

Elmhurst City Council meeting

August 15, 2016

Steven M. Morley, Mayor

Attendance: City Mgr. Grabowski, Clerk Spencer,
Treasurer Libovicz, 2 Press; 2 first responders, approx.
50 public

LWV observer: B. Lipton

1. Executive Session - Conf Rm #2 - 6:30 p.m.

2. Call to Order 7:30 pm

Pledge of Allegiance

Roll Call Ald. Polomsky absent

3. Public Hearing - Church Road/Lake Street Tax Increment Financing Redevelopment Project Area Purpose to elicit public comments on the proposed redevelopment project. This required by law; it follows a meeting of a Joint Review Board on July 13 (City, other affected taxing districts). No Council action to be taken; cannot consider enacting TIF plan for at least 2 weeks.

Presentation by Mr. Rich Liecki of Kane, McKenna Associates, consultants.

- Project benefits include enhanced tax revenue, economic health of community, redevelopment of un- or under-utilized properties.

- This is a good time to initiate the project because we are coming out of the downturn. 60% of the properties are >35 years old and assessed valuation has been declining since 2011. Current assessed value of properties is \$28.6 million; consultants predict an increase to \$78-80 million over the 23 years of the TIF.

- Costs for completing the redevelopment activities estimated at \$55 million.

- Project area is basically the Lake Street corridor between Yrk Rd. and Grand Ave; also includes Industrial Drive to the north and Berens Park to the south. Some properties that are now included in the North York TIF will be moved over to the new TIF.

Mayor Morley stated that the JRB gave unanimous approval.

Ald. Levin stated that the TIF doesn't change the tax rate for the properties; increased tax revenue from improved properties is put back into the City's TIF fund to cover the costs of the

Ald. Bram and Dunn commented: This would be the fifth TIF in Elmhurst; the first three were quite successful and are nearing completion.

Public comments:

a. Sam Oday: Owner of the Power Market on Lake St. concerned that the TIF improvements not overlook existing businesses in the boundaries.

b. Jeff Chisik: Resident of affected area asking what exactly is going to happen to his property and his taxes. Mayor Morley directed him to a City staff member for specific information.

c. Tamara Brenner: Concerned that the bar is so low to set aside money for 23 years; taxes will continue to go up because the monies tied up in the TIF will not be available to other taxing bodies. Mentioned \$6 million already promised to a car dealership. Objects that the Council has already decided to approve the TIF; TIF districts were intended to address blight but there is no blight in Elmhurst.

d. Claude Pagash: Objects to constant City handouts to large businesses, and taxes continue to increase. Also, he asks why the TIF includes Berens Park, and whether that means that the park will be given over to commercial/industrial development.

Ald. Levin responded to Mr. Pagash question: Berens Park was included so that the revenue from the TIF can be used to improve the Park if it is deemed a good use of the funds later on, and not to redevelop Berens Park for commercial use.

Ald. York commented that TIF 2 will be expiring this year and that means the main Superior Ambulance building will be released onto the general tax rolls.

Ald. Bram noted that sales tax revenue is totally separate from the TIF which refers to property taxes only.

Mayor Morley noted that as the TIF process goes forward the opportunity for residents to comment will be available during the Public Works Committee meetings.

Adjourned 8:10 pm. 25-30 members of the public left at this point.

4. Receipt of Written Communication from the Public None

5. Public Forum

- a. Todd Benson: president of the Elmhurst HAM Radio Club, which will celebrate its 80th anniversary this year. He invited City officials and members of the public to their event this coming Friday at 6 pm. at the Fire Station on North York Rd. Details will be posted on the City website.
- b. Claude Pagash: proposed eliminating Roberts Rules and all legal requirements since decisions seem to be made in private before public City Council meetings; the rules aren't being followed anyhow.
- c. Tamara Brenner: Once again the rules were suspended to push things through faster; here she was referring to the three stormwater detention pond projects. This is a very poor approach and she urged Council to stop doing this.
- d. Ben Silver: Citizens Advocacy Center representative; he echoed Ms. Brenner's comments objecting to taking action on reports at the same time they are first discussed rather than waiting the legally required 2 weeks.
- e. Kevin Graf, an Elmhurst Park District commissioner. He noted that the Crescent & York Commons detention basin is to be approved at this meeting although the Park Board wasn't able to review the committee's report because their meeting was on Friday morning when most Park Board members were working.

