

City Council Meeting

Monday, May 6, 2019 7:40 p.m.

Mayor Morley presiding.

Attendance: 2 press; City Mgr. Grabowski; Atty. Peppers; Clerk Spencer; Asst. Clerk Cyprian; Treasurer Libovicz; 5 City staff members; 13 Aldermen; Fire Chief Freeman; Police Chief Ruth; 6 first-responders; ~35 residents

LWV observer: B. Lipton

NOTE: Related documents can be accessed online at:

<http://www.boarddocs.com/il/coe/Board.nsf/Public> and a video recording of this meeting can be found at www.Youtube.com

1. Call to Order

Photograph – All re-elected officials.

Presentation of Colors - Elmhurst Police & Fire Honor Guard

Pledge of Allegiance

Inauguration of Re-elected Officials - Steven M. Morley Presiding

- photos and applause after each individual Alderman is sworn in; Proclamation honoring Emil & Frances Sabatino's 70th wedding anniversary

Roll Call by Clerk Spencer (applause): Ald. Honquest absent

2. Presentation Mayor Morley, Clerks Spencer & Cyprian:

Proclamation - Municipal Clerk's Week 50th Anniversary, 2019. Applause, photo. Presentation by Clerk Spencer appreciating the assistance of Clerk Cyprian during her recent absence. Applause, photos. Afterwards approx. 15 residents remain.

3. Receipt of Written Communication from the Public None

4. Public Forum

- Claude Pagacz observes the lack of participation of citizens in his ward's town meeting that he attended recently. He also questions the \$2.2 million spent by the City to purchase downtown property, and he is concerned about the lack of cooperation of the City with District 205 regarding stormwater remediation.

5. Announcements

- Ald. Talluto notes that she failed to sign several DPC reports due to being away last week; this does not mean she opposes them.
- Ald. Mulliner announces the upcoming Cool Cars every Thursday through the summer at the American Legion.

6. Consent Agenda All items below approved unanimously except 6.6 (Morley) 6.32 (York); 6.18 (Polomsky) see ** below

6.1 Minutes of the Regular Meeting of the Elmhurst City Council on April 15, 2019

6.2 Minutes of the Executive Session of the City Council on April 15, 2019

- 6.3 Accounts Payable - May 2, 2019 - Total \$ 2,123,279.95
- 6.4 Reappointments to the Firemen's Pension Board - Nolte & Hallberg (Mayor Morley)
- 6.5 Reappointments to the Police Pension Fund - Nolte & Welz (Mayor Morley)
- **6.6 Appointment to the Commission on Youth - Serna
- Pulled by Mayor Morley because it is premature.
- 6.7 Referral - Traffic Control Devices Intersection Evaluation - Fullerton and Indiana (Aldermen Bram and Polomsky) (City Manager Grabowski)
- 6.8 Report - Southwest Elmhurst Stormwater Mitigation Project - Phase 1 - Additional Work (PWB)
- 6.9 Report - 2019 Fire Hydrant Bid for Purchase (PWB)
- 6.10 Report - Fiber Optic Cable Installation between Various Stormwater Pump Stations (PWB)
- 6.11 Report - 2019 Watermain Improvements Project (PWB) (see item #9.1)
- 6.12 Report - Elmhurst City Centre Traffic Review - Professional Engineering Services (PWB)
- 6.13 Report - Valmont Anodized Aluminum Streetlight Pole Purchase (PWB)
- 6.14 Report - Replacement of Vehicles E-5 and E-27 (PWB)
- 6.15 Report - Replacement of Vehicle E-26 (PWB)
- 6.16 Report - IDOT Resolution for Improvement Under the Illinois Highway Code - Bike Racks (PWB)
- 6.17 Report - Motor Fuel Tax Program Appropriations (PWB)
- **6.18 Report - Palmer Underpass Electronic Sign - Bid Award (PAS)
- Ald. Levin explains that there have been many discussions about this project over the past years. There were 2 very good bids. Ald. Dunn notes that this has been budgeted for a number of years; meanwhile prices have gone down a lot. This new signage will require no maintenance unlike the cloth banners that have been used until now. In sum it will be a great improvement.
 - Ald. Polomsky explains her concern about this unnecessary approach. Ald. Deuter agrees that this improves safety but she feels that there are many other means to communicate activities in the 21st century.
 - Ald. Bram has been on the fence for a long while but now he supports using an electronic sign. Ald. Levin also supports the electronic sign because it will allow many more organizations to announce events. More discussion among Aldermen.
 - Approved 10 – 3 (Park, Polomsky, Talluto)
- 6.19 Report - Liquor License Classification Change - Convenient Food Mart (PAS)
- 6.20 Report - Replacement Vehicle for PD49 (PAS)
- 6.21 Report - Demo for the Troops (PAS)

