

Regular Meeting of the Elmhurst City Council

April 18, 2016

7:33 pm – 9:40 pm

Present: 14 Aldermen, Mayor, Mgr. Grabowski

~45 Public; 25 Staff; City Atty.

~30 Police, Firefighters, & Paramedics

LWV Observer: B. Lipton

1. Call to Order at 7:33 pm

- a. Pledge of Allegiance led by Cub Scout Pack 417
- b. Roll Call: 14 Aldermen Present; 0 Absent

2. Presentation

Mayor Morley commended 8 Elmhurst first responders and resident Sam Braafhart, age 11, who remained calm and did CPR on his little sister Hayley until paramedics arrived. Hayley had fallen into the apartment complex pool; the family nanny instructed Sam on how to perform CPR correctly. Fire Chief Anaszewicz presented Sam with a plaque and he was honored by Aldermen, neighbors, family members, and all attendees at the meeting.

3. Written Communications None

4. Public Forum

- a. Resident Jeff Gable: A 20-yr. veteran firefighter in an adjacent town; had 2 issues:
 - The current deficit of 3 firefighter positions – the lowest staffing level since 1989. Standards require 4-5 people per vehicle; the current situation allows just 2-3.
 - The paramedic-staffed fire vehicles respond when both ambulances are out on other runs., but the fire vehicles don't carry comprehensive (ALS) equipment – they only have band aids and oxygen. Elmhurst police cars carry Narcan and much more elaborate medical kits than do the fire vehicles. This is a very unsafe situation.
- b. Resident 2: Objected to more handouts for developers; building code waivers; etc.
- c. Resident Ms. Abernathy: Markedly increased traffic in the alley between Larch and Addison since the opening of the Hahn St. development. Commuters race down the alley in the am and pm rush hours and it is unsafe for kids and pedestrians. Residents on Larch do not object to the new development, but urge Council not to approve additional alley parking for the development. They suggest instead arranging to use a portion of the new Addison St. parking deck.

5. Announcements none.

6. Consent Agenda

All items below Approved without discussion (14 Ayes; 0 Nays) EXCEPT 6.4

- i. 6.1 Minutes of the Regular Meeting of the Elmhurst City Council on April 4, 2016
- ii. 6.2 Accounts Payable 4/18/2016 – Total \$3,056,916.54
- iii. 6.3 Referral: IC parents fundraiser (City Manager Grabowski)
- iv. 6.4 Washington Street stormwater improvements (PWB) – This is the only item that was discussed.
This is a proposed plan to explore underground stormwater detention as opposed to open-air basins. Ald. Bram requested an explanation, as he was concerned that this would triple the costs and delay implementation. Manager Grabowski explained that there is the possibility for a much reduced cost depending on the engineering analysis. After brief discussion item 6.4 approved 14-0.
- v. 6.5 Jackson St. storm sewer installation (PWB)
- vi. 6.6 Report – Sanitary sewer CIPP lining grouting (PWB)
- vii. 6.7 Report – North Ave street light pole painting (PWB)
- viii. 6.8 Report – DuPage gas & diesel procurement (PWB)
- ix. 6.9 Report – Tree planting (PWB)
- x. 6.10 Report - 4th Annual Elmhurst Cycling Classic Bicycle Race (PAS)
- xi. 6.11 Report - Removal of Historic Preservation Landmark Designation for the John Pentecost House at 259 Cottage Hill (PAS)
- xii. 6.12 Report - Police Station Bi-Directional Radio Amplifier (PAS)
- xiii. 6.13 Report - Elmhurst Commission on Youth (PAS)

- xiv. 6.14 Report - Case Number 16 P-04/Timothy Christian Schools Conditional Use and Associated Variations 188 West Butterfield (PIN 06-14-411-012, 06-14-411-013, 06-14-411-001) (DPZ)
- xv. 6.15 R-40-2016 A Resolution Accepting the Proposal of Arthur J. Gallagher Risk Management Services, Inc. for Professional Insurance Broker Services for the City of Elmhurst for the Period of May 1, 2016 through April 30, 2017
- xvi. 6.16 R-41-2016 A Resolution Appointing Illinois Municipal Retirement Fund Authorized Agent

7. Committee Reports

7.1 Report - Case Number 16 P-02/Opus Conditional Use and Associated Variations 100 N. Addison (PIN 06-02-220-017, 019, 020, 023, 024 & 025) (DPZ)