6. Announcements

Ald. York: Elmhurst Childrens Assistance Foundation will have its annual Golf Outing this week in Bensenville.

Treasurer Libovicz: Tickets for the Elmhurst Craft Beer Festival in Sept are now on sale to benefit the Historical Society

7. Consent Agenda All items were approved unanimously 13-0 except for those pulled as indicated by asterisks below:

7.1 Minutes of the Regular Meeting of the Elmhurst City Council on August 1, 2016

7.2 Minutes of the Executive Session of the City Council on August 1, 2016

7.3 Accounts Payable - August 15, 2016 - Total \$ 2,774,462.44

7.4 Appointment to the Economic Development Commission - Coan (Mayor Morley)

7.5 Appointment to the Historic Preservation Commission - Falls (Mayor Morley)

7.6 Report - Geneva Avenue Stormwater Improvement Project - Construction Bids (PWB) (see item 10.3)

7.7 Report - York/I-290 Stormwater Improvement Project - Construction Bids (PWB) (see item 10.4)

*7.8 Report - Madison Early Childhood Stormwater Improvement Project - Construction Bids (PWB) (see item 10.2)

A bid of \$2,285,455 of Martin Martann Construction was recommended to be accepted. This project will relieve 63 homes. Originally the rules were to be suspended and the IGA to be approved at this meeting, but Ald. Deuter pulled it in order to hold off final approval until 3 weeks from now so that the School Board could consider all aspects. Ald. Bram noted that the School Board is concerned that the work might disrupt students so it will need to be inserted into the construction contract that work might have to take place on weekends to avoid disrupting children.

Approved 13-0

*7.9 Report - Crescent Avenue/Cambridge Avenue Stormwater Improvement Project - Construction Bids (PWB) (see item 10.1)

- Ald. Deuter explained the committee report and their recommendation to accept this bid for a stormwater detention basin at \$2.1 million to Swallow Sewer Constr. She further urged to suspend the rules so that the expenditure could be enacted tonight to expedite the start of the project as quickly as possible. These plans were described in detail on the website in the Burke report.

- Ald. Dunn explained why the current plan shows a small savings: it was less costly to go through an alternate private property; the new owner requested less for the easement than the original private property owner.

- Mayor Morley explained that the current alternate path actually shortens the length of pipe that goes under the railroad tracks because the property is a little further west.

- Ald. Bran wants to make sure that this plan is clear to the Park District and they are on board. He expressed his dislike of suspending the rules and going ahead to finally approve projects but in this case if it is not done tonight the project will be delayed weeks and will penalize the residents. Approved 13-0.

*7.10 Report - Elmhurst College Beekeeping Request (PAS)

Ald. Healy: College wants to establish an apiary. Council needs to approve the ordinance setting up a process in general; then approve this project specifically to establish the apiary. College application needs to be approved now in order for them to get a grant application submitted.

Ald. Levin asked for clarification. Atty. Storino explained that the College request could be approved tonight without compromising the process. Approved 13-0.

7.11 Report - Motor Vehicle Impoundment Ordinance Amendment (PAS)

*7.12 Report - American Legion T.H.B. Post 187 Grant Request, 2016 (PAS)

This asks for \$50,000 from the City to allow AL Post 187 to host a military ball in Sept. as a fundraiser and Thanksgiving dinner for 200 recruits.

Ald. Healy: This issue came up when video gaming was considered specifically to assist the AL in their financial straits; gaming was voted down. A few months later the topic of a \$50K City grant to the Legion had to be vetted by his Council committee; the money was put into the budget. Later it was decided to designate the grant for the ball and the dinner. Healy's committee requested the Legion to fill a grant application; they were very forthcoming and cooperated with the committee in full. Ald Healy emphasized that the Legion never requested any money directly and they were very cooperative. There are really 2 entities to the Legion Post: the commercial half that runs the banquet hall and the voluntary organization 501c3 that carries out the support activities for service members. They need infrastructure (hall improvements, signage, etc.) Council can't pay for the commercial half; but could give a grant to fund charitable activities.

