

City Council Meeting Monday, November 6, 2017
City Hall, 209 N. York St.
Elmhurst, IL 60126
Council Chambers, 7:34 p.m.
Steven M. Morley, Mayor

Attendance: 2 press, ~25 residents; City Mgr. Grabowski;
Atty. Storino, Clerk Spencer, Treasurer Libovicz; Police Chief
Ruth, Fire Chief Freeman, ~4 City staff members; 13 Aldermen

LWV Observer: B. Lipton

PLEASE NOTE: Related documents can be accessed online at: <http://www.boarddocs.com/il/coe/Board.nsf/Public>
and video recording of this meeting can be found at www.Youtube.com

1. Executive Session - Conf. Room #2 - 6:30 pm. for the Purpose of Discussing: Pending /Probable Litigation pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11), the Setting of a Price for Lease of Property Owned by the City of Elmhurst pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(6), Purchase of Real Property pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(5), Collective Bargaining Negotiations pursuant to the Open Meetings Act 5 ILCS 120/2 and Worker's Compensation Claims Review pursuant to the Open Meetings Act 5 ILCS 120/2(c)(12)

2. Call to Order Mayor Morley

- Pledge of Allegiance - Led by Jefferson Elementary School Cub Scout Pack 15
- Roll Call - Ald. Levin absent

3. Receipt of Written Communication from the Public None

4. Public Forum

- Claude Pagacz comments on the budget discussions this week; he notes that the residents are paying for 2 garages, the water treatment plant, water retention etc. but the commercial entities are not paying and even getting rebates of some taxes.
- Bianca Parisi attended this morning's Fly Quiet ad hoc meeting and was extremely disappointed that none of the leaders of Elmhurst stood up for the residents today. She asks that the City immediately request a seat on this committee; two other affected communities have done so.
- Barbara Lonergan also comments on the ONCC meeting where no representatives from Elmhurst City government spoke up today. This would have allowed our residents to register their feedback before the vote is taken. Any submissions need to be in before November 17.
- Sean Laughlin is also disappointed that Elmhurst was not represented at today's meeting. What happened? He also is concerned about the parking structures downtown, because the spaces for retail parking are unused during most of the days while the commuter spaces are fully used.

5. Announcements none

6. Consent Agenda all approved unanimously (13 – 0)

6.1 Minutes of the Regular Meeting of the Elmhurst City Council on October 16, 2017

6.2 Accounts Payable - November 2, 2017 - Total \$ 3,078,846.92

6.3 Referral - Liquor License Amendment Request 151 Kitchen/Bar (City Manager Grabowski)

6.4 Report - Brush Hill Road Drainage Improvement Project - Construction Bids (PWB) (see item # 9.1)

6.5 Report - Elmhurst History Museum Office Floor Joist Restoration Project (PWB)

6.6 Report - Intergovernmental Agreement with DuPage County for NPDES Implementation (PWB)

6.7 Report - Recommendation to Award the Construction Bid for the East End Park Sanitary Lift Station Flood Proofing Project, Contingent on Loan Offer (PWB)

6.8 Report - Recommendation to Award the Construction Bid for the WRF Improvements WPCLP Loan No. 174450 Project, Contingent on Loan Offer (PWB)

6.9 Report - Recommendation to Award the Construction Bid for the WWRF Storage Pad Extension Project, Contingent on Loan Offer (PWB)

6.10 Report - Recommendation to Award the Construction Bid for the Water Reclamation Facility Effluent Sampling Station Project, Contingent on Loan Offer (PWB)

6.11 Report - Recommendation to Award the Construction Bid for the Atrium Sanitary Lift Station Improvements Project, Contingent of Loan Offer (PWB)

6.12 Report - Ambulance Fees (FCAAS)

6.13 Report - Request for Extension - Case 16 P-13/Mladenoff Day Care Conditional Use (DPZ)

6.14 O-74-2017 - An Ordinance Waiving Bid and Authorizing the Purchase and Installation of an AFIS LiveScan System for the Police Department's Use Within the City of Elmhurst

6.15 ZO-14-2017 - An Ordinance Amending Ordinance Number ZO-08-2016 to Authorize the Extension of Time for the Amendment to a Conditional Use Permit, with Associated Variations, for the Purpose of Constructing a Reconfigured Existing Parking Lot for the Property Commonly Known as 123 East St. Charles, Elmhurst, Illinois (Redeemer Lutheran Evangelical Church)

6.16 R-117-2017 - A Resolution Approving the Final Plat of the Swain Avenue Resubdivision (Christ United Methodist Church)

7. Committee Reports

7.1 Report - Redevelopment Agreement - Elmhurst BMW Financial Incentive Request (DPZ)

- Ald. Honquest explains that this refers to the project that has been in the works for about 2 years. When he first became an alderman he was bothered by these type of agreements due to their high cost. Now he understands that the local dealerships have to work under constraints from the corporate headquarters. Corporate BMW recommended that this particular dealership move to an adjacent town. But they had been in Elmhurst since 1961 and wanted to stay here; they began to work with the City and after all this time they have come up with this arrangement. The advantage of having these dealerships is the tax base – car dealerships make up the majority of it due to the large amount of sales tax revenue they generate. This also includes a TIF agreement which was worked out carefully by City staff; Ald. Honquest thanks the staff for their hard work. Finally he notes that this is the first time the dealership has requested an incentive from the City since they started up in 1961.
- Ald. Mulliner states that he wholeheartedly supports this agreement.
- Ald. Bram notes that the family that owns this dealership has been very supportive of the City of Elmhurst all along. He has specific questions about the committee report. Ald. Honquest responds.
- Ald. Dunn notes that this is a very large incentive of \$6 million, exceeding any others over the last 6 years. The total cost of the project will be \$17 million. but since the City gets over \$1 million annually through this dealership it will result in relatively speedy payback. Ald. Bram comments further that because the dollar amount is just too high he just cannot approve it.
- Approved 12 – 1 (Bram).

8. Reports and Recommendations of Appointed and Elected Officials

- Mayor Morley notes that the annual Veteran's Day ceremony will be held this Saturday inside the Wilder Mansion. Later that day will be the 2nd annual American Legion military ball. He notes that the Committee of the Whole will be discussing the budget after adjournment.
- City Manager Grabowski reports that leaf collection starts this week, with an additional collection early in December.
- Ald. Dunn reports on the Ohare Noise Community Coalition (ONCC) meetings he has attended since mid-October. In response to the opinions expressed tonight by residents, the City will be joining the ad hoc Fly Quiet committee as it transitions into a standing committee; the City will continue to talk with the relevant committees.
- Ald. Bram asks if the City has as of yet formally submitted its request to join the Fly Quiet committee.

9. Resolutions

9.1 R-118-2017 - A Resolution Authorizing the Issuance of a Notice of Award for the Brush Hill Road Drainage Improvement Project (see item # 6.4)

- Ald. Kennedy explains that this is being moved forward so it can be started before the winter weather sets in.
- Approved 13 – 0.

10. Other Business

- Ald. Dunn updates Council on the YMCA parking situation. The festering safety concerns have been addressed and the project was completed due to the excellent work of Public Works staff and committee.

11. Adjournment 8:25 pm

To be followed by a meeting of the Committee of the Whole to discuss the budget.