

Regular Meeting of the Elmhurst City Council

March 20, 2017

8:00 pm – 9:50 pm

Residents: 45; Press: 1

First Responders: 2

Elmhurst College Student Observer: L. Berley

1. **Executive Session- Conf. Room #2- 7:00 pm** for the Purpose of Discussing: Purchase of Real Property, pursuant to the Open Meetings Act ILCS 102/5(c)(5) and Appointment, Employment, Compensations, and Performance of Specific Employees of the Public Body Pursuant to the Open Meetings Act 5 ILCS 120/5(c)(1)
2. **Mayor Morley called the meeting to order at 8:00 pm.**
 - a. Pledge of Allegiance
 - b. Call to Order: 13 Aldermen Present; Absent- Alderman Levin
3. **Presentations**

Proclamation- Elmhurst Cyber Club: The U.S. Air Force Association hosts the Cyber Patriot Challenge that encourages science, technology, engineering, and mathematics amongst high school students. Dr. Dean Jensen, from Elmhurst College, took a team of five York High School students to the Cyber Patriot Challenge. They came in first place of their region. Mayor Morley proclaimed March 20th, 2017 Elmhurst Cyber Club Day.
4. **Receipt of Written Communication from the Public** None
5. **Public Forum**
 - a. **Rev. Matt Parker Resh:** Pastor for York Field Presbyterian Church and convener of the Elmhurst Interfaith Network. Now more than ever it is important for the City of Elmhurst and our elected officials to encourage inclusiveness, peace, and love. Nationally, there have been budget cuts for low-income residents, the environment, and elderly community. Locally, symbols of hate have been spray painted near the Prairie Path (Park District is working on its removal). Elmhurst needs to protect programs for that help people and speak for inclusiveness.
 - b. **Claude Pagacz:** The City of Elmhurst is spending \$85,000 to remodel a building. This is a five-year deal that the current council will not see through. A new heating system that is being put into the Elmhurst Police Department will cost \$500,000 and the police department is not a structurally sound building. Federal funding for repairs within Industrial Drive, but no funding for residential streets. Expresses his dissent for General Obligation Bonds and claims they are spending residents' money.
 - c. **John Quigley, President and CEO of the Elmhurst Chamber of Commerce and Industry:** Thank you to the Developing, Planning, and Zoning committee, led by Scott Levin and Mark Mulliner. Elmhurst has had unprecedented success due to residential and commercial redevelopment.
 - d. **Kathleen Sullivan:** Unfinished project in her neighborhood is in need of a land transfer. Transfer was supposed to take a month, but has taken over six weeks. This unfinished project is causing stress in the neighborhood.
6. **Announcements:**
 - a. Clerk Spencer: Council Chambers is holding early voting until April 1st. Times for early voting are as follows: Monday through Friday 8:30 am to 7:30 pm; Saturday and Sunday 9:00 am to 5:00 pm. Regular voting takes place Tuesday April, 4th in the Council Chambers. For further details or questions please call 630-407-5600, the DuPage County Election Commission.
 - b. Alderman Dunn: For people residing on the north side of Elmhurst, there will be three propositions on the ballot. One will be dealing with homeowner exemptions. Another will deal with the consolidation of government services. And another will deal with the Fly Quiet Program.
7. **Consent Agenda: (13 Ayes, 0 Nays, 1 Absent) Approved**
 - a. 7.1 Minutes of the Regular Meeting of the Elmhurst City Council on March 6, 2017
 - b. 7.2 Minutes of the Executive Session of the City Council on March 6, 2017
 - c. 7.3 Accounts Payable- March 16, 2017 – Total \$2,004,578.33
 - d. 7.4 Appointment to the Commission on Youth- Nelson (Mayor Morley)
 - e. 7.5 Appointment to the Commission on Youth- Jaworska (Mayor Morley)
 - f. 7.6 Report- 2017 Contract Paving Program (PWB)

- Clerk Spencer: It is the recommendation of the Public Works and Buildings Committee that the council authorize a budget of three million dollars for the 2017 contract-paving program.
- Alderman Kennedy: This is an annual expenditure for streets that need to be paved. Streets are assessed three to five years in advance to determine which streets are in greatest need for repair, and therefore, take precedent. It is reviewed yearly to be sure the worst streets are being repaired.
- Alderman Bram: Up until Monday, three streets in the 3rd ward, Gladys Avenue, Belden Avenue, and Armitage Avenue, were planning to be repaired. This agenda item proposes to remove those streets for this year's plan and add two streets that were not planned for repair until 2020. The streets being added, Van Auken Street, and Crestview Avenue, were planned for 2020 because the City was waiting for outside funding (federal or state) to cover the repairs. Residents of the 3rd District have been expecting repairs on Gladys, Belden, and Armitage and now there is no set date for such repairs.
- **Motion to Authorize budget for 2017 Contract-Paving Program:** 12 Ayes, 1 Nay, 1 Absent.
Approved.