Ald. Leader gave an emotional speech in favor of the grant to the Legion. He enumerated the expenditures over the last few years via the community grants program to Art Museum; Lizzadro; Symphony; St. Patrick's Day committee, etc. All this was done with minimal discussion; urged approval tonight after a full 9 months of discussion. Due to the end of the draft 43 yrs ago there is a dwindling pool of younger vets; the charity activities of the Legion are becoming unsupportable. The money is in the budget; to vote against the grant now would be to destroy the Legion in Elmhurst.

- Ald. Mulliner noted that a few years ago the VFW left Elmhurst due to similar financial issues.

- Ald. Levin asked if this is a one-time grant or will there be an annual request. Ald. Healy responded that the Legion has not given any indication that they will repeat their request next year, but he assumes the money will go into next year's budget based on its being in this year. No decision was made by the committee whether or not to make this a recurring expenditure. Ald. Levin stated he did support video gaming; but he objects to the last minute request to add \$50,000 to the budget and that the expenditure of the money was not a given. The other community grants come out of the hotel tax – this is different. The Alderman would have like to have known about the exact costs of the ball and Thanksgiving event; other good causes are also in need of City support; disappointed in the approval process for this particular expenditure. And this grant is much bigger than any other grant. Ald. Levin wants his constituents to know he will look carefully at every dollar Council spends. He will vote in favor tonight, but will not agree to future spending with very little oversight.

- Ald. Bram also objected to the process; just because an expenditure is in the budget it does not necessarily mean the money must be spent without careful examination. But he will vote in favor tonight.

- Ald. Healy responded. In his opinion the Legion is clearly different from other 501c3 organizations in town. We support many many charities in town whether in-kind or financially. Granted, \$50K is a large chunk of money. The process has been transparent from the beginning. He questions why the Aldermen feel this was a last minute request, as it was decided to add it into the budget during the regular budgeting process. PAS vetted grants carefully this year – requested information and even denied a few applications this year – whereas previously it was more of an ad-hoc process. The Legion was VERY thoroughly vetted: it opened its books and gave much more information to the Committee than any other organization. In summary the process was thorough, transparent, and if Aldermen disagree with giving the money do it for that reason, but not because the process was faulty.

- Ald. Deuter stated she hopes that in future the Legion should follow the regular grant application process that other organizations follow.

- Ald. Dunn will support the grant despite his concerns regarding the financials: the Legion is requesting \$33,000 for 165 people to attend military ball – ticket sales will generate a total of \$21,000. The Thanksgiving dinner is estimated to cost \$19,000 for 200 recruits so about \$200 per person, and last year it cost \$8000. So there are remaining questions about efficiency and financials.

- Ald. Mulliner noted that there are many local organizations that have stepped up to assist the Legion with planning and financial backing, not just the City. The process was very transparent.

Approved 13-0.

7.13 MCO-15-2016 - An Ordinance to Amend Section 36.09 Entitled "Classification of Licenses" and 36.11, Entitled "Limitation on Number of Licenses," of Chapter 36, Entitled "Liquor," of the Municipal Code of Ordinances of the City of Elmhurst, Illinois

*7.14 MCO-16-2016 - An Ordinance Amending Section 44.122, Entitled "Limited Parking Zones Enumerated", of Chapter 44, Entitled "Motor Vehicles and Traffic," of the City of Elmhurst Municipal Code

This item asks for approval of parking restrictions on Mitchell.

- Ald. Bram pulled this because there is no safety issue here, so the least restrictive option should be chosen, but this report recommends more restrictive rules. He will vote against it. Approved 12-1.

