

**Elmhurst City Council Meeting**  
**September 3, 2013**  
**7:43 pm – 8:40 pm**

**14 present; 0 Absent**  
*Public: 11; Staff: 2 ; Police/Fire: 3;*  
*Press: 4*  
**Observer: N. Talluto**

Mayor Morley called the meeting to order.

### **Public Forum**

- Claude Pagash spoke about contracts for digging “man-holes” in people’s backyards. He states that houses are being built that take up the entire yard. He heard nothing about water retention under parking garages. He spoke about projects that cost more and more money than originally planned. He was concerned about a tunnel project moving forward that no one wants.
- Tamara Brenner shared her thoughts on the stop sign proposed at Chandler and Adelia – an ordinance that will be voted on tonight. She is concerned that the city is going to once again approve a stop sign that the engineers and MUTCD do not approve. She now questions all the stop signs in her neighborhood. She does not support the stop sign. Additionally, she discussed TIF rules and that if a project goes well, that some of the profit goes back to the city.
- Kathleen Sullivan shared that she notices her scars on her wrist more now than in the winter. Similarly, emotional scars show up now and then. That’s how her neighborhood feels regarding various issues – the parking garage, Addison street development, storm water plans. Best Wishes to Mike Hughes on his new role. She urged the city to find a replacement with storm water experience.

### **Announcements**

- Ald. Dunn announced on 8/24/13, 200 runners in the Churchville Charge, raised over \$10,000 for the Churchville PTA.
- Ald. York announced the Fall Bike Ride for elected officials on 10/12 at 2pm highlighting the south and southwest portions of Elmhurst. Additionally, results of bike friendly community application will be announced in a couple weeks.

The **Consent Agenda** was passed (14 Ayes, 0 Nays) with removal of the following items: Item 6.6 and 6.13.

### **Agenda Item Discussion**

- A. Item 6.6 – The City of Elmhurst fats, Oils, and Greases (FOG) guidance Document (PW&B)
  - a. Ald. Kennedy requested the report be pulled back to committee to improve the readability of the report after which it will return to the council.
- B. Item 6.13 – R – 64 – 2013 – A Resolution authorizing the issuance of a notice of award for the 2013 storm sewer extension program, Project 13-26, in the City of Elmhurst.
  - a. Ald. Gutenkauf stated that she is not in support of this report as she did not get her questions answered last meeting and feels that this is not in line with the overall strategy of storm water mitigation in the city.
  - b. Report passed (13 Ayes, 1 Nay (Gutenkauf))

## **Committee Reports**

- A. 7.1 Report – Tax Increment Financing Incentive Policy (F, CA&AS)
- a. Ald. York thanked the city staff and finance committee on a collaborative process. He shared that the committee used best practices from surrounding communities and additionally that there is a “profit sharing” provision for if there is a better than expected project, that the city can participate in some of that.
  - b. Ald. Dunn stated that there is a lot of flexibility in this report allowing the city some leeway in evaluating this project.
  - c. Ald. Bram thanked the committee and staff for working on this. He has some questions regarding the report including why ‘housing development’ was included in the TIF qualification criteria as well as why two out of three items must be met. Finally he asked for the clarification on why “must’ vs. ‘shall’ on some items vs. others.
  - d. Ald. York responded by stating that ‘housing development’ was included to accommodate TIF projects that include mixed use development. The number of criteria being two allows for flexibility in approving applications. The use of ‘must’ vs. ‘shall’ was deliberate in that in some areas the committee wanted more affirmative words vs. others.
  - e. Ald. Levin stated that ‘shall’ and ‘must’ mean the same things.
  - f. Report passed (13 Ayes, 1 Nay (Mulliner))
- B. 7.2 – Report – Sales Tax Incentive Policy (F, CA&AS)
- a. Ald. York shared that the Sales Tax incentive policy came about as a separate policy given that the Sales Tax and TIF incentives were different enough to warrant separate policies. This document is for guidance purposes for the city to help determine that incentives for sales tax.
  - b. Ald. Bram is happy to see this moving forward. He has some questions regarding the number 2 out of 3 criteria – concerned with this number, he questions if we should have a policy requiring the business to stay in town after the sales tax incentive expires.
  - c. Ald. York responded by saying that he feels it would be overly burdensome to have a requirement of keeping the business in town after the TIF incentive.
  - d. Ald. Dunn followed up regarding the protections for the city in the clauses. These are required to protect the city in the situation that a deal doesn’t do well.
  - e. Report passed (13 Ayes, 1 Nay (Mulliner))

## **Reports and Recommendations of Appointed and Elected Officials**

- Mayor Morley announced that Mike Hughes, Director of Public Works, has resigned after 26 years of service. Additionally Mayor Morley continues to work with city, state and federal officials for flood assistance.
- City Manager Grabowski announced that next Tuesday they will have presentations on the Hahn street proposals.

## **Ordinances**

- A. 9.1 MCO – 10 – 2013 – An ordinance to amend article V entitled “Driving, overtaking and passing,” and Article VI entitled “Special stops” of Chapter 44 entitled “motor

Vehicles and Traffic” of the municipal code of the city of Elmhurst, IL (Replacing yield signs with a four way stop at Adelia and Chandler)

- a. Ald. York stated that this was well debated in the last meeting.
- b. Ald. Bram once again walked the intersection in question and obtained three written letters from 3 out of 4 homes on the intersection that stated that they were not in support of the stop signs. Ald. Bram states that this is a slippery slope and that the City is implementing too many unwarranted stop signs. He asks his council members to reconsider their vote.
- c. Ald. Gutenkauf shared information via email of a memo from city staff as well as information from the County regarding the research that shows that stop signs do not effectively control speed in residential areas.
- d. Ordinance does not pass (7 Ayes, 7 Nays (Polomsky, Bram, Levin, Mulliner, Gutenkauf, Deuter, Dunn); Mayor Morley votes no)

### **Other Business**

- Ald. Hipskind asked Mike Hughes to come forward for a special thanks and good luck for the future.