- g. 7.7 Report- Decorative Street Light Pole Painting (PWB)
- h. 7.8 Report- 2017 Tree Purchase & Planting Program (PWB)
- i. 7.9 Report- Poplar Avenue LAFO- Phase I and II Designing Engineering Services (PWB)
- j. 7.10 Report- One (1) 2017 Case 590 Super N Loader Backhoe (PWB)
- k. 7.11 Report- Palmer Drive Underpass Landscaping and Walls- Design Engineering Services (PWB)
- l. 7.12 Report- Police Station HVAC Replacement- Design Engineering Services (PWB)
- m. 7.13 Report- Bid, One Utility Police Interceptor (PAS)
- n. 7.14 Report- Knights of Columbus 3rd Annual Car Show (PAS)
- o. 7.15 Report- Immaculate Conception Grade School 1st Annual Alumni Reunion (PAS)
- p. 7.16 Report- SunGard Public Sector Utility Billing Software Modification (FCAAS)
- q. 7.17 Report- SunGard Naviline Mobile Work Orders, Mobile License, and Server Framework (FCAAS)
- r. 7.18 Report- Façade Improvement Assistance Program for the Central Business District, Elmhurst, IL (DPZ)
- s. 7.19 O-24-2017- An Ordinance Approving and Authorizing the Execution of a Non-Exclusive License Agreement By and Between DuPage Cycling Foundation and the City of Elmhurst, DuPage and Cook Counties, Illinois
- t. 7.20 O-25-2017- An Ordinance Approving and Authorizing the Execution of a Non-Exclusive License Agreement By and Between Elmhurst Explosion Ultimate and the City of Elmhurst, DuPage and Cook Counties, Illinois
- u. 7.21 O-26-2017- An Ordinance Approving and Authorizing the Execution of a Non-License Agreement By and Between Timothy Christian Schools and the City of Elmhurst, DuPage and Cook Counties, Illinois
- v. 7.22 O-27-2017- An Ordinance Approving and Authorizing the Execution of a Non-License Agreement By and Between Annie LeGere Foundation, Inc. and the City of Elmhurst, DuPage and Cook Counties, Illinois
- w. 7.23 O-28-2017- An Ordinance Approving and Authorizing the Execution of a Non-License Agreement By and Between the York Vallette Business Association and the City of Elmhurst, DuPage and Cook Counties, Illinois
- x. 7.24 R-32-2017- Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement in Connection with the Southwest Elmhurst Stormwater Mitigation Project- Phase I
- y. 7.25 R-33-2017- Resolution Approving the 2017 Community Grant Recommendations and Awarding the Community Grants
- z. 7.26 R-34-2017- Resolution Authorizing the Execution of an Agreement Between the City of Elmhurst, Illinois, and Total Parking Solutions, Inc. for the Maintenance and Service of Multi-Space Parking Terminals

- aa. 7.27 R-35-2017- Resolution Approving and Authorizing the Execution of a Local Public Agency Agreement for Federal Participation in Connection with the Resurfacing of Industrial Drive from Grand Avenue to York Street and Making Sidewalk and Curb Improvements in the City of Elmhurst
- bb. 7.28 R-36-2017- Resolution Approving and Authorizing the Execution of an Agreement By and Between the City of Elmhurst and Civiltech Engineering, Inc. for Phase III Construction Engineering Services for the Industrial Drive Roadway Improvement Project
- cc. 7.29 R-36-2017- Resolution to Approve and Authorize the Execution of a Consulting Services Agreement By and Between Houseal Lavigne Associates and the City of Elmhurst for Updating Subareas within the City's Comprehensive Plan
- dd. 7.30 R-38-2017- Resolution Approving and Authorizing the Execution of Change Order Number 7 for the Southwest Wet Weather Control Facility- Sewer and Force Main Project
- ee. 7.31 ZO-05-2017- An Ordinance Granting a Conditional Use Permit for the Purpose of Allowing a Day Care Center on the Property Commonly Known as 187-195 North York (Mladenoff Day Care) (PIN 06-01-108-002/-010)
 - Alderman Wagner: Expresses his concerns about the location of the Daycare and how it could result in dangerous conditions for pick up and drop off. The commission report, staff report, fire department and police department inspections all recommend a different and safer location. York Road, and the proximal alley-way are not sufficient drop-of/pick-up locations.
 - **Motion to Grant a Conditional Use Permit for the Purpose of Allowing a Day Care Center on the Property Commonly Known as 187-195 North York:** 9 Ayes, 4 Nays, 1 Absent. Approved.

