

## **City Council Meeting**

Tuesday, Sept. 4, 2018 **7:30 p.m.**

Mayor Morley presiding.

Attendance:; 2 press; ~12 residents; ~12 first responders; City Mgr. Grabowski; Atty. Storino; Clerk Spencer; Treasurer Libovicz; 2 City staff members; 13 Aldermen; Fire Chief Freeman; Police Chief Ruth           LWV observer: B. Lipton

PLEASE 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](http://www.Youtube.com)

**1. Executive Session 7:00** for the Purpose of Discussing: Pending/probable litigation, pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11)

### **2. Call to Order**

Pledge of Allegiance; Roll Call – Ald. York absent

### **3. Presentations**

- Recognition: American Heart Association Presentation of STEMI Award to Elmhurst Fire Department – Chief Freeman; Art Miller; Mayor Morley. This is the 4<sup>th</sup> time the City's Fire and EMS personnel have received this prestigious award which depends on a smoothly functioning pre-hospital and in-house hospital cardiac resuscitation system.
- Recognition: Edward - Elmhurst Hospital Run of the Month Award is explained by Chief Paramedic Don Martinson.  
Applause; group photo; 3 first responders leave on a call before photo; the remainder leave after the photo.

**4. Receipt of Written Communication from the Public** none

**5. Public Forum** none

### **6. Announcements**

6.1 Announcements

**7. Consent Agenda** All items below approved 13 – 0 except 7.24 see \*\* below (Morley)

7.1 Minutes of the Regular Meeting of the Elmhurst City Council on August 20, 2018

7.2 Minutes of the Executive Session of the City Council on August 20, 2018

7.3 Minutes of the Special Meeting of the Executive Session of the City Council on August 27, 2018

- 7.4 Minutes of the Executive Session of the Special Meeting of the Executive Session of the City Council on August 27, 2018
- 7.5 Accounts Payable August 30, 2018 - Total \$ 2,815,818.80
- 7.6 Reappointment to the Zoning & Planning Commission - Garland (Mayor Morley)
- 7.7 Reappointments to the Architectural & Building Commission - Barnes & McKenna (Mayor Morley)
- 7.8 Referral - Residential Beekeeping - Aldermen Dunn, Honquest and Leader (City Manager Grabowski)
- 7.9 Report - Larch Avenue Parking Structure Maintenance Repairs Project (PWB)
- 7.10 Report - 2018 Sidewalk Replacement Project (PWB)
- 7.11 Report - 2018 Sidewalk Slabjacking Program (PWB)
- 7.12 Report - 2019 Watermain Improvements Project - Professional Engineering Services (PWB)
- 7.13 Report - Bid One (1) Ford Expedition EL (PAS)
- 7.14 Report - Bid, One 2018 Toyota Highlander (PAS)
- 7.15 Report - Elmhurst Commission on Youth Speaking Engagement Contract (PAS)
- 7.16 Report - Disposal of City Property - 2,650 feet of Hose (PAS)
- 7.17 Report - Elmhurst College Homecoming Street Closure 2018 (PAS)
- 7.18 Report - Elmhurst Park District 2018 Fall Fest (PAS)
- 7.19 Report - Amended Mutual Aid Agreement with Northern Illinois Police Alarm System (NIPAS) (PAS)
- 7.20 Report - Case Number 18 P-14/Foot Heaven Massage LLC Amended Conditional Use Permit (DPZ)
- 7.21 Report - Case Number 18 P 08, 18 P 09 and 18 P 10/Schiller Walkway Projecting Signs Conditional Use Permit (DPZ)
- 7.22 Report - Case Number 18 P 12 / YMCA Sign Conditional Use Permit (DPZ)
- 7.23 Report - Case Number 18 P-11 / Aimco Townhomes Final Plat of Subdivision (Also known as 17 P 06) (DPZ)
- \*\*7.24 O-52-2018 - An Ordinance Authorizing Execution of a Land Swap Agreement for the Conveyance of a Portion of City-Owned Property Commonly Described as Lot 2 of Messiah Lutheran Church Subdivision in Exchange for a Portion of the Royal York Condominium Common Element Property, Each in Elmhurst, Illinois

- Mayor Morley explains that there were 2 scrivener's errors (incorrect dates) which were caught this evening and a corrected document was sent out. This is a stormwater project that has been in the works for some time.
- Ald. Kennedy notes that there was a lot of work by City staff and legal office along with Royal York and Chicago Title to make this happen. Ald. Bram states that this is a landmark agreement because it involved several large entities. Ald. Mulliner is fully supportive.

