

Elmhurst City Council Meeting
April 20, 2015
7:30pm-9:19pm

14 present; 0 absent*
Observer: N. Nafiseh

- I. **Call to Order**
 - a. Pledge of Allegiance
 - b. Roll Call
 - i. *Ald. Talluto is attending via electronic means
- II. **Receipt of Written Communications from the Public**
 - a. Michael Krumrey submits a communication to Clerk Spencer
- III. **Public Forum**
 - a. Claude Pagacz, 566 W. Gladys claims that the Hahn project has no value. He cites a gas station and a dry cleaners as projects that were untested. He believes the council should have tests taken on properties before buying them, because in his opinion they tend to do the opposite. He thinks the council should use permit fees for the developer as well and not squander money in paying for water retention for the Hahn Project. When asked to finish up, he turns and expresses gratitude to Ald. Gutenkauf (who is retiring from the council) for her service.
 - b. Terrance Lean 707 Hillside also talks about several issues, beginning with Hahn Street. He says that it was suggested that no developer would pay \$10 million for the property, and wants to know if the \$1 million in remediation costs is counted as part of it, or if it is additional. He inquires if the council has done a “break-even-analysis” of the property. Transitioning to a few topics, he mentions that retail in downtown Elmhurst was affected by the hospital being relocated, and he wants to know what can be done to attract people to downtown again. He also opines that it might be better to allow for a six-story building versus a four-story building for one of the newer developments being planned. Mr. Lean thinks the council should ask for how much in TIF funds it will take develop the building as a six-story. He finishes by talking about waste removal, saying that the waste containers in Elmhurst are not easy to move and that without them it would be less risk of injury to the operator and more efficient for trash pick-up.
 - c. Michael Krumrey recites the definition of the word “uphold” and says that the Alderman should follow their oath of office by upholding the ordinances and not only enforce them when it is convenient.
 - d. Paula Pezza 275 Cottage Hill, thanks Ald. Gutenkauf for her last night in office and her eight years of service. She complements her for being fair and objective. She wishes her luck for the future.
 - e. Tamara Brenner begins with a remark that machine politics is “alive and well in the city of Elmhurst”. She sardonically expresses that since the council members are going to agree on everything the meetings on Mondays will be a lot shorter. She claims there should be another item on the consent agenda regarding a bid, and implies that council unjustly suspended the rules to make a bid for a project. She shows contempt for the council building any more fitness centers or parking lots unnecessarily.
- IV. **Announcements**
 - a. Ald. Polomsky announces that this coming Wednesday (4/22) 6:30-8:30pm there will be a Sustainability Workshop.
 - b. Ald. Bram mentions the O’Hare Public Forum, but does not have the details.
- V. **Consent Agenda**

- a. Ald. Gutenkauf asks for item 5.17 to be removed and Ald. York asks for item 5.21 to be removed.
- b. The agenda is approved minus items 5.17 and 5.21 (14 Ayes, 0 Nays, 0 Absent)
 - i. Clerk Spencer reads the ordinance for item 5.17- An ordinance approving and authorizing the execution of the Redevelopment Agreement by and Between Morningside Hahn LLC and the City of Elmhurst, Illinois
 1. Ald. Gutenkauf reiterates her position that the storm water storage planned for the project is not enough for the property's size.
 2. Ald. Bram says he is still against the ordinance because of the cost for taxpayers. He thinks the deal is too good for the developer and that the council is going "above and beyond" for them. He is glad however, that more retail space will be created for the Hahn project than planned initially. He concludes by saying this is why he would vote "no".
 - a. Ald. Levin responds that this is the most profitable project currently available and that a "no" vote would mean starting all over for the third time. He thinks it would be irresponsible to vote this way because the land has been sitting on the city's books for a long time and now has a chance to be productive, especially in creating new revenue for downtown. He acknowledges the storm water complaint of Ald. Gutenkauf as well, but says that negotiations turned out that way through hard fought compromises.
 3. Ald. Leader claims the Hahn St. Project will bring in enough revenue to more than compensate for the \$10 million invested, and that it can help pay for things needed in Elmhurst like road paving, floodwater mitigation, and school costs. He says not only current residents will reap the benefits, but also the subsequent generations.
 4. Ald. Healy corrects Ald. Levin's guess that voting again for the Hahn St. Project would be the third time, saying that it would actually be the *fourth* time. He says that any developers with ideas had plenty of time to bid on the project. Healy claims Hahn St. is the first significant project that has incorporated incremental storm water into the planning, which is a big deal. He also states that the property has cost \$800,000 a year in tax dollars for the city and that it is much better to be doing something with the property. He ends by noting that the property is in TIF 4, so the benefits for schools and similar public institutions will be long term.
 5. Ald. Mulliner voices his strong support for the Hahn St. Project and says it "is the most important statement the council can make" in terms of the downtown area.
 6. Ald. Bram says he is happy the project has made it this far and rejects the statement Ald. Levin made that it would be "starting over" to vote 'no'. To him, a 'no' vote signifies to the developer that the town wants a better deal. He reiterates how the taxpayers are the ones that feel the real burden of the project.
 7. Ald. Levin says that negotiations numbers were set when the council agreed to do the project with Morningside Hahn LLC. He says that the developer would not pay much more for the land now than they wanted

to then and that he and the others that worked out the deal tried the best they could.

