

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS  
HELD ON MONDAY, MARCH 15, 2010  
209 NORTH YORK STREET  
ELMHURST, ILLINOIS**

**EXECUTIVE SESSION 7:00 P.M. – PERSONNEL AND LAND ACQUISITION**

1. Executive session was called to order at 7:00 p.m. by Mayor DiCianni for the purpose of discussing Land Acquisition & Personnel.

Present: Diane Gutenkauf, Paula Pezza, Pat Shea, Norman Leader, Michael J. Bram, Stephen Hipskind, Kevin L. York, Chris Nybo, Jim Kennedy, Mark A. Mulliner, Patrick Wagner

Absent: Susan J. Rose (arrived at 7:20 p.m.), Chris Healy, Steve Morley (arrived at 7:02 p.m.)

Also in attendance: City Attorney Storino, City Manager Borchert, Assistant City Manager/Fire Chief Kopp

Alderman York moved to convene into executive session for the purpose of discussing Litigation, Land Acquisition & Personnel. Alderman Bram seconded. Roll call vote:

Ayes: Wagner, Bram, Gutenkauf, Pezza, Shea, Leader, Hipskind, York, Nybo, Morley, Kennedy, Mulliner

Nays: None

12 ayes, 0 nays, 2 absent  
Motion duly carried

Alderman Morley moved to adjourn executive session. Alderman Wagner seconded. Voice vote. Motion carried. Executive session adjourned at 7:38 p.m.

**CALL TO ORDER/ PLEDGE OF ALLEGIANCE/ ROLL CALL**

Attendance: 30

2. The Regular Meeting of the Elmhurst City Council was called to order by Mayor DiCianni at 7:45 p.m.

Present: Diane Gutenkauf, Paula Pezza, Pat Shea, Norman Leader, Susan J. Rose, Michael J. Bram, Stephen Hipskind, Kevin L. York, Chris Nybo, Steve Morley, Jim Kennedy, Mark A. Mulliner, Patrick Wagner

Absent: Chris Healy

Also in Attendance: City Attorney Storino, City Manager Borchert, Fire Chief/Acting Assistant City Manager Kopp, Police Chief Neubauer, Finance Director Gaston, Assistant Finance Director Trosien, Library Director Boria, Public Works Director Hughes, City Engineer Tiberi, Operations Manager Morley

**PUBLIC HEARING TENTATIVE ANNUAL 2010/2011 BUDGET FOR THE CITY OF ELMHURST, ILLINOIS**

3. Mayor DiCianni opened the public hearing at 7:46 p.m. Mayor DiCianni asked for anyone interested in speaking concerning the tentative Annual 2010/2011 Budget to please address the Council. No one spoke. The public hearing closed at 7:47 p.m.

**RECEIPT OF WRITTEN COMMUNICATIONS AND PETITIONS FROM THE PUBLIC**

4. None.

**PUBLIC FORUM**

5. Tamara Brenner  
137 Caroline Ave.  
Elmhurst, IL 60126

Spoke against prayer at an open City Council meeting.

Bill Perry  
300 E. Oneida  
Elmhurst, IL 60126

Spoke against prayer at an open Council meeting.

Claude Pagacz  
566 W. Gladys Ave.  
Elmhurst, IL 60126

Spoke regarding the proposed 2010/2011 Budget asking Council to take a good look at the budget.

**CONSENT AGENDA**

6. The following items on the Consent Agenda were presented:
  - a. MINUTES OF THE REGULAR MEETING HELD ON MONDAY, MARCH 1, 2010 (City Clerk Spencer): Approve as published
  - b. ACCOUNTS PAYABLE – MARCH 15, 2010, TOTAL \$ 4,392,288.52
  - c. BID RESULTS, CITY OF ELMHURST 175 W. FIRST STREET PARKING GARAGE EIFS/PLASTERING (City Clerk Spencer): Refer to the Public Works and Buildings Committee

March 10, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: Bid Results, City of Elmhurst 175 W. First Street Parking Garage EIFS/Plastering

In response to an invitation to bid for the City of Elmhurst 175 W. First Street Parking Garage EIFS/Plastering advertised in the Elmhurst Press on Friday, January 22, 2010, bids were received from two contractors.

