

City Council Meeting

Monday, Dec. 17, 2018 **7:30 p.m.**

Mayor Morley presiding.

Attendance:; 2 press; City Mgr. Grabowski; Atty. Storino; Asst. Clerk Cyprian; Treasurer Libovicz; approx. 4 City staff members; 14 Aldermen; Fire Chief Freeman, Police Chief Ruth, approx. 20 residents 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

1. Executive Session - 7:00 p.m. for the Purpose of Discussing: the Purchase or Lease of Real Property for the Use of the Public Body, pursuant to Open Meetings Act 5 ILCS 120/2(c)(5)

2. Call to Order

Pledge of Allegiance – led by Cub Scouts from Pack 15 (Jefferson) & Pack 17 (Jackson) schools

Roll Call - Ward 5 Ald. Talluto late; arrives at 7:40 pm

3. Receipt of Written Communication from the Public None

4. Public Forum

- John Quigley, Pres. of the Elmhurst C of C, apologizes in advance to Council and PDZ committee members for characterizing their decision on Consent Agenda item 6.14 as misguided.
- Kathleen Sullivan thanks the Council for the continued progress over the past year in mitigating the stormwater flooding problem.

5. Announcements None

6. Consent Agenda All items below approved unanimously except items 6.14 (Deuter), 6.38 (Bram) (see ***)

- 6.1 Minutes of the Regular Meeting of the Elmhurst City Council on December 3, 2018
- 6.2 Minutes of the Executive Session of the City Council on December 3, 2018
- 6.3 Minutes of the Committee of the Whole Meeting of the Elmhurst City Council on November 5, 2018
- 6.4 Minutes of the Committee of the Whole Meeting of the Elmhurst City Council on November 13, 2018
- 6.5 Minutes of the Committee of the Whole Meeting of the Elmhurst City Council on November 19, 2018
- 6.6 Minutes of the Committee of the Whole Meeting of the Elmhurst City Council on November 26, 2018
- 6.7 Accounts Payable December 13, 2018 - Total \$ 3,054,589.67

- 6.8 Referral - Snow Removal Assistance for Seniors - Aldermen York and Talluto
- 6.9 Report - Palmer Drive Underpass Landscaping and Walls - Design Engineering Services (PWB)
- 6.10 Report - Spring Road Avenue LAFO - Phase III Construction Engineering (PWB)
- 6.11 Report - West Avenue LAFO - Phase III Construction Engineering (PWB)
- 6.12 Report - Request to Dispose of Outdated Exhibit Fixtures (PAS)
- 6.13 Report - 2019 Mary Queen of Heaven 5K Run/Walk (PAS)
- ***6.14 Report - Culvers Request for TIF Assistance (TIF IV) (DPZ)
- Ald. Honquest explains that this is a request for \$70,000 City funding for demolition of a Burger King on N. York to build a new restaurant. The original ask was for \$140,000 on a total cost of this project at approx. \$3.7 million. The Committee deliberated for some time and decided that it would be appropriate. Ald. Honquest asks if there were not a business requesting these funds, would Council be agreeable to paying \$70,000 to demolish the existing unattractive bankrupt building?
 - Ald. Deuter asks if the DPZ committee considered if Culvers is eligible for any of the other City incentive programs? Ald. Honquest responded yes, but if they were to get approval the total funds would be \$22,000. Ald. Dunn comments.
 - Ald. Polomsky wants assurance that there is no environmental contamination, and other potential obstacles to development of this property without the \$70,000 TIF grant.
 - Ald. Levin is skeptical of these kind of requests, he asks whether the money is really needed. This is not a small business, nor is it a first-time business owner. This franchisee is opening 8 stores, and the Elmhurst location is not dependent on the TIF grant.
 - Ald. Bram shares Levin's concerns. It doesn't fit with the North York corridor development plan, nor does it fit the City's TIF policy because the franchisee does not have a financial need.
 - Ald. York is supportive of the TIF grant. It will have a good economic benefit on the surrounding businesses. Ald. Brennan agrees.
 - Ald. Deuter feels that other City incentive programs will provide enough encouragement for Culvers to open in Elmhurst. The project does not rise to eligibility for TIF funding. Ald. Polomsky feels that this will be a great addition to the N. York corridor but she cannot justify the large amount of the incentive. Any professional business owner would try to garner as much funding from the City as it could. Ald. Bram offers further comments.
 - Approved 10 – 4 (Deuter, Bram, Levin, Polomsky).

- 6.15 Report - Case Number 18 P 22 Mladenoff Conditional Use 178-182 N. York St. (DPZ)
- 6.16 Report - Case Number 18 P 19 McDonald's Conditional Use Permit and Variations at 190 E. Butterfield (DPZ)
- 6.17 Report - Request for Extension - Case 16 P 11 Conditional Use and Variations 123 E. St. Charles (DPZ)
- 6.18 Report - Request for Extension Case 18 ZBA 01 Variation 260 May St. (DPZ)
- 6.19 O-67-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018 for the City of Elmhurst, DuPage and Cook Counties, Illinois
- 6.20 O-68-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018, for Special Service Area Number Six of the City of Elmhurst
- 6.21 O-69-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018, for Special Service Area Number Thirteen of the City of Elmhurst
- 6.22 O-70-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018, for Special Service Area Number Fourteen of the City of Elmhurst
- 6.23 O-71-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018, for Special Service Area Number Fifteen of the City of Elmhurst
- 6.24 O-72-2018 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2018 and Ending December 31, 2018, for Special Service Area Number Sixteen of the City of Elmhurst
- 6.25 O-73-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$3,700,000 General Obligation Refunding Bonds of the City of Elmhurst Dated September 2, 2009
- 6.26 O-74-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$10,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated August 1, 2012
- 6.27 O-75-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$9,150,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated October 1, 2013
- 6.28 O-76-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$8,770,000 General Obligation Refunding Bonds of the City of Elmhurst Dated January 7, 2014

