

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS
HELD ON MONDAY, SEPTEMBER 19, 2011
209 NORTH YORK STREET
ELMHURST, ILLINOIS**

**EXECUTIVE SESSION 7:00 P.M. – PROBABLE/IMMINENT LITIGATION AND APPOINTMENT,
EMPLOYMENT OR COMPENSATION OF A CITY EMPLOYEE**

1. Executive session was called to order at 7:00 p.m. by Mayor DiCianni for the purpose of discussing Probable/Imminent Litigation and Appointment, Employment or Compensation of a City Employee.

Present: Paula Pezza, Norman Leader, Bob Dunn, Michael J. Bram, Dannee Polomsky, Stephen Hipkind, Chris Healy, Scott Levin, Jim Kennedy, Patrick Wagner, Mark A. Mulliner

Absent: Diane Gutenkauf, Kevin L. York, Steve Morley (arrived at 7:22 p.m.)

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

Alderman Bram moved to convene into executive session for the purpose of discussing Probable/Imminent Litigation and Appointment, Employment or Compensation of a City Employee. Alderman Wagner seconded. Roll call vote:

Ayes: Bram, Wagner, Mulliner, Pezza, Leader, Dunn, Polomsky, Hipkind, Healy, Levin, Kennedy

Nays: None

11 ayes, 0 nays, 3 absent

Motion duly carried

Alderman Morley moved to adjourn executive session. Alderman Kennedy seconded. Voice vote. Motion carried. Executive session adjourned at 7:33 p.m.

PRESENTATION OF COLORS/PLEDGE OF ALLEGIANCE

2. Four of the Police Explorer Scouts in attendance presented the colors and led the Council in the Pledge of Allegiance.

CALL TO ORDER/ ROLL CALL

Attendance: 45

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

Present: Paula Pezza, Norman Leader, Bob Dunn, Michael J. Bram, Dannee Polomsky, Stephen Hipkind, Chris Healy, Scott Levin, Jim Kennedy, Steve Morley, Patrick Wagner, Mark A. Mulliner

Absent: Diane Gutenkauf, Kevin L. York

Also in Attendance: City Treasurer Dyer, City Attorney Storino, Assistant City Manager/ Fire Chief Kopp, Director of Finance & Administration Gaston, Public Works Director Hughes, Police Chief Neubauer, Deputy Police Chief Panico

RECOGNITION – ELMHURST POLICE EXPLORERS (POLICE CHIEF NEUBAUER)

4. Police Chief Neubauer asked Officer Brett Kaczorowski and his wife Patty to join him at the podium.

Officer Kaczorowski asked Joe Harding, Akash Rajput, Brian O'Leary and Tim Griffin, four of the eight Explorers that represented Elmhurst in the 2011 State Competition, to join him for recognition of their success at the podium. The team of Explorers brought back ten (10) trophies from the 2011 State Competition.

Chief Neubauer stated the Explorers are involved in the Alive at 25 Program as well as volunteering at many community events. Chief Neubauer asked everyone to give them a round of applause and congratulations.

RECEIPT OF WRITTEN COMMUNICATIONS AND PETITIONS FROM THE PUBLIC

5. Kathleen Sullivan, 133 Pine St., Elmhurst, submitted a flyer entitled "Water is Life." The flyer suggests budget proposals to demonstrate Elmhurst's commitment to water management.

PUBLIC FORUM

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

Spoke regarding the letters introduced by Aldermen Healy and Morley stating their letters were sent by a few Aldermen, not from the City of Elmhurst or the City of Elmhurst elected officials as a whole. He stated each letter should have gone through committee.

Kathleen Sullivan
133 Pine St.
Elmhurst, IL 60126

Ms. Sullivan recommended if the City has plans to repair the parking lot at City Hall, to please consider budgeting for a pervious surface. She also commented on the Riverside Drive TIF District stating it is near a flood plain and Salt Creek. She stated that vacant land could be useful for stormwater uses.

