

Elmhurst City Council meeting

February 6, 2017, 7:30 pm

Attendance: Mayor Morley, Atty. Storino, Treasurer Libowicz, Clerk Spencer, Mgr. Grabowski, Police Chief Ruth; ~60 members of the public; 2 press; 13 Aldermen. LWV observer: B. Lipton

1. Call to Order Pledge of Allegiance led by Boy Scouts Troop 82

Roll Call - Ald. Honquist, Sabatino absent

2. Receipt of Written Communication from the Public None

3. Public Forum

- Lisa Dirks, speaking on behalf of Elmhurst Cool Cities Coalition (ECCC) on their 10 year anniversary; ECCC supports sustainable efforts including monarch butterfly habitats; recycling; reducing pesticide use in parks, lawns, and gardens; many others. The City was a founding member of the ECCC but has not supported it in recent years; she invites the City to re-commit to the ECCC and its goals.
- Barbara Lonergan, on behalf of ECCC as well, speaks specifically in support of home gardening. Revising the City code could help promote this. Code enforcement needs to be much more consistent.
- John Nichols, speaking against the re-zoning of the E. Fremont Ave. residential neighborhood to accommodate Elmhurst Extended Care because it belongs in a commercial neighborhood. Their business plans have changed prompting a change in their zoning variance application; Nichols wonders if another change in the future will affect the residents negatively.
- Claude Pagasz is amused that there is less building code flexibility for private citizens than for commercial businesses. He also objects to the City granting money for a coffee shop and a new exercise business.
- Cynthia Jones, a 36 year resident of Elmhurst, objects to a large construction site right up against the edge of her driveway leading to a large hole underneath, rendering her driveway unsafe to use. She cannot get to her garage. Complaints to her alderman and the City resulted in the building code enforcer coming out once, but the developer continued to use her driveway for their building project even though they trespassed.
- Nicole Virgil expresses her thanks to Ald. Levin and Deuter who are interested in facilitating their hoop house; points out that legally the City could allow their hoop house while building code changes are enacted. The Virgils would like to have permission to use their hoop house before next fall; she offers to provide information on their garden and a tour of it if the Aldermen would like.
- Elizabeth Ambrosie supports the Virgil family and their hoop house. They are being infringed on as to their rights as homeowners. Urges the Council to take this seriously.
- Dan Virgil, 598 Fairview, urges the City to change the building code to allow their hoop house so they can grow organic produce for their family. The City website states that the City doesn't regulate backyard gardens, which is obviously not true.
- John Wendell, a resident since 1971 who raised 4 children here and lives across the street from the hoop house, recalls when a resident was asked to take down a flagpole for displaying the Stars and Stripes, but the neighbors came together to support him flying the flag.
- Amarila Moretti supports the wonderful idea of a hoop house; it does no harm at all. In January she slipped on icy effluent from a sump pump – why is there no attention to these sump pumps making the sidewalks very dangerous, instead of wasting all this time to frustrate such a wonderful thing as the hoop house.
- Jan Foster is with the Elmhurst Garden Club but she speaks as a private citizen. She notes that the hoop house is a great thing; she is grateful to Ald. Levin and Deuter for reconsidering the building code. Restaurants in Elmhurst will soon want to start their own herb/vegetable gardens using the same memberane technology, so the Council should look ahead.
- Linda McDonald speaks in support of the hoop house – the new buzzword is 'farm-to-table'.
- Jill Perez has lived in Elmhurst 57 years. Despite any miscommunications we as a community need to put this in the past and allow hoop houses in this town. There are bitter feelings and people are upset but we should go forward and change the code to allow this progressive activity.

4. Announcements

- Ald. Dunn announces the O'Hare Noise Coalition (OHNCC) meeting will be this week to discuss O'Hare noise.