8. Agenda item 5.17 is approved (12 Ayes, 2 Nays, 0 Absent).

- ii. Clerk Spencer reads the ordinance for item 5.21- An ordinance to amend paragraph (f) Entitled "Addressing the Council" of Section 2.06 Entitled "Council Rules of Order" of Chapter 2 Entitled "City Council" and to Amend Paragraph (g) Entitled "Prohibited Behavior During Meetings/Removal of Persons" of Section 2.06 Entitled "Council Rules of Order" of Chapter 2 Entitled "City Council" of the Municipal Code of Ordinances of the City of Elmhurst, Illinois

1. Ald. York decides to pull the ordinance back into committee.

VI. Committee Reports

- a. 6.1 report- Stormwater Project Prioritization (PW&B)
 - i. Clerk Spencer reads- It is, therefore, the recommendation of the Public Works and Buildings Committee that the revision of the stormwater project prioritization action plan, moving the Webster Avenue and York/I-290 projects into the priority project list as outlined above, be approved.
 - ii. Ald. Kennedy says the report is about additional projects that can further efforts in addressing stormwater projects. The project at York/I-290 will create 7 acre feet of storage and the one at Webster Avenue will create 2 acre feet.
 - iii. Ald. Healy states that while the projects at these two locations are smaller in scope than some others and not in the most urgent places, they can be started right away and will take far less time to finish.
 - iv. Ald. Kennedy says the project at Webster is estimated to be done in the fall and the one at York/I-290 as soon as spring.
 - v. Ald. York says that the project at Webster is a great project and will help a lot of homes in the area.
 - vi. Ald. Polomsky questions the committee about how many homes in the Geneva project will be removed due to flooding.
 - vii. Ald. Kennedy says the number was originally nine, but then more were added, totaling 15.
 - viii. Ald. Bram is in favor of the project at York/I-290 and says it is a good one. He says the project is critical because of how flooding effects York Road and the homes eastbound of York. He gives examples of over-sized commercial vehicles traveling through residential areas as an effect.
 - ix. The report passes (14 Ayes, 0 Nays).
 - x. Ald. Talluto has to disconnect after the vote is counted and the Mayor announces that she has signed-off.
- b. 6.2 report-Dupage Water Commission Water Rate Reduction (F, CA&AS)
 - i. Clerk Spencer reads- It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council approve the water rate reduction as outlined above. The FCAAS Committee further recommends suspension of the rules to consider MCO-12-2015, to allow for timely implementation of the rate reduction.
 - ii. Ald. York says the report is asking for a suspension of the rules to implement the rate change faster. He says the rate reduction is a small decrease, but it is a small victory for Elmhurst and he openly asks for support.
 - iii. The report passes (13 Ayes, 0 Nays, 1 absent).
- c. 6.3 Report- General Obligation Bond Issue 2015 (F, CA&AS)

- i. Clerk Spencer reads- It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council authorize the sale of a 2015 General Obligation bond issue in the amount of \$16 million to be used to finance currently budgeted infrastructure improvements as outlined in this report.
 - ii. Ald. York summarizes that it is an outline and that all of the elements of the report are out of the budget that was passed going into the new fiscal year. He says that the Addison St. Project cost the city about \$14.5 million and it has been financed somewhat, but there is a shortfall of \$9 million, which is what the bond will be used for. He says approx. 6 million dollars was estimated to be needed for the 2015 budget, and it turned out to be 4 million, which means that projects that are not being carried forward do not need to be financed, so there is no rush to get the bond money for them. Also, the bond money is going to be more than it typically is. York ends by saying the bond will save money in the long run, and that the council will continue to retire bond principle as it has in other years.
 - iii. Ald. Dunn talks about how the bond is larger than usual (the council would normally aim below 10 million), but that it is necessary because of all the pressing capital projects this year such as floodwater mitigation, garage projects, and water treatment.
 - iv. Ald. Bram wants to know how much money saved can be attributed to the bond. He also inquires why for projects like the garage the committee does not just use TIF-1 funds.
 - v. Ald. York asks Mayor Morley if Marilyn Gaston can respond on his behalf to answer Ald. Bram's questions.
 - vi. Ms. Gaston says that the savings of using the bond would be between \$30,000 and \$50,000. According to her, ratings would be less expensive and attorney fees would be less as well.
 - vii. Ald. York explains that the bonds work better because they allow money to be allocated for many different things if need be, in comparison to taking out a loan.
 - viii. Ald. Healy asks about the potential uses of TIF 1 increment to pay for the bond.
 - ix. Ald. York says that this is correct. He also says that because the council expects more capital expenditure projects in the following year, the council could take the proceeds of the bond and reduce bond obligations for the following year.
 - x. The report passes (13 Ayes, 0 Nays, 1 absent).
- d. 6.4 Report- Resolution to Authorize Reimbursement of Expenses from Debt Obligation (F, CA&AS).
- i. Clerk Spencer reads- It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council direct the City Attorney to prepare the appropriate resolution authorizing reimbursement to the Parking System Fund, Stormwater Fund and Municipal Utility Fund for capital expenditures related to the Addison Street deck project, stormwater projects and wastewater treatment plant projects that are incurred prior to issuance of a debt obligation.
 - ii. Ald. York says it is a housekeeping item that allows the city to reimburse expenses from this point forward until the city receives the proceeds of the bond.