CONSENT AGENDA

7. The following items on the Consent Agenda were presented:
- a. MINUTES OF THE REGULAR MEETING HELD ON TUESDAY, SEPTEMBER 6, 2011 (City Clerk Spencer):
Approve as published
 - b. MINUTES OF THE EXECUTIVE SESSION MEETING HELD ON TUESDAY, SEPTEMBER 6, 2011 (City Clerk Spencer): Receive and place on file
 - c. ACCOUNTS PAYABLE – SEPTEMBER 19, 2011, TOTAL \$ 3,071,762.93
 - d. REVIEW OF SOLICITOR ORDINANCE 31.240 – ALDERMAN PEZZA (Assistant City Manager Kopp):
Refer to the Public Affairs & Safety Committee

September 14, 2011

To: Mayor DiCianni and Members of the City Council
Re: Review of Solicitor Ordinance 31.240 – Alderman Pezza

It is respectfully requested that this matter be forwarded to the Public Affairs and Safety Committee for review, evaluation and subsequent recommendation for the City Council as requested by Alderman Pezza.

Respectfully submitted,
/s/ Michael D. Kopp
Assistant City Manager

e. REPORT – 2011 SIDEWALK REPAIR PROGRAM (SLABJACKING) The following report of the Public Works & Buildings Committee was presented for passage:

September 12, 2011

TO: Mayor DiCianni and Members of the City Council
RE: 2011 Sidewalk Repair Program (Slabjacking)

The Public Works and Building Committee met on Monday, September 12, 2011 to discuss the 2011 Sidewalk Repair Program. This program is commonly referred to as Slabjacking Program.

This work utilizes hydraulic "jacking" to raise low sidewalk squares throughout the City. This methodology works well where sidewalk squares are uncracked but have sunk and are no longer even with the adjacent squares. Slabjacking is the most cost effective way to repair uneven squares.

This project was competitively bid in 2010 and at that time two (2) bids were received. Advantage 2 Concrete Raising from Aurora, Illinois and AAA Concrete Raising from Inverness, Illinois submitted identical bids, \$1.40 per square foot. The lack of additional bids was due to the lack of contractors in this area who perform this type of work. AAA Concrete Raising was awarded the contract following Advantage 2 Concrete Raising's inability to meet bond and insurance requirements.

AAA Concrete Raising is proposing to hold the 2010 contract unit price of \$1.40 per square foot for the 2011 Sidewalk Repair Program. AAA Concrete Raising recently bid in two (2) other municipalities and submitted prices of \$1.56 per square foot and \$1.90 per square foot (see attached letters).

AAA Concrete Raising successfully completed the 2010 program for the City of Elmhurst. Monies for this work are available in the 2011/2012 Budget General Fund, Account Number 110-6041-432-30-69 in the amount of \$40,000. Accepting the \$1.40 price will allow for approximately 1,100 sidewalk squares to be repaired.

It is therefore, the recommendation of the Public Works and Buildings Committee that the unit price of \$1.40 per square foot from AAA Concrete Raising, not to exceed the budget amount of \$40,000, be accepted and that the City Attorney be authorized to draft a resolution approving a contract with AAA Concrete Raising.

Respectfully submitted,
Public Works and Building Committee

/s/ Jim Kennedy

Chairman

/us/ Bob Dunn

Vice-Chairman

/s/ Chris Healy

/s/ Diane Gutenkauf

- f. REPORT – DISPOSAL OF CITY EQUIPMENT The following report of the Public Works & Buildings Committee was presented for passage:

September 12, 2011

TO: Mayor DiCianni and Members of the City Council
RE: Disposal of City Equipment

The Public Works and Buildings Committee met on Monday, September 12, 2011, to discuss the disposal of several pieces of equipment described on the inventory sheet (Exhibit A).

It has been recommended by staff that this equipment be disposed of at the DuPage Mayors and Manager's Auction on October 22, 2011. This auction has provided the City a favorable means of disposition of City equipment in the past. There is, however, a 15% service charge from DuPage Mayors and Managers for auctioning this equipment. In addition, a City representative must assist the conference during the auction day.