5. Consent Agenda All items below approved 12 – 0 unanimously except 5.6 and 5.16 (see ** below)

5.1 Minutes of the Regular Meeting of the Elmhurst City Council on January 17, 2017

5.2 Minutes of the Executive Session of the City Council on January 17, 2017

5.3 Accounts Payable - February 2, 2017 - Total \$ 926,248.93 (2016 AP Groups) and February 2, 2017 - Total \$ 980,625.99 (2017 AP Groups)

5.4 Report - 138-142 N. Addison Avenue Development - Utility Relocation (PWB)

5.5 Report - 100 N. Addison Avenue Development - Utility Relocation (PWB)

**5.6 Report - Annual Rate-Adjustment for Refuse and Recycling Services (PWB)

Ald. Bram explains that he pulled this report because he objects to raising the charges for the smaller 65 gal. garbage receptacles (toters). The even smaller receptacles (32 gal.) are not used any more at all. More and more people are using the 65 gal. toters and fewer using the 95 gal. large toters, but the rates for the 95 gal. toters have been increased half as much. He states that the Council should be fair and should encourage less refuse from households going into landfills. It should again allow the 32 gal. toters especially for seniors. Another objection is the cost of a 1.1 FTE employee dedicated only to answering questions about garbage collection.

Ald. Polomsky points out that the 65 gal. rate is \$5 cheaper than the 95 gal. toter, and that the shift to smaller toters in the past few years may be related to the City's unlimited recycling program.

Approved 11-1 (Bram)

5.7 Report - Proposal for Professional Engineering Services for North Industrial Lift Station Generator and General Improvements (PWB)

5.8 Report - Proposal for Professional Engineering Services for North Elevated Water Tower Rehabilitation (PWB)

5.9 Report - Proposal for Professional Engineering Services for WRF Effluent Sampling Station (PWB)

5.10 Report - One (1) Industrial Trailer Mounted Drum Style Log and Debris Chipper (PWB)

5.11 Report - One (1) 2017 Trackless MT7 Articulating Snow Sweeper (PWB)

5.12 Report - Elmhurst City Centre 2017 Events (PAS)

5.13 Report - Elmhurst Walk-in Assistance Network "Cue for a Cause" Fundraiser (PAS)

5.14 Report - Pull Up Bars for Patriots Fundraiser (PAS)

5.15 Report - Rescue Squad/Pumper Purchase (PAS)

**5.16 O-07-2017 - An Ordinance Waiving Bid and Accepting the Proposal of Hudson Group, LTD d/b/a The Trolley Car Company for Trolley Services Within the City of Elmhurst and Authorizing the Execution of a Contract Between Hudson Group, LTD. d/b/a The Trolley Car Company and the City of Elmhurst

Ald. Healy explains that this is the ordinance to enact the Elmhurst Trolley program for this coming summer season. Ald. Bram objects because the trolley route has not been expanded to the south or the north again this year; he states that the trolley will just be benefiting the same people; others should be allowed access to it.

Approved 11-1 (Bram)

5.17 O-08-2017 - An Ordinance Approving and Authorizing the Execution of a Non-Exclusive License Agreement By and Between the Elmhurst St. Patrick's Day Committee and the City of Elmhurst, DuPage and Cook Counties, Illinois

5.18 MCO-08-2017 - An Ordinance Amending Section 29.10 Entitled, "Wastewater Service Charges," of Chapter 29 Entitled, "Private Water and Sewer Systems," of the Municipal Code of Ordinances of the City of Elmhurst, Illinois

5.19 R-04-2017 - A Resolution to Set the Rate for Sewerage Treatment from Illinois American Water

5.20 R-05-2017 - A Resolution Regarding the Release of Certain Closed Session Minutes

5.21 R-06-2017 - A Resolution to Adopt the City of Elmhurst Implementation Plan for the City's Strategic Communication Plan

5.22 R-07-2017 - A Resolution Approving and Authorizing the Execution of Change Order Number 1 for the Waste Water Reclamation Facility Bar Screen Replacement Project

5.23 R-08-2017 - A Resolution to Approve and Authorize the Execution of the First Amendment to the Consulting Services Agreement By and Between the City of Elmhurst and Kane McKenna and Associates, Inc. for the Furnishing of Consulting Services for the Analysis and Review of the City's Current TIF Districts

5.24 R-09-2017 - A Resolution to Approve and Authorize the Execution of a Fifth Amended Modification Agreement By and Between the Bensenville Fire Protection District #1 and the City of Elmhurst