- 6.29 O-77-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$9,375,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated November 4, 2014
- 6.30 O-78-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$16,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated July 1, 2015
- 6.31 O-79-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$25,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated June 22, 2016
- 6.32 O-80-2018 - An Ordinance Abating the Tax Levy for the New Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$6,770,000 General Obligation Refunding Bonds of the City of Elmhurst Dated June 20, 2017
- 6.33 O-81-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon an Issue of \$9,615,000 General Obligation Bonds of the City of Elmhurst Dated August 1, 2017
- 6.34 O-82-2018 - An Ordinance Abating the Tax Levy for the Year 2018 for the Payment of Principal and Interest Accruing Upon An Issue of \$9,715,000 General Obligation Bonds for the City of Elmhurst Dated December 5, 2018
- 6.35 O-84-2018 - An Ordinance Approving Subarea Amendments to the Official Comprehensive Plan for the City of Elmhurst
- 6.36 ZO-28-2018 - An Ordinance Granting a Variation from the Front Setback Requirements at the Property Commonly Known as 144 Maple Avenue, Elmhurst, Illinois (P.I.N. 06-02-218-011)
- 6.37 ZO-29-2018- An Ordinance Granting a Variation for the Property Commonly Known as 561 - 617 N. York Street and 570 - 614 N. Michigan Street, Elmhurst, Illinois 60126 (P.I.N.s 03-36-116-001 through 03-36-116-014)
- ***6.38 R-124-2018 A Resolution to Approve and Authorize the Execution of an Intergovernmental Agreement Between the City of Elmhurst, Illinois, the County of Cook, the Illinois Toll Highway Authority, and the City of Northlake for the County Line Road/I-294 Ramp to North Avenue Improvement Project
- Ald. Bram is concerned about markedly increased traffic through the surrounding residential areas, as he brought up 4 weeks ago. More needs to be done to make sure the effect of commercial traffic is mitigated before this can be approved.
 - Ald. Polomsky explains that this is about assigning responsibility for different areas of the reroute plan to the participating governmental units. Ald. Bram

understands this, but he knows that once this aspect moves forward Elmhurst will lose control so it won't be able to work on traffic solutions.

- Approved 13 – 1 (Bram).

6.39 R-125-2018 - A Resolution Regarding the Release of Certain Closed Session Minutes

6.40 R-126-2018 - A Resolution to Adopt the Elmhurst History Museum's Collection Policy

6.41 R-127-2018 - A Resolution Approving and Authorizing the Purchase of Internal Chimney Seals for the City of Elmhurst, Illinois

6.42 R-128-2018 - A Resolution Approving an Extension of Services Agreement Between WaterSmart Software, Inc. and the City of Elmhurst, Illinois

6.43 R-129-2018 - A Resolution Authorizing the Purchase of Three Replacement Vehicles for the City's Public Works Department and Authorizing the Disposal of Three Existing Vehicles, Being Units PW-6, PW-29, and PW-89

7. Reports and Recommendations of Appointed and Elected Officials

- Mayor Morley comments on how nice it was to work with everyone this past year. Wishes all happy holidays.

- City Manager Grabowski wishes everyone happy holidays.

8. Ordinances

8.1 O-83-2018 - A Budget and Appropriation Ordinance for the City of Elmhurst for the Fiscal Year Beginning January 1, 2019 and Ending December 31, 2019

- Ald. York thanks City staff and elected officials for the time and thoughtfulness devoted to creating and evaluating this budget. Moves to amend the budget to increase the general fund transfer to the stormwater fund from \$1.8 to \$2.3 million. The additional money, which originally was designated for property buy-outs was ultimately not needed; it now will be used for debt service and/or maintenance.

- Ald. Deuter supports the amendment. Ald. Talluto asks if this will change the tax levy; Mayor Morley responds not.

- Ald. Levin offers an amendment to striking the last 3 lines of the amendment. Ald. Dunn tries to explain why this is not necessary. Ald. Talluto is unclear why Ald. York's amendment is required. Ald. York explains that it was to get the extra \$500,000 out of the general fund and into the stormwater fund, because that is where it is needed. The general fund is already at the maximum according to the City's overall plan. Ald. Polomsky and Ald. Deuter comment; Attorney Storino is consulted about legal issues. Ald. Levin & Bram feel that moving the \$500,000 into stormwater is not necessary.

- Levin amendment denied 5- 9. York amendment approved 12-2 (Dunn, Bram). Ordinance approved 13 – 1 (Bram).

9. Resolutions

9.1 R-123-2018 - A Resolution Approving a Settlement Agreement and Release Between Christopher P. Stephens, Kristin Stephens, Arthur Ciszewski and the City of Elmhurst

- Mayor Morley pulls this because the paperwork is not yet in order.

10. Other Business

- Ald. Honquest announces a trivia night fundraiser for the Elmhurst Yorkfield Food Pantry on Jan. 19.

11. Adjournment 8:35 pm