8. Committee Reports

- a. 8.1 Report- General Obligation Bond Issue 2017 (FCAAS)
 - Clerk Spencer: It is the recommendation of the Finance Council Affairs and Administrative Services Committee that the City Council authorize the sale of a 2017 General Obligation Bond of ten million dollars to be used to finance the water meter change out project and repairs to the waste water treatment plant for the 2017 budget.
 - Alderman York: The change out of water meters will be a one to two year project. It costs about seven to eight million dollars to buy new meters. The remainder of the ten million will go towards repairs to the treatment plant. This General Obligation bond is a fifteen-year bond and has the lowest possible interest rates. The revenue collected from user fees for the water meters will help pay the bond debt.
 - Alderman Wagner: Recalls a lower rate that was mentioned six months ago. There are concerns about the fast increase of federal interest rates and if the Finance Committee has accounted for any future spending.
 - Alderman York: The Finance Committee has spoken with consultants that explained how the federal interest rate increases have already been taken into account with these current rates. Municipal bond rates are lower because of a tax advantage. This is the best deal presented to the Council and there are no other alternatives. The meter change out project is a necessity.
 - Alderman Talluto: This project will accumulate an outstanding general obligation debt of eighty-six million dollars, which is less than four percent of the Equalized Assessed Value (or total taxable value). Elmhurst's policy states we stay under five percent of the EAV. This issuance is a conservative and responsible amount. Anyone interested in the financial details is encouraged to attend the finance meetings, where debt and policies are reviewed.
 - Alderman Bram: We are creeping closer to the five percent limit. Are there any other general obligation bonds in this year's budget as we hover at four percent?
 - Alderman York: There are ways of balancing the debt so that we stay near four percent. There are certain revenue sources that help pay general obligation bonds, like the user fees for the water meters. The city is financially stable. We have been able to abate debt, which helps us keep it from accumulating.
 - Alderman Wagner: Asks for an explanation of abating debt for citizens who may not know.

- Mayor Morley: Every year the City has an opportunity to either abate its debt and pay for it on behalf of its citizens, or pass the debt along to the citizens as an increase in taxes. The city has abated and paid for the debt on behalf of the citizens for years and hopes to continue.
- Alderman Wagner: "Thank you for clearing that up. I was certainly aware of it, but I think there are some people here that maybe had some questions about it. So thank you for clearing it up."
- Alderman Bram: Explains that he does not have concerns over these much-needed bonds, but wants to be sure the city is financially stable.

- Motion to Authorize the Sale of a 2017 General Obligation Bond of Ten Million Dollars to be used to finance the Water Meter Change Out Project and repairs to the Waste Water Treatment Plant: 13 Ayes, 0 Nays, 1 Absent. Approved

b. 8.2 Report- 2009 General Obligation Bond Issue Refunding (FCAAS)

- Clerk Spencer: It is the recommendation of the Finance Council Affairs and Administrative Services Committee that the City Council authorize the refunding of the 2009 General Obligation Bond.
- Alderman York: This report is good news for the City of Elmhurst. It is an improvement in our debt situation because it refinances the debt of the bond and will ultimately save the City \$480,000.
- **Motion to Authorize the Refunding of the 2009 General Obligation Bond:** 13 Ayes, 0 Nays, 1 Absent. Approved.

9. Ordinances

a. 9.1 0-29-2017- An Ordinance Approving and Authorizing the Execution of the Redevelopment Agreement By and Between New Home Star and the City of Elmhurst, Illinois

- Alderman Mulliner: This is an opportunity for redevelopment in Elmhurst. Two unfilled lots will be filled, one immediately, and the other in five years. The same applicant will develop both lots.
- Alderman Polomsky: The ordinance should address the Guidelines for Design, Appearance, and Quality of Materials, as mentioned in the Downtown Plan. New Home Star stated they are willing to meet the Guidelines. Makes a motion to amend the RDA to include these Guidelines.
- Alderman Deuter seconds the motion to amend the RDA

- There is a break in the session while Alderman Talluto locates the addition of the Guidelines in the Ordinance

- Alderman Mulliner: Supports the Amendment
- Alderman Dunn: Supports the Amendment
- Alderman Deuter: Supports the Amendment
- Alderman Bram: Supports the Amendment but not the Ordinance. The RDA does not insure the original building will remain. If the building is demolished it will be a waste of resident funds. Also, the ordinance does not comply with Elmhurst's TIF Incentive Policy, which states that stakeholders with 5% Equity Stake Ownership must declare (document name, name of corporation, and additional information). The RDA says stakeholders with 7.5% ESO must declare. Why is the RDA more lenient than our own TIF Incentive Policy? The Assistant Manager of Elmhurst states that our TIF Policy is to follow the state statute, which is 7.5%.