Bids were opened at 10:00 a.m. on Tuesday, February 9, 2010 by the City Clerk. The following is a summary of the bids received:

<u>Contractor</u>	<u>Total Cost</u>	<u>Bid Package Complete</u>
Skyline Plastering (Carol Stream, IL)	\$41,500.00	Yes
Smith Plastering (Lansing, IL)	\$52,295.00	Yes

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- d. BID RESULTS, CITY OF ELMHURST 175 W. FIRST STREET PARKING GARAGE MASONRY (City Clerk Spencer): Refer to the Public Works and Buildings Committee

March 10, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: Bid Results, City of Elmhurst 175 W. First Street Parking Garage Masonry

In response to an invitation to bid for the City of Elmhurst 175 W. First Street Parking Garage Masonry advertised in the Elmhurst Press on Friday, January 22, 2010, bids were received from four contractors.

Bids were opened at 10:00 a.m. on Tuesday, February 9, 2010 by the City Clerk. The following is a summary of the bids received:

<u>Contractor</u>	<u>Total Cost</u>	<u>Bid Package Complete</u>
Dave Able Masonry (Wood Dale, IL)	\$21,800.00	Yes
JE Duff Inc. (West Chicago, IL)	\$29,300.00	Yes
Rosemont Masonry (Rosemont, IL)	\$23,900.00	Yes
Richards & Weyer Construction (Lyons, IL)	\$39,200.00	Yes

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- e. BID RESULTS, CITY OF ELMHURST 175 W. FIRST STREET PARKING GARAGE PAINTING  
(City Clerk Spencer): Refer to the Public Works and Buildings Committee

March 10, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: Bid Results, City of Elmhurst 175 W. First Street Parking Garage Painting

In response to an invitation to bid for the City of Elmhurst 175 W. First Street Parking Garage Painting advertised in the Elmhurst Press on Friday, January 22, 2010, bids were received from three contractors.

Bids were opened at 10:00 a.m. on Tuesday, February 9, 2010 by the City Clerk. The following is a summary of the bids received:

<u>Contractor</u>	<u>Total Cost</u>	<u>Bid Package Complete</u>
NCI Painting (Glen Ellyn, IL)	\$144,000.00	No
Anderson Moran Construction (Wheaton, IL)	\$157,480.00	Yes
American Painting Inc. (St. Charles, IL)	\$197,440.00	Yes

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- f. BID RESULTS, CITY OF ELMHURST 175 W. FIRST STREET PARKING GARAGE STRUCTURAL & MISCELLANEOUS STEEL  
(City Clerk Spencer): Refer to the Public Works and Buildings Committee

March 10, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: Bid Results, City of Elmhurst 175 W. First Street Parking Garage Structural & Miscellaneous Steel

In response to an invitation to bid for the City of Elmhurst 175 W. First Street Parking Garage Structural & Miscellaneous Steel advertised in the Elmhurst Press on Friday, January 22, 2010, bids were received from two contractors.

Bids were opened at 10:00 a.m. on Tuesday, February 9, 2010 by the City Clerk. The following is a summary of the bids received:

<u>Contractor</u>	<u>Total Cost</u>	<u>Bid Package Complete</u>
TA Bowman Construction (Bloomington, IL)	\$255,300.00	Yes
D5 Iron Works (Cary, IL)	\$121,000.00	No

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- g. REPORT – 2010-2012 DUTCH ELM DISEASED AND ASH TREE REMOVAL The following report of the Public Works and Buildings Committee was presented for passage:

February 1, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: 2010 – 2012 Tree Removal and Optional Dutch Elm Disease Fungicide Injections

In response to an invitation to bid for the subject project advertised in the Elmhurst Press on Friday, January 8, 2010, bids were received from eight area contractors.

