

Elmhurst City Council Meeting
May 20, 2013
7:30 pm – 8:17 pm

13 present; Hipskind (@7:45)
Public: 26;Staff: 4;Police/Fire: 15;Press:2
Observer: N. Talluto

Mayor Morley called the meeting to order.

Swearing In

- **Fire Department Personnel** – Battalion Chief Tim Lisowski and Lieutenant Steve Wroble

Public Forum

- The first citizen spoke about priorities and the view that development seems to be more of a priority than helping the city better handle flood situations. He hopes that the priorities change and that we spend our money on helping the flood preparedness.
- The next resident spoke about the Addison St. project and the fact that the Zoning commission has unanimously voted against it for a number of substantive reasons. She urges the council to rethink this project from step one. She also asks about ‘Board Docs’ and when they will be available for dissemination of council packets.
- The next resident reminded the council of where flood victims are in terms of their cleanup. They are still ongoing. She asks the council to consider using a different PR person as she feels the current PR consultant is not very good. “100 year” flood protection is a term that is not covered by flood protection so the council should not be able to use it.
- The next resident spoke about the local VFW (combined Elmhurst and Villa Park). A fire destroyed the building and insurance covered only part of it. On June 1, 12 – 9pm, the group will host a fundraising event to help raise monies to fix the building. A number of speakers and events are planned. Donations are accepted and more information is available at villaparkvfw.org.
- The next resident spoke about the problem of storm sewers and new houses that feed into the storm sewer and the problem that causes as the storm sewer gets overwhelmed.

Announcements

- City Clerk Spencer congratulated Clarice, an Elmhurst resident, who recently turned 100 years old.
- Ald. York announced the completion of the City Ride and thanked all for their participation. The group was able to understand the good and bad of biking in Elmhurst. He also announced the upcoming golf outing, see www.kickoffforkids.org for more information.
- Mayor Morley announced the new dates for spring cleanup on 6/12,13,14.
- Ald. Levin announced the passing of Paul Dewitt, a longtime zoning commissioner.

The **Consent Agenda** was passed (13 Ayes, 0 Nays) with removal of the following items:
Item “B”.

Agenda Item Discussion

A. Item B – Moved the Minutes of the Executive Session of the City Council on May 6, 2013

Reports and Recommendations

- A. Mayor Morley announced that President Obama named DuPage and several other counties in IL as disaster areas. Federal FEMA assistance can be applied for at www.disasterassistance.gov. Several meetings are being set up to discuss the storm water holding projects. The information for local meetings can be found on the City website.
- B. City Manager Grabowski announced that FEMA has been in town distributing flyers with information. Several meetings were held last week with citizens from Geneva and Washington. Congressman Quigley holding a local meeting on Federal Programs at City Hall on 6/3/13, 9:30 – 11:30.
- C. Ald. Bram wanted to clarify if Mayor Morley had closed the application process for the open seat. Mayor Morley clarified that he would take applications up until the seat had been filled.

Ordinances and Resolutions

- A. O-28-2013 – An Ordinance approving the 30th Amendment to Real Estate Purchase Contract for the purchase of the Real Property commonly known as 260 N. York Street, Elmhurst, IL (“Pauli”)

City Manager Grabowski provided the background for this project. This property is the last piece of the overall Hahn Street project. Assuming a positive vote tonight, the RFP will be sent out shortly. This contract includes the following details:

- \$1.77MM purchase price,
- closing on 7/10/2013,
- includes phase 2 environmental testing,
- property will be leased back to the owner to act as a service shop until March 31, 2014, with no gas sales.

Ald. Bram clarified that tonight’s vote is NOT on the entire Hahn street project, but just the one piece of property. He believes that the purchase price, 20% more than appraised value, is too high to pay.

Ald. Gutenkauf agreed with Ald. Bram and has been expressing her concern several times when this topic comes up. She also doesn’t feel that the city should be in the business of real estate purchasing. She wants to be sure that the council understand the city is taking responsibility to clean up the property, albeit with a clause that egregious clean up is paid for by the seller. She doesn’t feel that the council understands that the taxpayers are paying for this.

Ald. Levin states that this is the last piece of property in the overall project that would then be able to be put to its best use. It also is not fair to compare the two pieces of property (the other gas station for sale for about \$200,000 less than what is being paid for this property) as the locations are quite different. This option is better than using Eminent Domain to acquire the property. The council spent extensive time and negotiations to reach a fair deal. He will support this because it is the result of an arms length negotiations that will result in a overall project that will serve to be a welcoming area to the city.

Ald. Deuter has two concerns with this ordinance. The environmental issues that could come out of this as well as the issue of the city acting as a real estate developer versus simply encouraging development.

The ordinance was passed with 10 Ayes, 3 Nays (Gutenkauf, Deuter, Bram).