### **Adjournment**

Meeting was adjourned at 8:40 pm.

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**Elmhurst City Council – Committee of the Whole  
September 3, 2013  
8:50 pm – 10:10 pm**

**14 present; 0 Absent**  
*Public: 9; Staff: 3 ; Police/Fire: 3;*  
*Press: 4*  
**Observer: N. Talluto**

Mayor Morley called the meeting to order.

### **Public Comments**

- Claude Pagash shared the history of the Addison street project. Now we are stuck with a contract and we have ideas from the city staff that may not be qualified to bring these ideas forward.
- Willis Johnson personally urges support for option 1 based on the number of stalls provided along with diagonal parking as well as other features. He shared that option #2 supports less parking spaces and that it greatly discourages foot traffic on Schiller.
- Kurt Warnicky, the chairman of the Elmhurst Economic Division, endorses option 1 of the Addison street project because of greater parking, safety elements and greater retail space.
- Tamara Brenner shared her confusion with why her prior citizens supported option 1 given she does not know what the councils objectives are and that the drawings are very preliminary. There are only a few businesses and citizens that are currently interested in this project.

### **Business before the Committee**

- A. Continued Discussion – Redevelopment of 135-139 N. Addison (Addison LLC Redevelopment)
- a. Mayor Morley stated that this meeting is to continue the discussion on the Addison street project from last week. Assistant City Manager Kopp presented a full presentation last week and did not allow time for council discussion.
  - b. Ald. Levin clarified a couple of points.
    - i. A private party owns and has rights to two lots.
    - ii. The city made a good investment in the real estate, getting a better return than other options and securing the mortgage via real estate.
    - iii. There has been significant opportunity for public comment.
    - iv. The remaining issues were height, lot lines, the need for office space (class A) in downtown and parking spaces.
    - v. He also spoke about many citizens not having a problem with 4 or 6 stories.
    - vi. He is strongly in support of a 6 story parking building with no office space and is ready to move forward to bring this to completion and make some decisions.
  - c. Ald. Bram is seeking direction for where the council is trying to go with this. What specifically is the council trying to accomplish tonight? He does want to move forward with decisions but against what goal?
  - d. Mayor Morley replied with the fact that there is a contract that needs to be moved forward. He is looking for focus from the city council against three issues:
    - i. Loading dock necessary or not?
    - ii. Ingress and egress issues decided on
    - iii. Greater than 4 stories or not?
  - e. Ald. Gutenkauf concurs with the three items. She refers to the downtown plan for guidance about what parking deck will be built. The first question being how much deck needs to be built. Plans show north side only needs 200 spots. Her strong sense from residents is that the structure should fit with the surrounding buildings. Because of this she supports a 4 story structure. She supports the addition of a bike lane.
  - f. Ald. Deuter supports this important project for economic development as well as parking. She believes the key is in how the project is designed – key being that people want to park right in front of the place they want to go. Street parking therefore is important in this project. She also supports 4 story building.
  - g. Ald. Mulliner supports a four story, retail and parking structure without a loading dock.
  - h. Mayor Morley supports the attempt at creating a pedestrian corridor from York to Addison without a loading dock but alley delivery. The option 1 for ingress and egress is preferable. Both prior decks were added onto at a higher cost versus doing it the first time – he supports the additional height and the current storefront. He also believes that there is opportunity for more green space/pedestrian sidewalk space.
  - i. Ald. York wants to maintain and build on the Schiller walkway area with this project. It also allows the Plass redevelopment opportunities to develop the backside. He feels there is a high need for parking and supports the bike lane.

- j. Ald. Healy understands that parking is a concern and is holding out on his vote to determine what he supports regarding 4 vs. 6 stories.
- k. Ald. Polomsky supports option 1 for more green space, more parking and has no concern with 6 stories.
- l. Ald. Bram is concerned with comments along the lines of “we don’t have a loading dock in the past so we don’t need one in the future” as he feels that we need to continually look for ways to improve. However, he feels that it is a good idea to enhance the schiller pedestrian corridor. He supports maximizing retail and parking without a detriment to the surrounding area.
- m. Ald. Gutenkauf has a question about parking spaces and wonders why the numbers are different between various documents. Additionally she requested water management issues be considered.
- n. Assistant City Manager Kopp responds that the spaces were counted in the C-4 district.
- o. Ald. Levin had a few follow up comments including Hahn street creating a greater need for parking as well as the fact that employee parking can be forced to the upper levels. Loading or unloading will make an alley non-user friendly. He supports a 6 story parking garage given there are minimal residential sight lines and adding more now may lessen the need for an additional garage in the future.
- p. Mayor Morley attempted to summarize the majority of the councils wishes:
  - i. The council wants to move the project forward as quickly as possible.
  - ii. Height still needs more consideration.
  - iii. Loading dock seems to be unsupported by the council.
  - iv. Option 1 for ingress and egress seems to be supported.
  - v. Where the front of the parking deck sits is important but related is that most people are in favor of expanding the sidewalk.
  - vi. He suggests another committee of the whole on 9/16 to make decisions then move forward.
- q. Ald. Dunn wants consideration of free flow and is ok with 6 stories.

### **Adjournment**

Meeting was adjourned at 10:10 pm.