Bids were opened at 10:00 on Tuesday, January 26, 2010 and following is a summary of the bids received:

**PUBLIC AND PRIVATE REMOVAL**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Total</u>
Homer Tree Care	\$257,710.50	\$262,107.50	\$269,640.00	\$789,458.00
Winkler Tree	\$283,725.35	\$289,387.70	\$292,479.90	\$865,592.95
Steve Piper	\$310,220.50	\$320,320.00	\$330,500.80	\$961,041.30
Davey Tree Care	\$339,600.00	\$339,600.00	\$339,600.00	\$1,018,800.00
Landscape Concepts	\$394,249.40	\$394,249.40	\$416,407.80	\$1,204,906.60
Care of Trees	\$384,045.50	\$403,304.50	\$423,313.00	\$1,210,663.00
Clean Cut	\$431,300.00	\$452,865.00	\$475,539.75	\$1,359,704.75
Autumn Tree Care	\$474,665.00	\$474,665.00	\$474,665.00	\$1,423,995.00

**DUTCH ELM DISEASE INJECTIONS**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Total</u>
Homer Tree Care	\$55,770.00	\$59,070.00	\$62,469.00	\$177,309.00
Winkler Tree	\$40,854.48	\$42,009.00	\$42,867.00	\$125,730.00
Steve Piper	No Bid	No Bid	No Bid	\$0.00
Davey Tree Care	\$41,415.00	\$41,415.00	\$41,415.00	\$124,245.00
Landscape Concepts	\$38,775.00	\$39,600.00	\$39,930.00	\$118,305.00
Care of Trees	\$52,140.00	\$54,780.00	\$57,585.00	\$164,505.00
Clean Cut	No Bid	No Bid	No Bid	\$0.00
Autumn Tree Care	\$43,230.00	\$43,230.00	\$43,230.00	\$132,660.00

**TOTAL OF BOTH**

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Total</u>
Homer Tree Care	\$313,480.50	\$321,177.50	\$332,109.00	\$966,767.00
Winkler Tree	\$324,579.35	\$331,396.70	\$335,346.90	\$991,322.95
Steve Piper**	\$310,220.50**	\$320,320.00**	\$330,500.80**	\$961,041.30**
Davey Tree Care	\$381,015.00	\$381,015.00	\$381,015.00	\$1,143,045.00
Landscape Concepts	\$433,024.40	\$433,849.40	\$456,337.80	\$1,323,211.60
Care of Trees	\$436,185.50	\$458,084.50	\$480,898.00	\$1,375,168.00
Clean Cut**	\$431,300.00**	\$452,865.00**	\$475,539.75**	\$1,359,704.75**
Autumn Tree Care	\$517,895.00	\$517,895.00	\$520,865.00	\$1,556,655.00

\*\* = Total bid DOES NOT include Dutch Elm Disease Injection as this item was not bid by the Contractor.

Respectfully submitted,  
Public Works and Building Committee

/s/ Jim Kennedy

Chairman

/s/ Michael J. Bram

Vice-Chairman

/s/ Pat Shea

/s/ Chris Healy

- h. REPORT - CASE NUMBER 09 P-11/ GAS STOP-UNTOUCHABLE CAR WASH AMENDED CONDITIONAL USE The following report of the Development, Planning and Zoning Committee was presented for passage:

February 24, 2010

TO: Mayor DiCianni and Members of the City Council

RE: Case Number 09 P-11/ Gas Stop-Untouchable Car Wash Amended Conditional Use

Request for an Amended Conditional Use Permit for the purpose of replacing an existing manual reader board with an electronic reader board on an existing pylon sign on property commonly known as 575 S. York Street (PIN 06-12-300-025).