There was a lengthy discussion of this item related to waivers and conditional zoning for the new 1st Ave. Opus apartment project; Ald. Levin and Honquist were very supportive and offered explanations for the majority of questions raised. Concerns related to three areas were raised by Aldermen Bram, Polomsky, Dunn, Talluto, Healy, Deuter, and Mulliner. The three major areas of concern were

- a) Waiver of density code to allow ~135 residences per acre; the developer plans mostly 1-2 bedroom rental units. In comparison, the new Hahn St. development received a waiver for 85 units/acre; the explanation was that it was planned as a more 'high-end' structure. In addition, the developers wish to build up to 65 feet high; current code limits building heights to 45 feet. Hahn St. received the 65 foot waiver. Traffic and safety issues related to the high resident density were raised by at least four Aldermen.
- b) The developers requested a waiver so there would be no set-back from the street in order to allow enough parking. A related concern was that ground floor space would be mostly taken up by parking with very little retail space. This was a problem for several Aldermen.
- c) There was concern that the approval process was rushed and did not take into account the new downtown plan that will soon be adopted; also the developers may come back later for a TIF allowance. Several Aldermen expressed a wish to slow down the process so that one comprehensive plan could be adopted as a package.

The report was approved 8 yeas to 4 nays.

8. Reports of Elected & Appointed Officials

8.1 Mayor Morley:

- 1. Elmhurst Symphony is a great asset to the City
- 2. A prescription drug take-back event is this Saturday sponsored by the Elmhurst Police, Fire Dept. and DEA.
- 3. There was a useful meeting with residents about the N. York Streetscape plans

8.2 Manager Grabowski:

- 1. Announced the dates for this spring's cleanup days
- 2. Police purchased a new side-by-side electric ATV. Summer patrols using this and on bicycles will begin soon.
- 3. Stormwater update: Staff has been working w/Burke Engineering on infrastructure modifications to send water to Salt Creek. Extra water from Salt Creek can then go into the Quarry, but this will require excavation and approval from the Ill. Dept. of Natural Resources and the US Army Corps of Engineers. The discussion opened up among Aldermen York, Healy, Talluto and Mayor Morley to address costs, other options and related issues.
- 4. Vacant fire dept. positions: These are being covered by current staff taking overtime; the City cannot hire new employees due to the State budget impasse. The short staffing has had no effect on the excellent level of services from our first-responders.

Ald. Mulliner took exception to Mr. Grabowski's statement that it has had no impact – it has increased costs and decreased effectiveness & safety. He questioned the hiring freeze for fire fighters as the City has hired 3 new employees/consultants recently to do development, public relations, etc.

9. Ordinances

- i. 9.1 O-30-2016 An Ordinance Waiving Bid and Accepting the Proposal of Archon Construction Co., Inc. for the Installation and Replacement of the Storm Sewer on Jackson Street From Saylor Avenue to East of

Swain Avenue and Authorizing the Execution of a Contract Between Archon Construction Co., Inc. and the City of Elmhurst (see item 6.5) Approved 14-0 without discussion.

ii. 9.2 O-31-2016 An Ordinance Approving and Authorizing the Execution of the Redevelopment Agreement By and Between Paragon Elmhurst Center, LLC and the City of Elmhurst, DuPage and Cook Counties, Illinois

There was a brief discussion of this item, a follow-up to the initial agreement in 2014 with the developer to replace the vacant site of the old Overton Motel with a structure encompassing a fitness center and Starbucks. There were delays 'due to zoning issues' that are now resolved, and the occupancy permit is planned for March 2017. The agreement calls for a 15-year TIF allowance at \$500,000 which exceed the current policy of 5-10 year TIFs. Ald. Bram brought up that there have been numerous delays and a reduction in the size of the development, but the City has not cut its incentives to match.

Approved 10 to 2.

10. Other Business

i. City Clerk noted the roll-call procedure will change to a rotating basis in May.

ii. Mayor Morley honored the long and effective service of Finance Director Marilyn Gaston who is retiring.

iii. Ald. York noted that Gerber Glass headquarters opened in Elmhurst on Friday.

iv. Ald. Healy noted that Rep. Nybo has a bill in Springfield to allow police to carry Epi-pens.

v. Ald. Leader shared a story from a resident regarding the courteous and prompt response of Elmhurst police officers to a recent incident.

d. **Adjournment** Mayor Morley adjourned the meeting at 9:40 pm.