonly Known as the "Purtell Parcel – 111 W. Washington Street" for Construction of the New City Hall Facility. Alderman Dzierzanowski made a motion, seconded by Alderman Fuesting, to adopt Ordinance 08-O-0030. Voting Yea: Aldermen Chassee, Beifuss, Monroe, Radkiewicz, Pineda, Dimas, Murphy, Bunch, Gianforte, Connelly, Stout, Dzierzanowski, and Fuesting. Voting Nay: 0. Motion carried.

**15. Adjournment.** At 7:54 pm, Alderman Chassee made a motion, seconded by Alderman Radkiewicz, to adjourn. Motion was carried by voice vote.

Respectfully submitted,

Nancy M. Smith  
City Clerk