The Development, Planning and Zoning Committee met on February 22, 2010 to review the Zoning and Planning Commission report dated December 17, 2009. The Zoning and Planning Commission unanimously recommended approval of the application. The Applicant is requesting an amended Conditional Use Permit to replace a manual reader board with an electronic reader board on an existing pylon sign. The Committee reviewed the documentation supplied by the applicant, the staff report and the transcript of the public hearing.

The Committee discussed the height, advertising area and location of the proposed pylon sign noting that the sign complies with Zoning Ordinance regulations. The Committee discussed the total amount of signage on the subject property noting that the illegal signs identified by City Staff will be removed by the Applicant.

Of utmost importance to the Committee was the structural integrity and overall general safety of the public with respect to the added weight of an electronic reader board on the existing pylon structure. The Committee requested that the structural integrity of the sign be analyzed and stamped by a certified structural engineer. The Applicant provided a structural engineer's stamp of approval with an analysis that stated the existing pylon is adequate based on load specifications.

The Committee discussed the referral by City Council, originated by Aldermen Morley and Rose, to review electronic signs with respect to size, timing intervals, upkeep and enforcement. The Development, Planning and Zoning Committee will be reviewing this referral in upcoming meetings. The Committee requested, and the Applicant agreed, that should the timing interval be increased by Ordinance the proposed electronic sign at this site will comply with the new timing interval requirement.

After review of the proposed pylon sign, it was the consensus of the Committee to recommend approval of the Applicants' request.

Therefore, it is the recommendation of the Development, Planning and Zoning Committee that the City Council approve this request. The City Attorney is hereby directed to prepare an Ordinance authorizing a Conditional Use Permit for the requested pylon sign.

Respectfully submitted,  
Development, Planning and Zoning Committee

/s/ Steven Morley

Chairman

/s/ Susan J. Rose

Vice-Chairman

/s/ Norman Leader

- i. REPORT - CASE NUMBER 10 P-05/ LUCKY MOTORS CONDITIONAL USE The following report of the Development, Planning and Zoning Committee was presented for passage:

March 9, 2010

TO: Mayor DiCianni and Members of the City Council

RE: Case Number 10 P-05/ Lucky Motors Conditional Use

Request for Conditional Use Permit for the purpose of establishing a Motor Vehicle Sales facility on property commonly known as 817 N. Church Road (PIN# 03-26-303-015), said property being wholly located in the I1 Restricted Industrial District.

The Development, Planning and Zoning Committee met on March 8, 2010 to review the Zoning and Planning Commission report dated March 4, 2010. The applicant, Lucky Motors, is requesting a conditional use permit to allow the establishment and operation of a motor vehicle sales facility at the subject site. The Committee reviewed the documentation supplied by the Applicant, the Staff report and the transcript of the public hearing.

The Committee noted that the proposed use is a good example of adaptive re-use of a vacant piece of property in the I1 Restricted Industrial Zoning District. The proposed motor vehicle sales use is compatible with other I1 land uses in the area because the majority of work to be done to convert the current structure to support a motor vehicle sales use will be done within the interior of the structure; there will be only minimal changes to the exterior (including landscaping, lighting and fencing) on the property.

It was the consensus of the Committee that the proposed Conditional Use is appropriate in this case because there will not be storage of vehicles, nor vehicles displayed for sale outside the building. Any signage and/or fencing will be done to code.

The Committee discussed the parking requirement for this particular use. It was noted that the subject property has 20 parking spaces; an additional 20 parking spaces are provided through a lease on Commonwealth Edison property. The proposed use as a motor vehicle sales facility requires 27 parking spaces. Therefore, as a requirement to the approval of this request, the Applicant must keep this lease in force throughout the duration of this Conditional Use. The Applicant agreed to this requirement and stated that the lease will remain in effect throughout the life of the business at this location.

The Committee finds that the proposed Conditional Use Permit to allow a Motor Vehicle Sales and Service use in the I1 District will, as stated in the Zoning and Planning Commission report, support development initiatives in the I1 district without compromising other I1 district regulations.

