

**City Council Meeting** Monday, December 18, 2017  
City Hall, 209 N. York St.  
Elmhurst, IL 60126  
Council Chambers, 7:35 p.m.  
Steven M. Morley, Mayor

Attendance: 2 press, 10 residents; City Mgr. Grabowski;  
Atty. Storino, Clerk Spencer, Treasurer Libovicz; Police Chief  
Ruth, Fire Chief Freeman, 4 City staff members; 14 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](http://www.Youtube.com)

**1. Executive Session - Conf Room #2 - 7:00 p.m.** for the Purpose of Discussing: Pending /Probable Litigation pursuant to the Open Meetings Act 5 ILCS 120/2 (c)(11) and Appointment, Employment, Compensations, and Performance of Specific Employees of the Public Body Pursuant to the Open Meetings Act 5 ILCS 120/2(c)(1)

**2. Call to Order**

Pledge of Allegiance. Roll Call – all Aldermen present

Mayor Morley asks for a moment of silence to mark the passing of Joe Newton, York High School's legendary track coach.

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

**4. Public Forum**

- Claude Pagacz asks for clarification regarding a letter he received about the new water meters. He also is concerned that states are legalizing marijuana in order to collect more taxes without regard for peoples' health.
- Ben Silver of the Citizens Advocacy Center, speaks to the new TIF #6 district being proposed for downtown Elmhurst. The first notice of the new TIF came just yesterday when it was noted in tonight's agenda. He is concerned that this has not been fully evaluated and it is difficult to do so if the proposal is taken up so quickly. In fact, items related to the new TIF are included in tonight's Committee Reports which is way too soon to allow for proper evaluation.
- Kathleen Sullivan reflects on 2017 successes in dealing with the stormwater problems. She encourages Council to keep up the good work and double the number of homes with stormwater mitigation in 2018.

**5. Announcements** none

**6. Consent Agenda** All items below approved 14 – 0 except \*\*6.6, 6.13 indicated by asterisks \*\*

6.1 Minutes of the Regular Meeting of the Elmhurst City Council on December 4, 2017

6.2 Minutes of the Executive Session of the City Council on December 4, 2017

6.3 Accounts Payable December 14, 2017 - Total \$ 2,903,701.74

6.4 Report - One (1) 2017 Tobroco Little Giant Wheel Loader (PWB)

6.5 Report - ROW Vacation Request - 845 N. Larch Avenue (PWB)

\*\*6.6 Report - Land Exchange with Edward-Elmhurst Health - 172 E. Schiller (PWB)

- Ald. Kennedy explains that this land swap will allow a \$10-11 million dollar building area in downtown; the location is to the east of Haven and First. Edward-Elmhurst will get a slightly more valuable parcel.
- Ald. Bram held this for discussion because he is concerned about the difference in value of the two properties, and also the City will lose some downtown parking.

- Approved 13 – 1 (Bram)

6.7 Report - Reservoir Water Meter Replacements (PWB)

6.8 Report - Alexander Boulevard - Parking Restrictions (PAS)

6.9 Report - Lawndale Avenue - Parking Restrictions (PAS)

6.10 Report - Liquor License Request: Do It Together Workshop (PAS)

6.11 Report - Policy Prohibiting Sexual Harassment (FCAAS)

6.12 Report - Case Number 17 P-10/Foot Heaven Massage LLC (Lowry) Conditional Use Permit (DPZ)

\*\*6.13 O-83-2017 - An Ordinance Approving and Authorizing the Execution of the Redevelopment Agreement By and Between G & G Investments, Inc. and the City of Elmhurst, DuPage and Cook Counties, Illinois (Len's Ace Hardware)

- Ald. Honquest explains that this item has been reviewed by three committees and has been well-vetted.
  - Ald. Levin explains his concerns that the new owner has already received \$30,000 in grants and right-of-way for this store. The use of more City money is just not appropriate for this business.
- Approved 11 - 3 (Deuter, Levin, Bram)