5.25 R-10-2017 - A Resolution to Approve and Authorize the Execution of a Professional Engineering Services Agreement By and Between RJN Group, Inc. and the City of Elmhurst for the Sanitary Flow Monitoring Project

- 5.26 R-11-2017 - A Resolution Authorizing the Issuance of a Notice of Award for the Washington Street Stormwater Improvement Project
- 5.27 R-12-2017 - A Resolution Approving and Authorizing the Execution of Amendment No. 1 to the Agreement Between the City of Elmhurst, Illinois and Clark Dietz, Inc. for the Furnishing of Professional Engineering Services for the Atrium Sanitary Lift Station Improvements
- 5.28 R-13-2017 - A Resolution Authorizing the Purchase of Two 2017 Altec Aerial Bucket Trucks (Model LR7-58) for the City of Elmhurst Forestry Division and Authorizing the Disposal of Two Aerial Bucket Trucks Numbers PW-14 and PW-90
- 5.29 R-14-2017 - A Resolution Authorizing the Purchase of One (1) Peterbilt Six Wheel Municipal Body Dump Truck with Snow Plow Package and to Authorize Trade-in of One (2002) Sterling Dump Truck with V-Box Salt Spreader
- 5.30 R-15-2017 - A Resolution Approving and Authorizing the Execution of a Professional Design and Construction Engineering Services Agreement in Connection with the WWRF Storage Pad Extension Project

6. Committee Reports

6.1 Report - Redevelopment Agree Fit Form Realty LLC (Fitness Formula Clubs Elmhurst (DPZ))

Ald. Levin explains that this project began almost 2 years ago; it will result in a high-end facility. They found a 'defect' in the soil; so cost of the land the City was charging the developer was reduced to \$240,000 to allow them to remove the contamination. The City also agreed to give the developer an allowance for streetscape improvements which otherwise would have to be done by the City. The City will also pay \$256,000 to relocate utility pipes, poles and wiring for this development.

Ald. Dunn thinks this is a great project; it will kick start the development of Addison St. Are the costs TIF-eligible? If so, was there discussion to use TIF funds to offset the costs instead of a land price reduction? Ald. Levin replied that the developer never applied for TIF funds.

Ald. Talluto asked if they applied for other funds.

Ald. Bram is concerned about utilizing the new parking facilities, are parking spaces only reserved for sales tax revenue-generating companies? The agreed-on sale price for the land was too low. Why is Elmhurst giving such large incentives to this company when other towns where they are located didn't provide any incentives. Oak Park gave this same company only very minor incentives, like a few free parking slots in their adjacent Village deck.

Mayor Morley and Ald. Levin respond to these points. Ald. Mulliner comments on several of these issues.

Approved 12 – 0.

7. Reports and Recommendations of Appointed and Elected Officials

- Mayor Morley mentions the fire at the bridal salon last week; he is grateful to Elmhurst Fire Dept. and 12 other communities for helping out during the emergency.
EFD is doing a blood drive this weekend.
- City Manager Grabowski mentions that he will be attending the ONCC meeting this Wednesday.
- Ald Bram requests the City schedule 1) a presentation by staff on the impact of changes at OHare and 2) a report on economic development In Elmhurst; he was told both of these would come right after the Mayor's state of the City report but they have not yet appeared.
- Ald. Dunn is grateful to City officers and staff for their hospitality to the Serbian parliamentarians who visited Elmhurst today.

8. Other Business

- Ald. Healy praised EFD for coming to the bridal salon fire so quickly and also praises the Police Dept. for handling another situation earlier in the week. Both incidents had good outcomes that were helped by great communications from the City; Facebook posts were negative. Ald. Healy states that the hoop house issue is only about temporary structures that are opposed by a number of residents; it's not a matter of gardening. Finally, the sump pump code was changed about a year ago so that sump pumps are now required to eject above grade, resulting in this problem of icy effluent on sidewalks.
- Mayor Morley announced the LWV Candidates Forum will take place this Sunday here in Council chambers; 1 -5 pm.

9. Adjournment 8:56 pm

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