Therefore, it is the recommendation of the Development, Planning and Zoning Committee that the City Council approve this request for Conditional Use. The City Attorney is hereby directed to prepare an Ordinance authorizing the Conditional Use as presented with the condition that the lease of 20 parking spaces on Commonwealth Edison property be in effect throughout the duration of this Conditional Use Permit.

Respectfully submitted,  
Development, Planning and Zoning Committee  
/s/ Steven Morley  
Chairman  
/s/ Susan J. Rose  
Vice-Chairman  
/s/ Norman Leader

- j. REPORT – CASE NUMBER 09HPC-01/ANGELA L. AND CHARLES S. ANDERSON HOUSE @ 301 S. ARLINGTON AVENUE The following report of the Development, Planning and Zoning Committee was presented for passage:

March 9, 2010

TO: Mayor DiCianni and Members of the City Council

RE: Case Number 09HPC-01/Angela L. and Charles S. Anderson House @ 301 S. Arlington Avenue. Request for Historic Landmark designation pursuant to Article III of the Elmhurst Historic Preservation Ordinance on property commonly known as 301 S. Arlington Avenue (PIN 06-01-320-001 & 06-01-320-014)

The Development, Planning and Zoning Committee met on March 8, 2010 to review the Historic Preservation Commission report dated January 15, 2010 regarding the subject request. The Committee also reviewed the documentation supplied by the applicant, the transcripts of the Commission meeting, and related information. The DPZ Committee discussed the history of the Anderson House as well as the requirements for a house to be designated a landmark pursuant to the regulations of the Historic Preservation Ordinance.

The Committee noted that this house was constructed in 1918 and designed by Mr. Berkeley Brandt who was married to Grace Emery. Two other structures designed by Mr. Brandt are on the National register of Historic Places: a 12,000 seat coliseum in Fort Worth, Texas and the Caroline Mark House in Mount Carroll, Illinois. The house was purchased in 1941 by Mr. Joseph Lizzadro, founder of the Lizzadro Museum of Lapidary Art located in Wilder Park. The house remains in the Lizzadro family to this day.

In conclusion, the Committee agrees with the Historic Preservation Commission that the structure meets the applicable criteria for landmark designation and supports the recommendation for approval of this request

Therefore, it is the recommendation of the Development, Planning and Zoning Committee that the City Council approve this request for Historic Landmark Designation. The City Attorney is hereby directed to prepare the necessary documents for City Council approval.

Respectfully submitted,  
Development, Planning and Zoning Committee  
/s/ Steven Morley  
Chairman  
/s/ Susan J. Rose  
Vice-Chairman  
/s/ Norman Leader

k. O-04-2010 – AN ORDINANCE ABATING THE TAX LEVY FOR THE YEAR 2009 FOR SPECIAL SERVICE AREA NUMBER THIRTEEN IN THE CITY OF ELMHURST

Ordinance O-04-2010 was presented for passage.

l. O-05-2010 – AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A NON EXCLUSIVE LICENSE AGREEMENT BY AND BETWEEN THE YORK & VALLETTE BUSINESS ASSOCIATION AND THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS

Ordinance O-05-2010 was presented for passage.

m. ZO-02-2010 – AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE CITY OF ELMHURST ZONING ORDINANCE FOR THE PURPOSE OF INCREASING THE FLOOR AREA RATIO (FAR) IN THE I1 RESTRICTED INDUSTRIAL DISTRICT

Ordinance ZO-02-2010 was presented for passage.

n. ZO-03-2010 – AN ORDINANCE AMENDING ORDINANCE NUMBER ZO-01-2009 AND ZO-07-2009 TO AUTHORIZE AN ADDITIONAL EXTENSION OF TIME FOR THE CONDITIONAL USE FOR THE PROPERTY LOCATED AT 188 WEST BUTTERFIELD ROAD, ELMHURST, ILLINOIS