It is, therefore, the recommendation of the Public Works and Buildings Committee that these pieces of equipment be disposed of at the DuPage Mayors and Managers Conference auction on

October 22, 2011, and that the City Council approve an ordinance authorizing the disposal of this equipment.

Respectfully submitted,
Public Works and Building Committee

/s/ Jim Kennedy

Chairman

/us/ Bob Dunn

Vice-Chairman

/s/ Chris Healy

/s/ Diane Gutenkauf

- g. REPORT – POLICE DEPARTMENT STAFFING The following report of the Public Affairs & Safety Committee was presented for passage:

September 12, 2011

TO: Mayor DiCianni and the Members of the City Council

RE: Police Department Staffing

The Public Affairs & Safety Committee met on September 12, 2011, to discuss staffing in the police department. The authorized strength of the police department is 70 sworn officers. The 2011-2012 Budget provided for 69 officers. There are currently several openings in the police department and their strength is at 64 officers, plus 2 in the police academy for a total of 66 officers. The officers in the police academy will begin field training later this month and will be eligible for solo patrol in February, 2012.

Manager Grabowski and Chief Neubauer have met on several occasions to discuss staffing on the police department. There are currently vacancies for deputy chief, sergeant, detective, community policing and patrol officers. Also, Chief Neubauer reports that several officers are eligible for retirement, so ongoing training of new recruits is vital for continuity of service.

Manager Grabowski and Chief Neubauer reported that before any of the specialties can be filled, new officers need to be hired and trained. They are requesting that two more officers be hired from the Board of Fire and Police Commission eligibility list and enrolled in the next police academy, which begins on September 26, 2011. These officers would be fully trained and eligible for solo patrol in May, 2012. This would bring the police department strength up to 68, one less than the budgeted 69 officers. While the new officers become available to fill the ranks, the Chief and City Manager will continue to review the structure and staffing of the police department.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the police department hire two more officers to bring the strength up to 68 sworn officers.

Respectfully submitted,
Public Affairs and Safety Committee

/s/ Patrick Wagner

Chairman

/s/ Paula Pezza

Vice-Chairman

/s/ Michael J. Bram

- h. REPORT – DISPOSITION OF STOP SIGN REQUEST MONTROSE AND SUNNYSIDE AVENUES The following report of the Public Affairs & Safety Committee was presented for passage:

September 12, 2011

To: Mayor DiCianni and Members of the City Council

RE: Disposition of Stop Sign Request Montrose and Sunnyside Avenues

The Public Affairs and Safety Committee met on September 12, 2011 to discuss the status of the

above referenced request for Stop Signs at the intersection of Montrose and Sunnyside Avenues.

In response to a request from neighborhood residents for a four-way stop controlled intersection or for the existing yield signs to be replaced with stop signs, City Engineering staff reviewed the intersection and finds poor sight distance between 40 and 70 feet at this low-volume intersection. According to "Proposed Warrants for Low Volume Intersection Traffic Control", this intersection meets the warrants for a two-way stop control. Staff recommends replacing the yield signs on the Sunnyside Avenue approaches to Montrose Avenue with stop signs.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the appropriate ordinance be drafted and adopted by the City Council to replace the yield signs on the Sunnyside Avenue approaches to Montrose Avenue with stop signs.

Respectfully submitted,
Public Affairs and Safety Committee
/s/ Patrick Wagner
Chairman
/s/ Paula Pezza
Vice-Chairman
/us/ Michael J. Bram

- i. REPORT – POLICE PENSION AND FIREFIGHTER PENSION FUNDING POLICY The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

September 13, 2011

To: Mayor DiCianni and Members of the City Council
Re: Police Pension and Firefighter Pension Funding Policy

The Finance, Council Affairs and Administrative Services Committee met September 12, 2011, to review the City's current funding policy for the Police Pension Fund and the Firefighter Pension Fund, and the provisions of PA 096-1495 (State of Illinois Pension Code Revisions & Additions effective 01/01/11).

