

Elmhurst City Council meeting

7:39 pm

December 19, 2016

Mayor Steven Morley

Attendance: 2 press; approx. 110 residents in addition to football players; Treasurer Libowicz; City Attorney Storino; City Manager Grabowski; Secretary Spencer; 14 aldermen; Chief Ruth LWV observer: B. Lipton

1. Executive Session - Conference Room #2 - 7:00 p.m. for the Purpose of Discussing: Purchase of Real Property, pursuant to the Open Meetings Act 5 ILCS 120/5 (c)(5) and Appointment, Employment, Compensations, and Performance of Specific Employees of the Public Body Pursuant to the Open Meetings Act 5 ILCS 120/2(c)(1)

2. Call to Order All Aldermen present

Pledge of Allegiance - Field School Girl Scout Troops 124 and 50361 to lead the Pledge

3. Presentations

- Recognition of IC Catholic Prep Knights Football Team - 2016 State Champions. Mayor Morley read part of his proclamation, then the IC Athletic Director as well as Coach Bowen spoke to the support of the community and also how well the team members did in athletics, in scholarship and in ethics. Then the entire team, their coaches and support staff circulated around the podium to shake hands with all of the Council members and City officers. At the conclusion of the ceremony all but ~20 residents left the Council chamber.

4. Receipt of Written Communication from the Public One written communication presented to Clerk Spencer but was not read out to the meeting.

5. Public Forum

- Claude Pagasz objects to the \$27 million bonds to be paid for by City sales taxes; also the use of TIF funds to pay \$6 million to Elmhurst BMW so they will not leave town, as well as the new parking garage. The Council gives tons of money to the Chamber of Commerce, the Symphony and other groups without batting an eyelash, but to give the American Legion a lousy \$30,000 there had to be meeting after meeting and the members had to come and speak to the City.
- Sarah Speinkoff of Brewpoint Coffee, described her involvement with the business, praising Melissa Villanuevo and Angelo Sepulveda as a business woman and mentor. Thanks Council for all their support of this local business.
- Melissa Villanueva, owner of Brewpoint Coffee, spoke in gratitude for the community support. Points out that her business and the Council share the goal of seeing Elmhurst grow. Would like to stay in Elmhurst as they expand to a roasting company and café at York and Crestview. Will increase jobs from 8 to 30 in their first year. Asks for approval of the DPZ report to allow them to do this expansion.
- Angelo Sepulveda states his thanks for past support of the community and his humble request to approve the DPZ report, to get the Council's vote of confidence for the expansion of their small local business.
- Bill Trudeau complains of traffic congestion on Vallette near the Prairie Path at Poplar. He was hit as he pulled into his driveway 4 days ago. Well over 100 southbound cars ignore the stop sign at that intersection every day, according to his security camera footage.
- Kathleen Sullivan would like to thank the citizens, community leaders, and public works staff for their hard work over the past year to resolve stormwater issues.
- Anastaz Scruti, speaks on behalf of Sadic LLC Car Wash to grant 4 variances to allow their new car wash business to go forward. They modified their plan in response to the DZP committee concerns, and now wish to get Council's approval.
- Roz Long, resident for 30 years, thanks Council for their long-term support of the arts in Elmhurst and the numerous events she has organized over the past 22 years. Now she is speaking in support of Brewpoint which has been a supporting partner for many of these events since they opened their business here. She is excited to look forward to working with Brewpoint to support new and ongoing arts events in the N York corridor.
- Dan Wofle, resident for 20 years, and the architect for Brewpoint. He spoke to the community focus of Brewpoint and how positive their contribution to the City is, and hopefully will continue to be in future.
- Michael Morris, attorney representing another car wash on N. York, speaks against the proposed new N. York car wash because their property is too small to allow sufficient car management. He lives near the proposed site, and

opposes giving them a waiver for traffic backup because of the possibility for impeding traffic on N. York. The corridor does not need another car wash as there are already four.