Ordinance ZO-03-2010 was presented for passage.

o. R-10-2010 – A RESOLUTION SUPPORTING THE COMPLETE CONSTRUCTION OF TRANSPORTATION “BUILD ALTERNATIVE 203, OPTION D” AS REGIONALLY SUPPORTED BY PARTICIPATING STAKEHOLDERS AS PART OF THE ILLINOIS DEPARTMENT TRANSPORTATION TIER ONE STUDY OF THE ELGIN-O’HARE WEST BYPASS

Resolution R-10-2010 was presented for passage.

- p. R-11-2010 – A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF A CONTRACT FOR TURF AND LANDSCAPE MAINTENANCE BY AND BETWEEN ALANIZ LANDSCAPE GROUP, INC. AND THE CITY OF ELMHURST

Resolution R-11-2010 was presented for passage.

Alderman Morley pulled item **6m. ZO-02-2010 – An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance for the Purpose of Increasing the Floor Area Ratio (FAR) in the I1 Restricted Industrial District.**

Alderman Pezza moved to approve the contents of the Consent Agenda less item **6m. ZO-02-2010 – An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance for the Purpose of Increasing the Floor Area Ratio (FAR) in the I1 Restricted Industrial District.**

Alderman Kennedy seconded. Roll call vote:

Ayes: Pezza, Kennedy, Gutenkauf, Shea, Leader, Rose, Bram, Hipskind, York, Nybo, Morley, Mulliner, Wagner

Nays: None

Results: 13 ayes, 0 nays, 1 absent  
Motion duly carried

Alderman Rose moved to approve item **6m. ZO-02-2010 – An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance for the Purpose of Increasing the Floor Area Ratio (FAR) in the I1 Restricted Industrial District.** Alderman Leader seconded.

Alderman Morley stated he pulled item **6m. ZO-02-2010 – An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance for the Purpose of Increasing the Floor Area Ratio (FAR) in the I1 Restricted Industrial District** so that he could abstain from the vote as he is a property owner in the district affected by said ordinance.

Roll call vote on item **6m. ZO-02-2010 – An Ordinance Approving a Text Amendment to the City of Elmhurst Zoning Ordinance for the Purpose of Increasing the Floor Area Ratio (FAR) in the I1 Restricted Industrial District:**

Ayes: Pezza, Kennedy, Gutenkauf, Shea, Leader, Rose, Bram, Hipskind, York, Nybo, Morley, Mulliner, Wagner

Nays: None

Results: 12 ayes, 0 nays, 1 abstain, 1 absent  
Motion duly carried

### COMMITTEE REPORTS

7. a. REPORT – TIF II SURPLUS DECLARATION The following report of the Finance, Council Affairs and Administrative Services Committee was presented for passage:

March 9, 2010

To: Mayor DiCianni and Members of the City Council  
Re: TIF II Surplus Declaration

The Finance, Council Affairs and Administrative Services Committee met March 8, 2010, to consider a surplus declaration from Tax Increment Financing District II (TIF II).

As the City Council will recall, TIF II was established in 1993 in the Lake Street and Walnut Street area (see attached map). The Finance Committee has reviewed the financial projections for the remaining life of TIF II (see attached schedule). At this time, there are no TIF eligible projects and

no outstanding TIF II obligations, and staff recommends a TIF II surplus declaration of \$615,000. The surplus must be distributed based on the most recent property tax distribution, which is the 2008 tax levy, for TIF II. The distribution of the surplus declaration of \$615,000 is provided on the attached schedule.

Staff noted that a surplus declaration in TIF II in 2010 has been projected since 2004, and recommends that the surplus distribution take place in May 2010. Staff reminded the Finance Committee that, per TIF regulations, TIF funds must be used for TIF eligible expenses only, and cannot be used for any other City purpose. After discussion, it was the consensus of the Finance Committee to support a surplus declaration from TIF II in the amount of \$615,000, to be distributed in May 2010.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council authorize a surplus declaration from TIF II in the amount of \$615,000, to be distributed in May 2010.