The City contracts with an actuary to prepare the annual actuarial valuation report for the Police Pension Fund and the Firefighter Pension Fund (the Pension Funds), which is the basis for the City's annual tax levy to fund the City's pension obligations. The current funding policy for the Pension Funds includes the following actuarial methods:

- Entry Age Normal (EAN) Cost Method, which is computed as the level percentage of pay which, if paid from the earliest age the participant is eligible to enter the plan until retirement or termination, will accumulate with interest to sufficiently fund all benefits under the plan. The Normal Cost for the plan is determined as the greater of a) the sum of the Normal Costs for all active participants, or b) 17.5% of the total payroll of all active participants.
- Amortization of the Unfunded Accrued Liability based on a twenty-two year amortization timetable.
- Funding at the 100% target amortization based on the twenty-two year amortization timetable.

The new provisions of PA 096-1495 allow for, but do not mandate, the following changes:

- Projected Unit Credit (PUC) Cost Method, which is computed as the present value of the projected benefit (including projected salary increased) earned during the year.
- Amortization of the Unfunded Accrued Liability based on a thirty year amortization timetable rather than a twenty-two year timetable.
- Funding at the 90% target amortization based on a thirty year amortization timetable rather than a twenty-two year timetable.

The projected impact of the new provisions is highlighted on the attached schedules. The City has always funded at the 100% target amortization using the EAN Cost Method (column 2 for both funds), the strategy being to fund current obligations rather than deferring costs to future taxpayers. From an accounting standpoint, the Government Accounting Standards Board (GASB), which establishes generally accepted accounting principles that must be followed, does not allow reporting at the 90% target amortization level. It is also likely that GASB will not allow reporting using the PUC Cost Method. Funding could, however, still be based on the 90% target amortization and PUC Cost Method, but reporting would need to be based on the 100% target amortization and EAN Cost Method.

After discussion, the Finance Committee strongly recommends maintaining the current funding policy, using the EAN Cost Method, twenty-two year amortization timetable and 100% target amortization. The Finance Committee believes it is important to continue to fund the Pension Funds based on current obligations and to not defer costs to future taxpayers. By continuing to fund the Pension Funds under the current methodology, the 2011 tax levy for both Pension Funds will be \$93,873 (\$23,941 for the Police Pension Fund and \$69,932 for the Firefighter Pension Fund) **less** than the 2010 tax levy, primarily due to greater than anticipated asset investment returns and less than anticipated salary cost increases.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council approve the current funding policy, comprised of the Entry Age Normal Cost Method, twenty-two year amortization timetable, and 100% target amortization, for the Police Pension Fund and Firefighter Pension Fund 2011 tax levy.

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

- j. REPORT – CASE NUMBER 11 P-02/ VISITATION CONDITIONAL USE AND ASSOCIATED VARIATION The following report of the Development, Planning & Zoning Committee was presented for passage:

September 13, 2011

TO: Mayor DiCianni and Members of City Council

RE: Case Number 11 P-02/ Visitation Conditional Use and Associated Variation

Request for an Amended Conditional Use Permit and associated Variation to sign height for the purpose of replacing the manual reader board sign with an electronic reader board sign on property commonly known as Visitation Church and School, 779 S. York Street (PIN 06-13-106-005 & 006)

The Development, Planning and Zoning Committee met on September 12, 2010 to review the Zoning & Planning Commission report dated August 31, 2011 recommending approval of the subject request. The Committee also reviewed the Applicant's submittal documents and the transcripts of the public hearing.

The Committee notes that the proposed sign will have an electronic reader board replacing an existing sign with manual reader board. The new sign will be located in the same area as the existing sign, be the same height as the existing sign, and be almost 25% smaller than the existing sign.

The Development, Planning and Zoning Committee agrees with the findings of the Zoning & Planning Commission that the Applicant has provided sufficient evidence to support the approval of this request and has met the Standards for Conditional Use and the Standards for Variations.