- Motion to Approve Alderman Polomsky's Amendment to the Ordinance: 12 Ayes, 1 Nay, 1 Absent. Approved

- Alderman Deuter: Expresses concerns for the Ordinance. The report states that the applicant (New Home Star) has the means and resources to complete the redevelopment. He is required to put in a 10% equity stake towards to the project. However, how can an applicant that needs TIF assistance to complete part of the project have the resources to complete the remainder of the project?

- Motion to Approve the Redevelopment Agreement By and Between New Home Star and Elmhurst: 11 Ayes, 2 Nays, 1 Absent. Approved

b. 9.2 0-30-2017- An Ordinance Approving and Authorizing the Execution of the Redevelopment Agreement By and Between 100 North Addison, LLC and the City of Elmhurst, Illinois

- Alderman Mulliner: This is for the authorization for redevelopment at 100 North Addison.
- Alderman Dunn: This is a fifty-three million dollar project that is expected to have a three-year payback. Supports the project.

- Alderman Polomsky: This Ordinance does not meet the Design Guidelines that are mentioned in the Downtown Plan.
- **Motion to Authorize the Redevelopment Agreement for 100 North Addison:** 10 Ayes, 3 Nays, 1 Absent. Approved.

10. Reports and Recommendations of Appointed and Elected Officials

- a. 10.1 Mayor Morley: Recently swore in two new Elmhurst Firefighters, making the Fire Department fully staffed. Also, recently swore in four new Elmhurst Police Officers.
- b. 10.2 Recognition of Two American Public Works Association (APWA) Awards- Chicago Metro Chapter- Environmental Project of the Year (for projects under \$5 million) and Community Involvement Award- Tony Cuzzone
- c. 10.3 City Manager Grabowski: Discusses the residential involvement in discussing the changes of Downtown Development.
 - Alderman Bram: comments on a resident's concern for the structural stability of the Elmhurst Police Department. Says the building is structurally sound.
- d. 10.4 O'Hare Expansion Update:
 - City Manager Grabowski: The plans to expand O'Hare Airport and improve their Fly Quiet Program include: new international runways, re-negotiations with major airlines, rotate runways, reduce use of certain runways, and alternate east and west flow. These steps will help reduce noise and traffic.
 - Alderman Bram: How does the Expansion and Rotation Plans impact Elmhurst? Residents are concerned about how the rotation will impact Elmhurst.
 - Mayor Morley: There are no definitive answers, only projections, as to how it will impact Elmhurst because there is a lot of unknown information at this point. Gates are being paid to stay empty, and negotiations with airlines are ongoing. Therefore, it is impossible to predict traffic patterns.
 - Alderman Bram: If there are projections, why are they not included in the presentation? What is the maximum capacity per gate? How many proposed gates? These concerns were mentioned months ago and still have not been addressed.
 - Mayor Morley: The answers to these questions are still unknown.
 - Alderman Bram: There was mention of known projections.
 - Mayor Morley: There are projections, but they do not know the maximum capacity per gate because they do not know what equipment will be going through which gate. Large sized equipment needs a large gate. There are unknowns, and the FAA and the Department of Aviation do not have the information.
 - Alderman Bram: The presentation is filled with quotes and data from articles that are readily available to the public. The Department of Aviation and the FAA would have given us additional information that is not found in articles. They should have projections about the impact of the expansion. My concerns were mentioned six to seven months ago. How does it impact Elmhurst? Or what is the projected impact? I appreciate the overview, but we cannot wait to be given answers, we need to continue asking.
 - Alderman Polomsky: Thank you Alderman Dunn, Mayor Morley, and City Manager Grabowski, for the informative presentation.
 - Alderman Dunn: City Manager Grabowski mentioned a survey that was done on the topic of O'Hare. Elmhurst was ranked 3rd in number of respondents- 51% supported the program. ONCC is a forum for highly impacted areas to voice their concerns for O'Hare.
 - Alderman Bram: Asks about the Peotone Airport (major airport that has been proposed to be built in Peotone, Illinois).
 - Mayor Morley: There is no further information on the Peotone Airport

11. Other Business None

12. Adjournment: 9:50 pm