Approved 13 – 0.

7.25 O-53-2018 - An Ordinance Authorizing the Sale by Auction of Personal Property Owned by the City of Elmhurst

7.26 O-54-2018 - An Ordinance to Accept, Approve and Authorize the Extension of a Modification of Grant of Access Easement Agreement from Messiah Lutheran Church

7.27 R-89-2018 - A Resolution Approving and Authorizing the Execution of Change Order No 2 For the Water Reclamation Facility Effluent Sampling Station Project

7.28 R-90-2018 - A Resolution Approving and Authorizing the Execution of Change Order No. 1 for the Water Reclamation Facility Roof Replacement, Masonry Restoration and Other Exterior Improvements Project

7.29 R-91-2018 - A Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement By and Between the City of Elmhurst and Civiltech Engineering, Inc. in Connection with the North York Street Sidewalk Improvement - Phase 1 Engineering Services

## **8. Committee Reports**

- Report - Planned Unit Development Ordinance (DPZ)

- Ald. Honquest explains that this is to consider zoning code revisions to address issues of planned developments. The DPZ committee came up with their recommendations which will be considered by the commission and public hearings will be held. Changes may likely result during this process. This report will start the process moving forward.

- Ald. Bram expresses some concerns about lowering the bar for applications to waive code requirements.

- Approved 13 – 0.

- Report - Financial Incentive Programs (DPZ)

- Ald. Honquest explains that this refers to FIPs for TIF4, TIF5 and the Downtown TIF. The DPZ committee reviewed existing FIPS and expanded them to fit the

current TIFs. They also removed the façade program in the case of a teardown; this brings the program up-to-date.

- Ald. Talluto speaks to financing and budget concerns: these are recommended levels for 2019 and seem to be all within reasonable limits.

- Ald. Dunn asks whether the sign and façade programs are separate. He is also concerned about whether this would be in addition to any TIF incentive. Ald. Honquest responds by reading specific portions of the DPZ report defining exactly when these funds need to be reviewed by the committee and/or the planning commission. Mayor Morley explains that the FIP is for much smaller amounts than for the TIF incentives. Ald. Talluto also explains that this wouldn't allow developers to 'double dip' for City funds.

- Ald. Bram applauds the committee for their comprehensive job in formulating this report. He wonders if it precludes allowing incentives for any future TIFs. Ald. Honquest responds. Then Ald. Bram asks specific questions about retail grants and marketing programs. Further discussion follows among Ald. Levin, Talluto, Honquest, Bram.

- Ald. Bram moves to amend the report to remove marketing from the kinds of expenditures to be supported. Motion fails due to lack of a second.

- Ald. Levin moves to remove the wording "a black iron" and leave merely "exhaust system" from the report. This wording particularly applies to large hoods above cooking surfaces that are used in restaurants. A full discussion ensues among Mayor Morley, Atty. Storino and Aldermen. Asst. City Mgr. Kopp explains that 'black iron' is a generic term for an exhaust system these days – it can mean a stainless steel or another type of exhaust system. Any system would still have to meet building and health codes.

- Motion to amend voted down 12 – 1 (Levin); Original report approved 13 – 0.

## **9. Reports and Recommendations of Appointed and Elected Officials**

- Mayor Morley notes that 'Cool Cars Under the Stars' continues every other week at the American Legion. He reports that he was a judge for the 4<sup>th</sup> annual "Cue for a Cause" fundraiser for the Walk-in Assistance Network this past weekend. It was a great event. Finally, Rock a Block will be held this coming weekend downtown. There will be two trolleys running.

- City Manager Grabowski reports that on Tuesday the Fire Dept. will hold a 9/11 memorial service. In 2 weeks there will be a craft beer festival downtown.

- Ald. Dunn briefly reports on the Ohare Fly Quiet meeting of Aug. 23. The focus was to examine some of the technical aspects of planning the runway

modifications. They are considering north-south rotations that will impact Elmhurst. The next ONCC meeting will occur this coming Friday. Ald. Bram asks if there was any discussion or response regarding the 422s that will impact Elmhurst. Ald. Dunn responds that this will be one of the topics at Friday's meeting.

**10. Other Business** none

**11. Adjournment** 8:50 pm