Therefore, the Development, Planning and Zoning Committee recommends that the City Council approve the Applicant's request for Amended Conditional Use and Associated Variation. 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/ Dannee Polomsky

Vice-Chairman

/s/ Norman Leader

- k. REPORT – SHOP/BUY ELMHURST CAMPAIGN The following report of the Development, Planning & Zoning Committee was presented for passage:

September 14, 2011

TO: Mayor DiCianni and Members of City Council

RE: Shop/Buy Elmhurst Campaign

The Development, Planning and Zoning Committee met on numerous occasions, most recently on September 8, 2011 to review the proposed "Shop/Buy Elmhurst Campaign".

This campaign was conceived by the combined efforts of the Elmhurst Economic Development Commission, City Staff, the Elmhurst Chamber of Commerce and Findzall Community Marketing. The campaign is essentially a City of Elmhurst program, administered by the Chamber of Commerce.

Mr. John Quigly, Executive Director of the Elmhurst Chamber of Commerce and Industry, briefed the Committee on the progress of the campaign design and preliminary budget. He described the evolution of the campaign by the Marketing Committee of the Chamber of Commerce into the "Got It in Elmhurst", or "Got It" theme.

The campaign is funded by the City of Elmhurst in the amount of \$25,000.00 for the fiscal year of May 1, 2010 to April 30, 2011, and the fiscal year of May 1, 2011 thru April 30, 2012, for a total of \$50,000.00. The Chamber of Commerce will have a management fee of ten percent (10%), or \$5,000.00, which has already been appropriated.

After discussion of the overall campaign and the proposed preliminary budget, it was the consensus of the Committee that this campaign should result in the successful marketing of Elmhurst businesses. In turn, this will show commitment to our current business community and educate Elmhurst residents on local options. The campaign will attract dynamic new businesses by demonstrating why Elmhurst is a great location for their business. A successful marketing campaign will also highlight the shopping/dining opportunities in Elmhurst to residents in surrounding communities

Therefore, it is the recommendation of the Development, Planning and Zoning Committee to support and fund the "Shop/Buy Elmhurst" campaign. 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/ Dannee Polomsky
Vice-Chairman
/s/ Norman Leader

l. HPO-01-2011 – AN ORDINANCE GRANTING HISTORIC LANDMARK DESIGNATION FOR THE ALMERICO HOUSE (208 SOUTH ARLINGTON AVENUE)

Ordinance HPO-01-2011 was presented for passage.

m. R-37-2011 – A RESOLUTION AUTHORIZING THE PURCHASE OF ROCK SALT FOR USE WITHIN THE CITY OF ELMHURST

Resolution R-37-2011 was presented for passage.

n. R-38-2011 – A RESOLUTION LIFTING THE CITY-WIDE HIRING FREEZE TO AUTHORIZE THE HIRING OF TWO ADDITIONAL POLICE OFFICERS FOR THE CITY OF ELMHURST

Resolution R-38-2011 was presented for passage.

Alderman Bram pulled item **7k. Report – Shop/Buy Elmhurst Campaign** from the Consent Agenda.

Alderman Wagner moved to approve the contents of the Consent Agenda less item **7k. Report – Shop/Buy Elmhurst Campaign**. Alderman Dunn seconded. Roll call vote:

Ayes: Wagner, Dunn, Bram, Polomsky, Hipskind, Healy, Levin, Kennedy, Morley, Mulliner, Pezza, Leader

Nays: None

Results: 12 ayes, 0 nays, 2 absent
Motion duly carried

Alderman Morley moved to approve item **7k. Report – Shop/Buy Elmhurst Campaign**. Alderman Polomsky seconded.

Alderman Morley reviewed the marketing campaign Shop/Buy Elmhurst. He stated the program is ready for the Council's approval. Alderman Morley stated he supports the program and urged the Council to support this effort.

Alderman Bram stated he pulled item **7k. Report – Shop/Buy Elmhurst Campaign** to ask a few questions regarding the funding for the campaign.