- Causie Curry owns 2 properties on N. York (including an existing carwash). He speaks against giving waivers to the new proposed carwash including its sign size and the proposed 40% reduction in vehicle stacking space, from what is required by ordinance. There was confusion about whether the ordinance was brought up during the PWZ discussions at all, and only after the vote was it determined that indeed there is a relevant ordinance and that the proposed carwash would exceed the vehicle stacking limit.
- Jeff Giuliano now proprietor of a carwash that was built and owned by his grandfather and father since 1969, and speaks against the proposed new carwash also. Showed pictures of backed up cars at the Jet Brite site in Villa Park and Addison, due to insufficient square footage to accommodate waiting cars, and these sites are larger than the proposed new site on N. York.
- John Quigley, president of Elmhurst Chamber of Commerce addresses the misinformation from a previous speaker. There were no property tax funds spent on the Memorial Day parade, this is the only funding received from the City, and that came from the hotel room tax. For more than 20 yrs the CofC has assisted with making this parade a premier community event and hope to continue in 2017.

6. Announcements none

7. Consent Agenda All approved 14 - 0 EXCEPT see *** 7.11 and 7.16 below

7.1 Minutes of the Regular Meeting of the Elmhurst City Council on December 5, 2016

7.2 Minutes of the Executive Session of the City Council on December 5, 2016

7.3 Accounts Payable December 19, 2016 - Total \$ 4,530,279.92

7.4 Reappointment to the Elmhurst Heritage Foundation - Morris (Mayor Morley)

7.5 Report - Arlington Storm Water Reservoir - Pump #2 Repairs (PWB)

7.6 Report - Professional Engineering Services for the WWRF Influent Screw Pumps Replacement Project (PWB)

7.7 Report - WRF Belt Filter Press Replacement Project Engineering (PWB)

7.8 Report - Professional Engineering Services for the WRRF and Pump Station Roof Replacement Project (PWB)

7.9 Report - Saylor-Jackson Pump Station Odor Control (PWB)

7.10 Report - Attorney Review of City of Elmhurst Municipal Code Chapter 36 (PAS)

***7.11 Report - Hours of Operation for Liquor Sales (PAS)

This would allow the Mayor (he is also the liquor commissioner) to allow extended hours for liquor sales on a temporary basis. This was prompted by many requests by restaurant/bar owners when there were specific unusual situations (mostly sporting events) where games occurred outside hours. The change would allow extended hours on a case-by-case basis.

- Ald. Bram strongly objects to allowing a single individual the power to decide this, in contrast to the current situation where the liquor commissioner has to go through a series of specific steps. The change possibly could make the process too political.
- Ald. Healy responds that no temporary extensions have been issued yet, though previously some extensions have been approved by the PAS committee. Ald. Polomsky explains that this would only apply to businesses that hold valid liquor licenses and that the police would have to sign off on each request.
- Ald. Levin would like to see more detail. Ald. Mulliner would like to see there be a time frame added so that the request for a temporary extension and the granting of it couldn't occur on the same day. Ald. Dunn has similar concerns about the details of how this would work. Ald. Healy states the committee didn't get to that level of details; they trust the liquor commissioner to make the right decision for the safety of Elmhurst.
- Ald. Deuter is concerned that if the special occasion was something like a sporting event then there might be many bars/restaurants asking for extended hours for the same day and there might be an element of unfairness if one is granted and another is not. Ald. Healy says that is a good question. Further discussion ensued. Mayor Morley has had 2 or 3 requests for extended hours in the past 3 years; he has rejected them all.
- Approved 12 – 2 (Mulliner, Bram).

7.12 Report - Chandler Avenue Parking Restrictions (PAS)

7.13 Report - Sungard Navaline Edge and Analytics NOW Proposal (FCAAS)

7.14 Report - Use of Funds from the 2016 General Obligation Bond Issue (FCAAS)

7.15 Report - State of Illinois Local Debt Recovery Program (FCAAS)

***7.16 Report - Case Number 16 P-10/Gem Car Wash Conditional Use and Variations 964 N. York (DPZ)

- Ald. Levin explains that this relates to the request for waiver of several City regulations to allow the new Gem car wash as discussed in Public Forum. They are a) reduction in setback which was not a big problem for the committee; b) variance of stacking ordinance which was discussed during 2 full meetings. In the end, the DPZ committee relied on the opinion of the City traffic engineer, Mr. Colter, that the modified plan would be acceptable; c) request for larger signage which resulted in a compromise to allow only a 25% increase over the allowed size which will cause less visual clutter than the originally requested 80% increase.
- A long discussion ensued, focusing on the traffic stacking issue. The severe stacking problem seen on North Ave. related to the Delta Sonic Car Wash, which was grandfathered in, was mentioned several times as an example of the problem. Whether or not the Gem business would conflict with the new N. York streetscape plan was also discussed. The application has already been held back by the DPZ committee for a second discussion of the traffic stacking issue before today.
- Approved 13 – 1 (Bram).

