

**Elmhurst City Council Meeting**  
**September 16, 2013**  
**7:40 pm – 8:55 pm**

**14 present; 0 Absent**  
*Public: 40; Staff: 2 ; Police/Fire: 1;*  
*Press: 4*  
**Observer: N. Talluto**

Mayor Morley called the meeting to order.

### **Presentations**

- Mayor Morley and Alderman York presented an award to the Elmhurst Cycling Club for putting on the Elmhurst Cycling Classic. Elmhurstmasters.com has a press release recapping the event, the donation raised, and the list of sponsors.
- Al Hollenbek of the rjnGroup presented an update on the Southwest Elmhurst Wet Weather Facility.
  - Building will begin on the first phase – dry weather force main will be replaced with 10 inch pipe. Planning is complete, looking for IEPA permit and contractors.
  - Second phase is the wet weather force main.
  - Third phase is the gravity sewer, which will be bigger and deeper than current to help prevent sewer backups.
  - Fourth phase will be the storage tank, which will have 2 MM gallon capacity for use when there is a major storm event.
  - This removes wet weather flow out of the storm sewer system. It will have a back up power source.
  - This part of the project also includes a lift station upgrade. Peak capacity will be increased by 225% and will include standby generator.
  - Construction to begin early October with substantial completion by late November. Additional construction will take place in 2014 with final completion planned for November 2014. **System will be operational in October 2014.**
  - The cost of the project is \$7.4MM, about \$1MM higher than preliminary plans. Expected savings on construction costs of \$200 - \$400,000.
  - Q&A:
    - This project will provide 25-year storm protection when coupled with the sump pump disconnection project.
    - Ald. Healy states that there are a lot of good things helping this area but these things will not reduce overland flooding – sanitary flooding only.

### **Public Forum**

- Deanne Mozonki spoke about a number of the consent agenda items, requesting the sewer related items be postponed for a vote to allow opportunity for public discussion.
- Tracey Green spoke regarding the Hahn street project, requesting a neighborhood park to go in on the Addison street side of the project. She and other residents feel that their neighborhood is under – served for parks. Additionally, the neighbors would appreciate consideration for helping the water problem.
- Noel Talluto, the Observer for the League of Women Voters of Elmhurst, announced the League's September and October program events:

- 9/19, 7pm, Elmhurst Public Library, “The demographic shift affecting DuPage county”, Candace King, DuPage Federation on Human Service Reform.
- 10/17, 7pm, Elmhurst Public Library, “Elmhurst Flood Mitigation Program”, James Grabowski, Elmhurst City Manager
- Claude Pagash spoke about the \$10 MM general obligation bond on the agenda for the evening. He indicated that the city has too much general obligation bonds issued and that it will be difficult to pay off. He asked that the city council tell the public how much general obligation bonds in total there are.
- Patricia Riginelli shared her opinion that the rear yard drain issue that was voted up was a vote to put more water into homes at lower levels. She requested that the replacement for Mike Hughes have storm water experience. Finally, she suggested that the bike trail does not need an overpass or underpass.
- Robert Potosi shared a concern about the sump pump disconnect and requested more information.
- Tamara Brenner approved the use of the home page for upcoming important city meeting announcements. She also voiced support for the parking data project.
- Mike Regan spoke about Hahn street and Addison. As a past Alderman who was part of the Hahn street project at its inception, he gave support for the positive difference that a yes vote for the Hahn street project would make. The citizenry wants action and a lasting difference. He also gave support for the Addison street parking project to go higher as parking has been a problem for years.
- Carolyn Brianko agreed with much of what Mike Regan said. She asked the city council to not give Elmhurst a cookie cutter project.

### **Announcements**

- Ald. Deuter – Townhall meeting for Ward 1 on 9/17, 10 – 11:30 1<sup>st</sup> ward meeting on 9/17 at the library.
- Ald. Dunn – Townhall meeting for Ward 2 on 10/9, 7:30 pm at Fire Station 1 basement
- Ald. Healy announced Spring Road Days on 9/21, 7 – 2pm.

The **Consent Agenda** was passed (14 Ayes, 0 Nays) with removal of the following items: Item 7.4 and 7.5.

### **Agenda Item Discussion**

- A. Item 7.4 – Central Business District Parking Analysis – Aldermen Gutenkauf & Deuter (City Manager Grabowski)
  - a. Ald. Levin asked if the city has staff/contractor to do the parking analysis and / or could do it quicker.
  - b. Ald. Gutenkauf reiterated that the referral needs to go to committee before any questions are asked by the council.
  - c. Referral passed (13 Ayes, 0 Nays)
- B. Item 7.5 - A
  - a. Ald. Kennedy requested the report be pulled back to committee

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

- Mayor Morley had no new reports.

- City Manager Grabowski announced that 9/23 at 2pm a major presentation would be made to the historical museum.