Discussion ensued regarding the payment of the campaign per the budget.

Alderman Morley stated a monthly report can be issued per the request of Council, to track the success of the program.

Alderman Levin stated he would abstain from voting, as he sits on the Board of the Chamber of Commerce.

Voice vote on item **7k. Report – Shop/Buy Elmhurst Campaign**. Alderman Levin abstained, motion carried.

COMMITTEE REPORTS

8. a. REPORT – PROPOSED TIF REDEVELOPMENT AREAS – INDUCEMENT RESOLUTION The following report of the Development, Planning & Zoning Committee was presented for passage:

September 13, 2011

TO: Mayor DiCianni and Members of the City Council

RE: Proposed TIF Redevelopment Areas – Authorization for Kane, McKenna and Associates to Proceed with TIF Eligibility

The Development, Planning and Zoning Committee met on July 25, August 22, and September 12, 2011 to discuss the Kane, McKenna and Associates report on Economic Development Alternatives for the City Study Areas, dated May 31, 2011. The Committee discussed the proposed study areas and determined that three of the five areas studied by Kane, McKenna had the most potential for becoming successful TIF Districts. The three areas are: North York Street, York and Vallette, and Riverside Drive. The five study areas were derived from the 2009 Elmhurst Comprehensive Plan which identified nine sub-areas that “are, or expected to experience, pressure for change, or that require a more focused and detailed planning program to better understand and fulfill community objectives for the area”.

The Committee discussed the process of establishing a TIF district, the time it takes to analyze the properties proposed to be within the TIF boundaries, and the legal notification requirements necessary to establish a TIF. The Committee noted that additional information is necessary before the City Council can determine the eligibility of any of the three proposed TIF districts.

After discussion, it was the unanimous consensus of the Committee to recommend that City Council approve a Resolution authorizing Kane, McKenna and Associates to perform eligibility studies (phase I) for the three proposed TIP districts for an amount not to exceed \$24,000. The Committee notes that City Staff has verified that fees proposed for the eligibility studies are the same hourly rate charged to other municipalities for similar work and that these hourly rates have not increased since 2008.

It is, therefore, the recommendation of the Development, Planning and Zoning Committee that the City Council approve a Resolution authorizing the execution of an agreement by and between the City of Elmhurst and Kane, McKenna and Associates, Inc. regarding the eligibility studies for the three potential TIF Redevelopment Areas of North York Street, York and Valletta, and Riverside Drive at a cost not to exceed \$24,000. The Resolution is attached for your review.

Respectfully submitted,
Development, Planning and Zoning
Committee

/s/ Steven Morley

Chairman

/s/ Dannee Polomsky

Vice-Chairman

/s/ Norman Leader

Alderman Morley moved to approve item **8a. Report – Proposed TIF Redevelopment Areas – Inducement Resolution**. Alderman Polomsky seconded.

Alderman Morley stated there are three (3) committee reports regarding proposed TIF Redevelopment Areas – Inducement Resolutions. He stated he would present all of the reports at once but the Council would vote on each report separately.

Alderman Morley reviewed the Elmhurst Economic Development Commission (EEDC) plan to review possible TIF areas, which was done in May 2011. Five potential areas and alternatives were

identified and presented, which started the discussion on additional TIF Districts. Alderman Morley stated an educational session was presented to the Development, Planning & Zoning Committee (DP&Z) to educate them on Tax Increment Finance Districts, a "TIF 101."

Alderman Morley stated City Attorney Brian Baugh talked to the DP&Z Committee on establishing an Inducement Resolution to establish a date and time for the future TIF.

Alderman Morley reviewed the feasibility study. He stated this obligates the City to notify the other taxing bodies. He stated the DP&Z Committee reviewed the information and is ready to proceed with Phase I.