Respectfully submitted,  
Finance, Council Affairs and  
Administrative Services Committee  
/s/ Stephen Hipskind  
Chairman  
/s/ Kevin York  
Vice-Chairman  
/s/ Mark Mulliner  
/s/ Diane Gutenkauf

Alderman Hipskind moved to approve item **7a. Report – TIF II Surplus Declaration.**  
Alderman York seconded.

Alderman Bram asked the length of the TIF and what is remaining.

City Manager Borchert replied TIF I – Central Business District ends this year, extended twelve (12) years. TIF II – Lake & Walnut ends in 2015 or 2016. TIF III – 83 & St. Charles ends in 2020.

Discussion ensued regarding the value of the TIF Districts.

Roll call vote on item **7a. Report – TIF II Surplus Declaration:**

Ayes: Hipskind, York, Gutenkauf, Pezza, Shea, Leader, Rose, Bram, Nybo, Morley, Kennedy, Mulliner, Wagner

Nays: None

Results: 13 ayes, 0 nays, 1 absent  
Motion duly carried

b. REPORT – ECONOMIC DEVELOPMENT CONSULTING CONTRACT The following report of the Development, Planning and Zoning Committee was presented for passage.

March 9, 2010

TO: Mayor DiCianni and Members of the City Council  
RE: Economic Development Consulting Contract

The Development, Planning and Zoning Committee met on February 8, February 22, and most recently on March 8, 2010 to review a Consultant Services Agreement from Findzall Community Marketing.

Assistant Manager Mike Kopp explained that due to severe budget constraints, the City of Elmhurst has greatly reduced staff, including two employees who were involved in economic development activities. However, in a continued effort to support economic development in the reduced budget scenario, the responsibilities for Economic Development activities will be the general assignment of the Assistant City Manager who will oversee City staff support for the program and consultant support from Mr. Charles Van Slyke, Mr. Ken Bartels and other parties.

Community support for economic development will also be achieved through a closer working collaboration and greater volunteer support from the City of Elmhurst Economic Development Commission and the Business Alliance, which includes the Elmhurst Chamber of Commerce and Industry and the Elmhurst City Centre Special Service Area.

The Committee recognizes the need to continue to retain and protect our current businesses while promoting continued economic development. The Committee reviewed a proposal submitted by Cathy Maloney, Managing Partner from Findzall Community Marketing. The proposal recommends strategic focus and offers specific direction for tactics to support a revised and upgraded marketing and communication initiative directed at business retention and recruitment as well as to enhance a “Shop Local” campaign to support Elmhurst’s vast retail community.

Similar to the City’s other consulting services agreements, the contract with Findzall provides for an hourly rate and an average weekly delivery of time. The Findzall contract is for \$85.00 an hour, an average of eight hours per week, and total annual hours not to exceed 500 hours per year. City staff contacted two other independent consultants specializing in this area of development services and believes that the previous experience with the Elmhurst community as well as region-wide experience in economic development consulting positions Findzall as the best resource for the City of Elmhurst’s needs at this time.

The Committee then reviewed a list, supplied by Assistant Manager Kopp, of Cathy Maloney’s accomplishments in and for the City of Elmhurst (attached). Committee members noted that her accomplishments involved good product as well as process such as recruiting the bowling alley in the downtown, Panera Bread, and other businesses that have become important parts of the fabric of the Elmhurst Community.

The Committee asked for clarification of the roles of the three different independent consultants. Mr. Kopp responded that Mr. Charles VanSlyke will continue in his role of Real Estate Consultant dealing with property management and leasing, property assemblage and establishing easements for the City. Mr. Ken Bartels responsibilities will remain three-fold: he will be involved in consulting and strategic fundraising for the Elmhurst Heritage Foundation and Elmhurst Historical Museum, public relations for the City, and economic development which includes being the City’s liaison to the Economic Development Commission. Cathy Maloney’s responsibilities will focus on the recruitment and retention of retail businesses throughout the City as well as marketing and e-commerce activities.