7.17 O-83-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016 for the City of Elmhurst, DuPage and Cook Counties, Illinois

7.18 O-84-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Six of the City of Elmhurst

7.19 O-85-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Ten of the City of Elmhurst

7.20 O-86-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Eleven of the City of Elmhurst

7.21 O-87-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Thirteen of the City of Elmhurst

7.22 O-88-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Fourteen of the City of Elmhurst

7.23 O-89-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Fifteen of the City of Elmhurst

7.24 O-90-2016 - An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2016 and Ending December 31, 2016, for Special Service Area Number Sixteen of the City of Elmhurst

7.25 O-91-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$10,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated March 15, 2009

7.26 O-92-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$3,700,000 General Obligation Refunding Bonds of the City of Elmhurst Dated September 2, 2009

7.27 O-93-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$10,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated August 1, 2012

7.28 O-94-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$9,150,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated October 1, 2013

7.29 O-95-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$8,770,000 General Obligation Refunding Bonds of the City of Elmhurst Dated January 7, 2014

7.30 O-96-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$9,375,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated November 4, 2014

7.31 O-97-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$16,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated July 1, 2015

7.32 O-98-2016 - An Ordinance Abating the Tax Levy for the Year 2016 for the Payment of Principal and Interest Accruing Upon an Issue of \$25,000,000 General Obligation Corporate Purpose Bonds of the City of Elmhurst Dated June 22, 2016

7.33 R-121-2016 - A Resolution Authorizing the Purchase of One Replacement Vehicle for the City of Elmhurst's Police Department and Authorizing the Disposal of One Existing Vehicle

- 7.34 R-122-2016 - A Resolution Approving and Authorizing the Execution of a Professional Design Engineering Services Agreement in Connection with the East End Park Sanitary Lift Station Flood Proofing Project
- 7.35 R-123-2016 - A Resolution Approving and Authorizing the Execution of an Agreement for the Supervisory Control and Data Acquisition (SCADA) System Upgrade Project
- 7.36 R-124-2016 - A Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement for the Waste Water Reclamation Facility Emergency Power Design Project
- 7.37 R-125-2016 - A Resolution Approving and Authorizing the Execution of a Professional Engineering Services Agreement for the Waste Water Reclamation Facility Non-Potable Water, Natural Gas, and Fiber Installation Project

8. Committee Reports

8.1 Report - 2017 Water, Sewer and Capital Investment Recovery Rates Review (FCAAS)

- Ald. York explains that City staff have dedicated a lot of time and research to figuring out how to fund the needed improvements to water, sewage infrastructure resulting in the recommendation to increase fees.
- Approved 14 – 0.

8.2 Majority Report - Brewpoint Coffee Request for TIF Assistance (TIF IV) (DPZ)

- Ald. Levin explains the recommendation to allot \$60,000 TIF funds for Brewpoint Coffee facility, and in addition the City is to fund the curb cut at \$15,000. This matter was extensively discussed in 2+ committee meetings thus far. They originally asked for \$100,000. This is a very community-oriented business that is well integrated into several other businesses in the N. York corridor. There was a lot of concern about how exactly to accomplish pay back to the City in case the business reaps substantial profits within 5 years due to either business success or if it is sold.
- There was extensive discussion of the report in terms of suitability for the new TIF funds, payback, etc. resulting in the committee withdrawing their report to take it back to committee for further refinement.

8.3 Minority Report - Brewpoint Coffee Request for TIF Assistance (TIF IV) (DPZ)

- Ald. Honquest agrees that now his report is moot.

9. Reports and Recommendations of Appointed and Elected Officials none

10. Ordinances

10.1 O-99-2016 - A Budget and Appropriation Ordinance for the City of Elmhurst for the Fiscal Year Beginning on January 1, 2017 and Ending on December 31, 2017

- Approved 13 – 1 (Bram)

11. Other Business none

12. Adjournment 9:53 pm

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