**Ordinances**

- A. 9.1 – O-57-2013 – An ordinance providing for the issuance of approximately \$9,830,000 General Obligation Bonds, Series 2013, for the purpose of financing various capital improvements, refunding certain outstanding general obligation bonds and paying the expenses incident thereto and providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds.
  - a. Ald. York introduced Ms. Chevalieux. He then shared that the city is in a good financial position, which is a big reason for why the city has a strong rating, and had a competitive bond issuance.
  - b. Barbara Chevalieux, conducted a bond sale for City bonds. 1.8851% was the winning rate, saving \$76,000 in interest costs. The City has a AA+ rating which helped create a competitive environment for the bond sale. This provided debt service savings of over \$500,000 over the life of the debt that was refinanced.
  - c. Ordinance passed (14 Ayes, 0 Nays)

**Other Business**

- None

**Adjournment**

Meeting was adjourned at 8:55 pm.

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**Elmhurst City Council – Committee of the Whole  
September 3, 2013  
9:08 pm – pm**

**14 present; 0 Absent  
Public: 31; Staff: 2 ; Police/Fire: 2;  
Press: 3  
Observer: N. Talluto**

Mayor Morley called the meeting to order.

**Public Comments**

- Deanne Misonki is in favor with development of the Addison site and with a higher parking structure.
- John Dulles was surprised to see this project still around. He thought that the project was stopped. He is concerned that there is collusion to put pressure on the council to get a structure that is 6 stories so that other properties are more valuable with higher stories. He specifically mentioned Willis Johnson as a wealthy businessman whose interests would be served by this project.
- Claude Pagash applied sarcasm in his defense of not wanting a parking garage at all on the taxpayers dime.
- Mike Baker suggested that these projects are very important to the future of Elmhurst. He wonders why the Addison street project is feeling hurried lately. He feels that there is not complete thought about the project and a better partnership between the city, the

developer and the public is needed. He is excited about the Hahn street project and proposals. He is worried that the project is moving too quickly.

- John Kirchner supports choosing the developer with the most experience and hopes that a fair cash statement from the lender is obtained.
- Steve Delarosa of the Citizens Advocacy Center continues to voice its concerns with this project over time. 1. 8/27 email to council to heed the advice of the Z&P commission – to plan the Addison street project before commencing it. 2. What is the existing plan/previous plan – no response has been received from the city.
- Tamara Brenner submitted a 5 page write up to the council. She is highly concerned that her neighbors have submitted a number of letters and these are not being read into the record as had been requested. This is another example of the public not being able to participate in the process. She sees a ongoing push for a 6 story building since 2009. She doesn't see any reason for this and asks the council to provide reasons why. She says four stories will be more than enough parking.
- Katie Munoh is disappointed that the council continues to push this project in the face of public opposition. She feels that a strong case has not been made for additional parking garage. She supports filling vacant office space and businesses before building more parking.
- Susan Sventek is opposed to a 6 story structure at Addison. She encourages the city to say no to a 6 story structure. Regarding the Hahn project, she supports the project that has a park in it as it is greener and provides more park in an area that needs it.
- Sharon Leecy is opposed to a 6 story structure at Addison. She does not understand how we need 300 – 400 more parking spots than were needed with the prior proposal.
- Mrs. Pagash asks if the city represents wealthy businessmen or the residents. She is opposed to the 6 story parking structure. She comes with petitions of residents who are against the 6 story-parking garage.
- Keith Monkin asks if the city is in the real estate business or the governance business. He is disenfranchised with paying more taxes for the Hahn street project. He supports a green space for the Addison space given the robust public opposition to it.
- Carolyn Brianko urges the council to say yes to something new and different for the community. She has a pinterest and stormwater management site online and encourages folks to look at it.

### **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. Assistant City Manager Kopp came back to the council with clarified and additional information.
    - i. 4 story is \$10.5 - \$11MM. 2 Additional stories would be \$2.7MM.
    - ii. 3-D renderings were provided of a 4 story and 6 story and 6 story offset.
  - c. Loading dock comments

- i. Ald. Hipskind stated that there was not a need for a loading dock given that the types of retail will be buying things to service their business – primarily UPS and FedEx.
- ii. Ald. Wagner is not in support of a loading dock – especially given the other one that is in the city is not used much.
- iii. Ald. Gutenkauf suggests that the city plan calls for “undesirable” activities to be in the alley. She supports a loading dock.
- iv. Ald. Bram thinks that the city needs a loading space.
- v. Ald. Levin does not support a loading dock in this building.
- vi. Ald. Deuter suggested that there is an unresolved issue with how traffic would flow. Mike Kopp responded that there is a proposal to make it a one way. Ald. Deuter supports no loading dock.
- vii. Ald. Leader is against the loading dock if it interferes with the development of the donut hole.
- viii. Ald. Mulliner is against the loading dock if it interferes with the development of the donut hole.

The observer left the meeting of the Committee of the Whole at 10:10pm.