- 7.15 MCO-17-2016 - An Ordinance to Amend Section 51.29, Entitled "Bees and Beehives," of Chapter 51 Entitled "Offenses Against Public Peace, Safety and Morals" of the Municipal Code of Ordinances of the City of Elmhurst, Illinois
- 7.16 MCO-18-2016 - An Ordinance to Amend Section 36.09 Entitled "Classification of Licenses" of Chapter 36, Entitled "Liquor," of the Municipal Code of Ordinances of the City of Elmhurst, Illinois
- 7.17 MCO-19-2016 - An Ordinance to Amend Section 36.11, Entitled "Limitation on Number of Licenses," of Chapter 36, Entitled "Liquor," of the Municipal Code of Ordinances of the City of Elmhurst, Illinois
- 7.18 ZO-05-2016 - An Ordinance Granting a Conditional Use Permit to the Property Commonly Known as 624 N. York Street, Unit D, Elmhurst, Illinois 60126
- 7.19 ZO-06-2016 - An Ordinance Granting a Variation to the Property Commonly Known as 835 Church Court, Elmhurst, Illinois 60126
- 7.20 ZO-07-2016 - An Ordinance Granting a Variation to the Property Commonly Known as 845 Church Court, Elmhurst, Illinois 60126
- 7.21 R-82-2016 - A Resolution Authorizing the Execution of an Intergovernmental Agreement By and Between the City of Chicago by and through the Chicago Department of Aviation and the City of Elmhurst, Illinois for Elmhurst's Participation in the O'Hare Noise Compatibility Commission
- 7.22 R-85-2016 - A Resolution to Approve and Authorize the Execution of an Intergovernmental Agreement By and Between the County of DuPage, and the City of Elmhurst in Connection with the Police Station Demonstration Rain Garden Water Quality Improvement Project
- 7.23 R-86-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the 2016 Sidewalk Replacement Project
- 7.24 R-87-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the 2016 Sidewalk Slabjacking Program
- 7.25 R-88-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the 2016 Pavement Striping Program
- 7.26 R-89-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the 2016 Crack Sealing and Seal Coating Program for the City of Elmhurst, Illinois

8. Other Business None

9. Reports and Recommendations of Appointed and Elected Officials

Mayor Morley: This Thursday there will be an open house for residents on Harrison St. regarding the stormwater project in Yorkfield subdivision.

The Mayor has been meeting periodically with Cathy Jordan and members of the Seniors Commission to discuss the need for a senior center. They toured the Glendale Hgts Center for Seniors - it was fantastic. It is something we should really seriously consider something like this here in Elmhurst.

- Ald. Healy mentioned that we have a Park District facility already (The Abbey). He asked if the Glendale Hgts. Center is a town facility or whether it is joint with their park district. The Mayor replied that it is a joint facility.

Manager Grabowski – will not discuss tonight but brought draft capital budget for Council consideration at a future meeting.

10. Resolutions

10.1 R-83-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the Crescent Avenue/Cambridge Avenue Stormwater Improvement Project (see item 7.9)

- Ald. Kennedy explained all 3 resolutions: he recommends approval as soon as possible to get things going.

Approved 12-0 (Ald. Talluto left early)

10.2 R-84-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the Madison Early Childhood Stormwater Improvement Project (see item 7.8) approved 12-0.

Approved 12-0

10.3 R-91-2016 - A Resolution Authorizing the Issuance of a Notice of Award for the York Street/I-290 Stormwater Improvement Project (see item 7.7)

Approved 12-0

Ald. Deuter noted that the 4 stormwater basin projects will account for 39 acre-feet and benefit 110 homes. Mayor Morley wants to thank the committee that set up an alternate meeting this past Friday to move these projects forward.

Additional comments:

Ald. Healy mentioned that the intersection of the Prairie Path at York Rd. is a very dangerous crossing; the most dangerous of all on the Prairie Path. This issue has been discussed previously with alternative solutions including an

underpass that has been put into the budget. He isn't advocating that specifically, but since the stormwater issue is now getting resolved, this will be coming up in the Public Works Committee.

Ald. Dunn and Bram noted that now that Elmhurst is joining the Ohare Commission something effective can hopefully be done about airport noise.

Adjournment 9:45 pm

Related documents can be accessed online at: <http://www.boarddocs.com/il/coe/Board.nsf/Public> and video recording of the meeting can be found at www.Youtube.com