Alderman Morley stated 3 potential TIF locations were selected: North York Street, York & Vallette, and Riverside Drive. He stated there is a discount of \$5,000-\$10,000 to create all 3 TIFs at once. Alderman Morley reviewed the timeline and stated the resolution gives Kane, McKenna & Associates authority to go forward.

Discussion ensued regarding the multiple TIFs, Phase I study, boundaries, and timeline.

Voice vote on item **8a. Report – Proposed TIF Redevelopment Areas – Inducement Resolution.**
Motion carried.

b. REPORT – PROPOSED TIF REDEVELOPMENT AREAS – FEASIBILITY RESOLUTIONS The following report of the Development, Planning & Zoning Committee was presented for passage:

September 13, 2011

TO: Mayor DiCianni and Members of the City Council

RE: Proposed TIF Redevelopment Areas – Feasibility Resolutions

The Development, Planning and Zoning Committee met on July 25, August 22, and September 12, 2011 to discuss the Kane, McKenna and Associates report on Economic Development Alternatives for the City Study Areas, dated May 31, 2011. The Committee discussed the proposed study areas and determined that three of the five areas studied by Kane, McKenna had the most potential for becoming successful TIF Districts. The three areas are: North York Street, York and Vallette, and Riverside Drive. The five study areas were derived from the 2009 Elmhurst Comprehensive Plan which identified nine sub-areas that "are, or expected to experience, pressure for change, or that require a more focused and detailed planning program to better understand and fulfill community objectives for the area".

The Committee discussed the process of establishing a TIF district, the time it takes to analyze the properties proposed to be within the TIF boundaries, and the legal notification requirements necessary to establish a TIF. The Committee noted that additional information is necessary before the City Council can determine the feasibility of any of the three proposed TIF districts.

A feasibility resolution is optional; however, in the interest of open and transparent operations, the Resolutions approving a feasibility study are forwarded to the affected taxing districts thereby notifying them of the City's intention to proceed towards the establishment of a TIF(s).

It is, therefore, the recommendation of the Development, Planning and Zoning Committee that the City Council approve Feasibility Resolutions for the three potential TIF Redevelopment Areas of North York Street, York and Vallette, and Riverside Drive. The draft Feasibility Study Resolutions are attached for your review.

Respectfully submitted,

Development, Planning and Zoning
Committee

/s/ Steven Morley

Chairman

/s/ Dannee Polomsky

Vice-Chairman

/s/ Norman Leader

Alderman Morley moved to approve item **8b. Report – Proposed TIF Redevelopment Areas – Feasibility Resolutions**. Alderman Polomsky seconded. Voice vote, motion carried.

- c. REPORT – PROPOSED TIF REDEVELOPMENT AREAS – AUTHORIZATION FOR KANE, MCKENNA AND ASSOCIATES TO PROCEED WITH TIF ELIGIBILITY STUDIES The following report of the Development, Planning & Zoning Committee was presented for passage:

September 15, 2011

TO: Mayor DiCianni and Members of the City Council

RE: Proposed TIF Redevelopment Areas – Authorization for Kane, McKenna and Associates to Proceed with TIF Eligibility Studies

The Development, Planning and Zoning Committee met on July 25, August 22, and September 12, 2011 to discuss the Kane, McKenna and Associates report on Economic Development Alternatives for the City Study Areas, dated May 31, 2011. The Committee discussed the proposed study areas and determined that three of the five areas studied by Kane, McKenna had the most potential for becoming successful TIF Districts. The three areas are: North York Street, York and Vallette, and Riverside Drive. The five study areas were derived from the 2009 Elmhurst Comprehensive Plan which identified nine sub-areas that “are, or expected to experience, pressure for change, or that require a more focused and detailed planning program to better understand and fulfill community objectives for the area”.

The Committee discussed the process of establishing a TIF district, the time it takes to analyze the properties proposed to be within the TIF boundaries, and the legal notification requirements necessary to establish a TIF. The Committee noted that additional information is necessary before the City Council can determine the eligibility of any of the three proposed TIF districts.