- 6.14 O-84-2017 - An Ordinance Approving the Sale of Certain Real Property Owned by the City of Elmhurst (Len's Ace Hardware)
- 6.15 O-85-2017 - An Ordinance Vacating a Certain Alley Right-of-Way Located Immediately North of and Adjoining 145 East First Street (Len's Ace Hardware)
- 6.16 O-86-2017 - An Ordinance Vacating a Portion of the Robert Palmer Drive Right-of-Way Immediately West of 145 East First Street (Len's Ace Hardware)
- 6.17 O-87-2017 - An Ordinance Authorizing the City of Elmhurst, DuPage and Cook Counties, Illinois to Borrow Funds from the Water Pollution Control Loan Program
- 6.18 O-88-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017 for the City of Elmhurst, DuPage and Cook Counties, Illinois
- 6.19 O-89-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Six of the City of Elmhurst
- 6.20 O-90-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Eleven of the City of Elmhurst
- 6.21 O-91-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Thirteen of the City of Elmhurst
- 6.22 O-92-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Fourteen of the City of Elmhurst
- 6.23 O-93-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Fifteen of the City of Elmhurst
- 6.24 O-94-2017 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2017 and Ending December 31, 2017, for Special Service Area Number Sixteen of the City of Elmhurst
- 6.25 O-95-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-96-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-97-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-98-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-99-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-100-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-101-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-102-2017 - An Ordinance Abating the Tax Levy for the New Year 2017 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-103-2017 - An Ordinance Abating the Tax Levy for the Year 2017 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-104-2017 - A Ordinance Terminating the Designation of the Lake Street Redevelopment Project Area as Created by the City of Elmhurst on December 6, 1993 as Amended, as a Tax Increment Financing Redevelopment Project Area and Dissolving the Special Tax Increment Allocation Fund for Said Redevelopment Project Area
- 6.35 R-129-2017 - A Resolution Approving and Authorizing the Execution of an Agreement By and Between the City of Elmhurst and Kane, McKenna and Associates, Inc. for Services Related to a Downtown Redevelopment Plan and Project

6.36 R-130-2017 - A Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement in Connection with the Southwest Elmhurst Stormwater Mitigation Project - Phase III

**7. Committee Reports**

7.1 Report - 2018 Water, Sewer and Capital Investment Recovery Rates Review (FCAAS)

- Ald York explains that this will allow changes to the above rates. The adjustment of these rates is evaluated every year. Increasing rates are unavoidable; the thing that is most important is the Council's role to keep the City's funds sufficient; it is the responsible thing to do.
- Ald. Bram asks whether every option has been explored to avoid this approximately 6.6% increase. Ald. York responds that his committee has indeed explored all options and that if a smaller increase is adopted the shortfall will devolve onto later generations of residents. Ald. Levin adds to the discussion.
- Approved 14 – 0.

7.2 Report - Redevelopment Plan and Project for, and the Designation of Downtown Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing. Therefore, convening a Joint Review Board and Calling a Public Hearing in Connection Therewith (DPZ)

- Ald. Honquest explains that this is the first step in adopting a new TIF, number 6. The new TIF will be downtown but in a smaller area than in the current TIF. It will also include public properties such as the Library, Wilder Park and the YMCA. A major issue for downtown Elmhurst shops and restaurants is competition from Oak Brook shopping center. Therefore the new TIF makes a lot of sense and his committee is 100% behind it. He asks that a representative of Kane-McKenna be allowed to present the detailed argument for the new TIF.
- City Mgr. Grabowski explains that the new TIF is necessary because the current downtown TIF #1 will expire in 4 years – this is too soon for any new businesses to take advantage of it. If the new TIF is enacted, the current TIF #1 will be terminated early.
- Mr. Richlicky gives a powerpoint presentation to argue for the new TIF. The slides can be viewed on the City website Board Docs pages (see above for URL). Key points are:
  - 85% of downtown buildings are 35 years old or more; 70% are more than 50 years old. Parking remains an issue; traffic patterns are confused and obstructed; utilities are inadequate. Estimated assessed valuation is declining for downtown businesses.
  - The next steps are meetings with taxing bodies and public hearings in January through March 2018.
- Mayor Morley notes that this action tonight is the beginning of the process, not a done deal.
- Ald. Polomsky, Ald. Bram, Ald. Levin, Ald. York, Ald. Brennan, Ald. Mulliner, and Ald. Dunn offer lengthy comments.
- Approved 13 – 1 (Bram).

**8. Reports and Recommendations of Appointed and Elected Officials**

- Mayor Morley notes that this year's downtown Christmas block party was very well-attended. The Opus groundbreaking will be Wednesday at 3 pm. There will be no committee meetings on December 26 and the next Council Meeting will be on Tuesday January 2.
- City Manager Grabowski notes the City's holiday closings.
- Ald. Dunn reports that the Fly Quiet plan was adopted by the ONCC (Ohare Noise Communities Commission) and despite the meeting being very well-attended the objections of Elmhurst residents were not heeded. Now the plan goes to the FAA for approval, and then there will be an environmental study. Mayor Morley outlines the next steps to try to advance the interests of Elmhurst residents to reduce the nighttime overflights.
- Ald. Bram expresses disappointment over the outcome of the ONCC meeting. He thanks Ald. Dunn for his advocacy.

**9. Other Business**

- Mayor Morley wishes all Happy Holidays and thanks all City staff, residents who attend Council meetings, and elected officials for their efforts this year.

**10. Adjournment** at 9:02 pm