- 6.22 Report - Knights of Columbus 5th Annual Car Show (PAS)
 - 6.23 Report - Review of Deduction Meters and Irrigation/Lawn Sprinkler Meter Arrangements (FCAAS)
 - 6.24 Report - Case Number 19 P-06 Churchville Conditional Use Permit and Waiver (DPZ) (see item # 9.2)
 - 6.25 Report - Case Number 19 P-03/Religious Assembly Text Amendment (DPZ)
 - 6.26 O-30-2019 - An Ordinance Waiving Bid and Authorizing the Execution of a Contract with Neenah Foundry Company for Thirty (30) Tree Grates for the Central Business District
 - 6.27 O-31-2019 - An Ordinance Approving and Authorizing the Execution of a License Agreement By and Between the Zayo Group, LLC and the City of Elmhurst, DuPage and Cook Counties, Illinois
 - 6.28 ZO-16-2019 - An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance to Provide for Amenity Decks
 - 6.29 ZO-17-2019 - An Ordinance Granting Variations from the Setback and Fence Requirements at the Property Commonly Known as 294 W. Winthrop Avenue, Elmhurst, Illinois
 - 6.30 R-48-2019 - A Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement for Services Related to ArcGIS Online Implementation and Integration into Lucity V2018 Project
 - 6.31 R-49-2019 - A Resolution Approving and Authorizing the Purchase of Three (3) Benches and Three (3) Trash Receptacles for the Central Business District in the City of Elmhurst, Illinois
 - 6.32 R-50-2019 - A Resolution Approving the 2019 Community Grant Recommendations and Awarding the Community Grants
- Ald. Levin explains that this follows the recommendations of the committee. Ald. York will recuse himself.
 - Approved 12 aye; 1 abstention (York).

7. Committee Reports

- 7.1 Report - Firefighters Pension and Police Pension Annual Required Contribution and Funding Policy Update (FCAAS)
- Ald. York explains that over the years the City has accrued pension liabilities; this new approach allows the City to reduce these liabilities carefully to attempt to avoid unplanned expenditures.
- Ald. Levin asks whether this is similar to approaches taken by other cities; he feels that this will be a good change.
- Approved 13 – 0.
- 7.2 Report - A Request for a Conditional Use Permit to Exceed Building Height Requirements and Associated Variations from setback requirements and parking

space module requirements for an 8-story, 92 feet high (excluding parapet and rooftop appurtenances) building at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of constructing an 8-story apartment building (DPZ)

- Ald. Talluto explains that this refers to a proposed new development in downtown Elmhurst; the contractor requested a height variance (8 rather than 6 stories); setbacks for landscaping; parking garage configuration variance. The Zoning Commission approved these requests.
- Ald. Brennan asks how many additional units the height variance will allow; he and his constituents are concerned about the potential for downtown congestion. He is glad there is a traffic study planned. Ald. Talluto responds; Mgr. Grabowki notes there will be about 23 additional units.
- Ald. Deuter notes that she opposed the zoning changes that were made recently; since this requests meets the standards of the new zoning code she must support it.
- Ald. Dunn is also concerned about high-density developments and that new buildings follow the City's architectural guidelines. He is not convinced that the current Opus development is in accord with these, and he questions whether this applicant is planning to abide by the City's design standards. He will not support this report. Ald. Polomsky agrees with Ald. Dunn's concerns; Ald. Mulliner replies that the applicant meets the zoning code; this request refers to building code variances, not the architectural standards. Further discussion ensues. Ald. Bram notes that the increased density will also result in wastewater (sanitation) issues in addition to parking density. He objects to moving ahead to allowing 8 stories. Further discussion ensues.
- Approved 10 - 3 (Polomsky, Bram, Dunn)

8. Reports and Recommendations of Appointed and Elected Officials

- Mayor Morley reports on his trip to Springfield with 4 aldermen and City staff.
- He received a letter from President Cafario of the D205 Board to the effect that they will not continue to negotiate with the City regarding stormwater remediation. They are investigating how to recoup TIF funds from the City that D205 feels that they are owed. Mayor Morley infers that this indicates that they are planning to sue. The Mayor reviews several specific disagreements that may or may not have resulted from miscommunication. Mayor Morley notes that D205 backed out of a preliminary handshake agreement with the City that was concluded last fall. His recent phone calls and offers to meet have been rejected – this is unacceptable. He asks Elmhurst residents for help: to contact your School Board members & the D205 Superintendent to request that they cease planning to sue and that they re-open communications with the City. He has a standing offer for a public meeting to address all these issues between D205 and the City.

- City Manager Grabowski announces ongoing Spring Cleanup and reports on the recycling event that took place with the College. Next Monday at 6:00 pm there will be an open house here in Council chambers for the Swain-Saylor-Vallette area. There are new plaques honoring some Elmhurst “jewels”.
- Mayor Morley reports on another very successful Art in the Park festival this past weekend.
- Ald Dunn reports on recent Fly Quiet and full ONCC meetings. Ald. Bram comments on these meetings as well.
- Ald. Kennedy urges residents to contact D205 officials in accord with Mayor Morley’s comments. He also notes that recent challenges with the SW Elmhurst sanitary district are completely separate from concerns about downtown residential density.

9. Ordinances

9.1 O-32-2019 - An Ordinance Rejecting All Bids for the 2019 Watermain Improvements Project and Awarding the Project to Gerardi Sewer and Water Company (see item # 6.11)

- Ald Kennedy explains that all the bids came in above budgeted funds so they all were rejected; then Girardi came in with an acceptable bid.
- Approved 13 – 0.

9.2 ZO-15-2019 An Ordinance Granting Conditional Use Permit with Landscaping Waiver for the Development of the Property Commonly Known as 155 Victory Parkway, Elmhurst, Illinois (P.I.N.s 03-25-300-036, 03-25-300-037, 03-25-300-038) (see item # 6.24)

- Ald. Talluto explains that this refers to the expansion & improvement of the parking lot at Churchville School; this is planned to be done in the summer when school is not in session.
- Approved 13 – 0.

10. Other Business

ZO-14-2019 - An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance to Provide for Planned Unit Developments

- Mayor Morley explains that this ordinance was inadvertently left off the agenda last meeting, so it needs to be approved today.
- Ald. Levin had previously asked for this to be postponed until he consulted City staff; now that he has done so he will approve it.
- Approved 13 – 0.

11. Adjournment 9:30 pm