The performance of Findzall will be monitored and reviewed on a monthly basis.

It was the consensus of the DPZ Committee that Cathy Maloney and Findzall Community Marketing were uniquely qualified to perform these marketing and communication services.

Therefore, it is the recommendation of the Development, Planning and Zoning Committee that the City Council authorize the City Attorney to prepare the proper documents for the formal City Council approval of Cathy Maloney and the Findzall Community Marketing firm to provide consulting services for the City of Elmhurst per the guidelines and per the assignment described above.

Respectfully submitted,  
Development, Planning and Zoning Committee  
/s/ Steven Morley  
Chairman  
/s/ Susan J. Rose  
Vice-Chairman  
/s/ Norman Leader

Alderman Morley moved to approve item **7b. Report – Economic Development Consulting Contract**. Alderman Rose seconded.

Discussion ensued regarding whether or not there was money in the budget for a consultant this year, the previous work and current contracts of Findzall Community Marketing and the need to continue economic development despite tough economic times.

Roll call vote on item **7b. Report – Economic Development Consulting Contract**:

Ayes: Morley, Rose, Leader, Hipskind, York, Nybo, Kennedy, Wagner

Nays: Gutenkauf, Pezza, Shea, Bram, Mulliner

Results: 8 ayes, 5 nays, 1 absent  
Motion carried

## **REPORTS AND RECOMENDATIONS OF APPOINTED AND ELECTED OFFICIALS**

### 8. a. UPDATES (Mayor DiCianni)

Mayor DiCianni congratulated everyone involved with the St. Patrick's Day Parade. He stated even though the weather was not the best, there were a lot of people enjoying a great parade. He stated there were 180 entries and the parade was a big success.

Mayor DiCianni announced that the DuPage Mayors & Managers Conference "Springfield Drive-Down" is March 16, 2010. He stated City Manager Borchert and several Aldermen will accompany him.

Mayor DiCianni stated he talked to Senator Cronin regarding the accounting problems the DuPage Water Commission is facing. Mayor DiCianni stated Senator Cronin assured him that the County will remain in control and oversee that the funding will be distributed properly into each fund.

## **OTHER BUSINESS**

9. Alderman Rose asked what has happened to Mr. Dan Hiffman's application to the EEDC Commission. She asked Mayor DiCianni if Mr. Hiffman withdrew his application.

Mayor DiCianni replied he is not sure what is going on with Mr. Hiffman's application.

Alderman Rose stated she hopes that Mr. Hiffman will want to continue on the EEDC Commission as he represents the 3<sup>rd</sup> Ward.

Alderman Gutenkauf stated she was under the assumption Mr. Hiffman is still serving on the EEDC Commission but waiting for re-appointment. She stated more information on his application was required.

## **ANNOUNCEMENTS**

10. Alderman Pezza announced the next Coffee & Conversation will be held on Thursday, March 25, from 8:30 a.m. – 10:00 a.m. at Elmhurst Pointe. Cathy Jordan, Chairman of the Senior Citizens Commission will be there at the beginning of the meeting to answer any questions from seniors.

City Clerk Spencer announced Elmhurst Memorial Hospital Guild will present its 10<sup>th</sup> Annual Chef Fest, Passport to Flavor, on Thursday, March 25<sup>th</sup> at Drury Lane. For ticket information visit the hospital's website [www.emhc.org](http://www.emhc.org).

## **ADJOURNMENT**

11. Alderman Morley moved to adjourn the meeting. Alderman York seconded. Voice vote. Motion carried. Meeting adjourned 9:29 p.m.

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Peter P. DiCianni III, Mayor

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Patty Spencer, City Clerk