After discussion, it was the unanimous consensus of the Committee to recommend that City Council approve a Resolution authorizing Kane, McKenna and Associates to perform eligibility studies (phase I) for the three proposed TIF districts for an amount not to exceed \$24,000. The Committee notes that City Staff has verified that fees proposed for the eligibility studies are the same hourly rate charged to other municipalities for similar work and that these hourly rates have not increased since 2008.

It is, therefore, the recommendation of the Development, Planning and Zoning Committee that the City Council approve a Resolution authorizing the execution of an agreement by and between the City of Elmhurst and Kane, McKenna and Associates, Inc. regarding the eligibility studies for the three potential TIF Redevelopment Areas of North York Street, York and Vallette, and Riverside Drive at a cost not to exceed \$24,000. The Resolution is attached for your review.

Respectfully submitted,
Development, Planning and Zoning
Committee

/s/ Steven Morley

Chairman

/s/ Dannee Polomsky

Vice-Chairman

/s/ Norman Leader

Alderman Morley moved to approve item **8c. Report – Proposed TIF Redevelopment Areas – Authorization for Kane, McKenna and Associates to Proceed with TIF Eligibility Studies.** Alderman Polomsky seconded. Voice vote, motion carried.

REPORTS AND RECOMENDATIONS OF APPOINTED AND ELECTED OFFICIALS

9. a. **STATUS OF PROGRESS ON STORMWATER COMPREHENSIVE PLAN** (Assistant City Manager Kopp)

Assistant City Manager/Fire Chief Kopp stated the Chairmen and Vice-Chairmen of the various sub-committee of the Stormwater Task Force recently met with the Mayor and City Manager to discuss the direction of the Task Force.

Assistant City Manager/Fire Chief Kopp reviewed the September 14, 2011 update received from Burke/RJN on the Comprehensive Flood Plan. In regards to sanitary issues, RJN reports that computer models are in the process of being developed, incorporating smoke testing data into the analysis. The models can be completed when additional smoke testing is completed by the end of September, weather permitting. Once the models are done the alternatives analysis can be completed. Per the project status chart, Task 5 (Recommendation for Lift Station System Operations) is behind schedule, however this will quickly get back on schedule after the completion of the additional smoke testing.

Assistant City Manager/Fire Chief Kopp stated in terms of stormwater issues, Burke reports that the hydraulic models for all ten (10) study areas have been developed. Computer models for improvements have been completed and they have determined a proposed level of flood protection for alternatives. Burke has also initiated the study of basement depths vs. groundwater elevations and reports that they are on schedule with all their tasks.

OTHER BUSINESS

8. Alderman Polomsky announced that she, along with Aldermen Healy, Kennedy, York and Morley, have launched a website www.powerelmhurst.org to collect signatures regarding the lack of accountability and reliability regarding outages from ComEd.

ANNOUNCEMENTS

9. Alderman Wagner announced he and Alderman Mulliner will host a 7th Ward Town Hall Meeting on Wednesday, October 19, 2011 at Community Bank of Elmhurst at Butterfield and Spring Roads, on the second floor from 7:00 – 9:00 p.m.

Clerk Spencer announced Elmhurst College will host an Electronics Recycling Event on Saturday, October 1, 2011 in the parking lot at the corner of Park and Myrtle from 9:00 a.m. – 12:00 p.m. for more information contact sustainable@elmhurst.edu.

Clerk Spencer announced the 2010 Census results show an increase of 1,359 in the number of Elmhurst residents since the previous Census in 2000. The population of Elmhurst increased from 42,762 to 44,121. She stated the Clerk's Office received a plaque acknowledging the City as a valued partner in the 2010 Census.

Mayor DiCianni congratulated the York High School football team on their 35-7 Homecoming victory over Oak Park-River Forest High School.

ADJOURNMENT

10. Alderman Morley moved to adjourn the meeting. Alderman Wagner seconded. Voice vote. Motion carried. Meeting adjourned 8:44 p.m.

Peter P. DiCianni III, Mayor

Patty Spencer, City Clerk