- iii. Ald. Dunn in regards to the bond, adds that the council is able to pay an invoice within 60 days.
- iv. The report passes (13 Ayes, 0 Nays, 1 absent).

VII. Reports and Recommendations of Appointed and Elected Officials

- a. Mayor Morley reiterates Ald. Polomsky's announcement of the Sustainability Planning Session and states that the people on the north end of town have free trash pick-up on Saturday. He also says that the new Senate bill to force O'Hare to keep open all of its current runways may affect Elmhurst depending on what the House does with the bill. The mayor says as it plays out in Springfield, we will have more information.
- b. City Manager Grabowski announces that there is an open house scheduled for Wednesday (4/22) at Wooddale Junior High about the Elgin-O'Hare tollway project from 4:30-7:30pm. His other announcement is that the Community Workshop for downtown planning will be May 28 at 7:00pm in the Council Chambers.
- c. Ald. Bram congratulates those that ran for office in Elmhurst and asks when the Waverton demolition project will be complete. He also asks about Lucky Motors' current status.
 - i. The Mayor responds to his question about the Waverton saying that the estimated time for the demolition was 4-6 weeks and that demolition has been underway for two weeks already.
 - ii. City Manager Grabowski responds to Ald. Bram's second question saying that the city of Elmhurst is currently in court with Lucky Motors.
 - iii. City Attorney Storino follows up by reiterating what the City Manager said.
- d. Ald. Kennedy reports that the Public Works and Buildings Committee will meet next Monday because of the Addison parking deck project. Likewise, he talks about stormwater and references the trend of major flooding over the last six years being much more frequent than in the past. He says that his committee and the council prioritized projects that dealt with sewer flooding, then stormwater detention mainly in large open spaces. He mentions later this year, a wet-weather control facility will have a positive effect 2,300 homes in southwest Elmhurst. Kennedy also says the policy for on-site detention that his committee pushed forward has allowed for 70+ homes to be built with water detention. He talks about the policy for new homes to increase their "net impervious" and that the homeowners have to abide by the standards set by the council. He goes onto list projects that have water retention amounting to 61 acre feet of storage and says the next thing the committee will work on will be individual flood proofing. The council now has a policy for flood-prone properties and buyouts, so in the coming months the committee will work out the possible implementation of it. He ends by saying that city staff is constantly looking for ways to improve infrastructure and that they are working with the Elmhurst Park District and the DuPage County Forest Preserve.
- e. Ald. Healy follows up by saying that the number of homes impacted is small in a lot of the current projects, but since they are small they can be accomplished in the interim as bigger ones manifest. He says one impediment to progress was the DuPage County requiring that the City of Elmhurst improve the roads in the Brush Hill area for better access to the Hospital before working on any new projects, but now the County is alright with the city moving forward with its other projects.
- f. Ald. Levin mentions that the DP&Z committee last meeting heard two proposals for the surface lots that are no longer needed on Addison Street. On Monday (4/27) there is

going to be a meeting addressing the proposals and the committee will consider input from the public.

VIII. Ordinances

- a. 8.1- An ordinance amending section 7.200 Entitled “Water Service Charges” of Chapter 7 Entitled, “Water and Sewers” of the Municipal Code of Ordinances of the City of Elmhurst, Illinois.
 - i. Mayor Morley asks Ald. York if he has anything to add, and he says that this is the result of the report asking to suspend the rules for report 6.2.
 - ii. The report passes (13 Ayes, 0 Nays, 1 absent).

IX. Other Business

- a. 9.1 No other business
- b. 9.2 Address from Outgoing Elected Official (Alderman Gutenkauf)
 - i. She talks about how fortunate she was to graduate high school and that she is a proponent of strong democracy. She says democracy is enhanced when people deliberate with people who disagree and that the one thing she wants people to know is to “do what is right”.
- c. Recognition of Alderman Gutenkauf (Mayor Morley & Elected Officials)
 - i. Ald. Gutenkauf ascends the historical rocking chair and listens to the recognition of her fellow Alderman.
 - ii. She is complimented for her hard work, intelligence, and sacrifice and the Mayor and other Council members display their gratitude.

X. Adjournment at 9:19 pm