

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS  
HELD ON MONDAY, JUNE 18, 2012  
209 NORTH YORK STREET  
ELMHURST, ILLINOIS**

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

Attendance: 130

1. The Regular Meeting of the Elmhurst City Council was called to order by Mayor DiCianni at 7:33 p.m. Mayor DiCianni asked for a moment of silence in memory of David Kennedy, fifty-year resident and father of 6<sup>th</sup> Ward Alderman Jim Kennedy.

Present: Paula Pezza, Diane Gutenkauf, Norman Leader, Bob Dunn, Michael J. Bram, Dannee Polomsky, Kevin L. York, Stephen Hipskind, Scott Levin, Steve Morley, Mark A. Mulliner, Patrick Wagner

Absent: Chris Healy, Jim Kennedy

Also in Attendance: City Treasurer Dyer, City Attorney Peppers, City Manager Grabowski, Assistant City Manager Kopp, Director of Finance & Administration Gaston, Interim Deputy Police Chief Kveton, Public Works Director Hughes, Fire Chief Bacidore, Public Works Director Hughes

**PRESENTATIONS**

2. a. **METRA GOLDEN SPIKE SAFETY AWARD**

Mayor DiCianni asked Interim Deputy Police Chief Kveton to join the Metra Representatives to receive the Metra Golden Spike Safety Award.

Mayor DiCianni accepted on behalf of the City of Elmhurst a one of a kind safety award, a sign and a declaration naming Elmhurst "Train Town USA." In addition the City and Deputy Chief Kveton each received gold coin minted for Metra's 150<sup>th</sup> Anniversary.

b. **YORK HIGH SCHOOL 2012 BOY'S LACROSSE TEAM**

Mayor DiCianni asked Coach Don Canfield to join him at the podium to present Certificates of Achievement to each member of the 2012 York High School Boy's Lacrosse Team in recognition of the achievements their team accomplished this season.

c. **ROTARY INTERNATIONAL EXCHANGE STUDENT – DAISY DOSE**

Mayor DiCianni introduced Mr. LaBerteau, Elmhurst Rotarian and York High School Rotary International Exchange Student Daisy Dose. Mr. LaBerteau stated the Rotary Club of Elmhurst is proud that Miss Dose is willing to be involved in the exchange program. Mayor DiCianni asked Miss Dose to talk about the exchange program.

Miss Dose stated the Rotary Exchange program assigned her Indonesia. She stated Indonesia is a 3<sup>rd</sup> world country but she was eager to learn about their culture and share our western culture.

Mayor DiCianni presented Miss Dose with a City of Elmhurst Certificate of Achievement and gave her 100 lapel pins with the City seal to handout during her stay in Indonesia.

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

3. None.

**PUBLIC FORUM**

4. Gilbert Fischer  
586 N. Van Auken  
Elmhurst, IL 60126

Spoke regarding tax increases in Elmhurst.

Claude Pagacz  
566 W. Gladys  
Elmhurst, IL 60126

Spoke regarding bonds for upcoming projects.

John Reboletti  
625 W. Gladys Ave.  
Elmhurst, IL 60126

Spoke regarding raising sewer taxes.

**ANNOUNCEMENTS**

5. None.

**CONSENT AGENDA**

6. The following items on the Consent Agenda were presented:

- a. MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JUNE 4, 2012 (City Clerk Spencer):  
Approve as published
- b. MINUTES OF THE EXECUTIVE SESSION HELD ON MONDAY, JUNE 4, 2012 (City Clerk Spencer):  
Receive and place on file
- c. ACCOUNTS PAYABLE – JUNE 18, 2012, TOTAL \$ 1,419,524.25
- d. REAPPOINTMENT TO THE VETERANS MEMORIAL COMMISSION – PECHANIO AND GASS (Mayor DiCianni): Concur with the Mayor's recommendation

May 25, 2012

To: Members of the City Council

Re: Reappointment to the Veterans Memorial Commission – Pechanio & Gass

With your advice and consent, I will reappoint Ralph P. Pechanio and David Gass to the Veterans Memorial Commission for terms to expire April 30, 2015.

Respectfully submitted,  
/s/ Peter P. DiCianni, III  
Mayor

- e. REAPPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION – BEEBE AND MICHALS (Mayor DiCianni): Concur with the Mayor's recommendation

June 4, 2012

To: Members of the City Council

Re: Reappointment to the Historic Preservation Commission - Reuben G. Beebe and Steven J. Michals

With your advice and consent, I will reappoint Reuben G. Beebe and Steven J. Michals to the Historic Preservation Commission for terms to expire May 30, 2015.

Respectfully submitted,  
/s/ Peter P. DiCianni, III  
Mayor

- f. APPOINTMENT AND REAPPOINTMENTS TO THE SENIOR CITIZENS COMMISSION – LOCICERO, SANDERSON, YESKO, FORBUSH, LORENZ, MORAN AND HALLER (Mayor DiCianni): Concur with the Mayor's recommendation

May 25, 2012

To: Members of the City Council

Re: Appointment and Reappointments to the Senior Citizens Commission – LoCicero, Sanderson, Yesko, Forbush, Lorenz, Moran, and Haller

With your advice and consent, I will appoint Peggy LoCicero (to fill an open position) and Kristin L. Sanderson (replacing Joyce McIntosh) to the Senior Citizens Commission for terms to expire April 30, 2015 and reappoint Carol Yesko, Heidi Forbush, Kathy Lorenz, Emily Moran, Grayson and Haller to the Senior Citizens Commission for terms to expire April 30, 2015.

Respectfully submitted,  
/s/ Peter P. DiCianni, III  
Mayor

- g. BID RESULTS, TRAFFIC SIGNAL POLE PAINTING (City Clerk Spencer): Refer to the Public Works & Buildings Committee

June 12, 2012

TO: Mayor DiCianni and Members of the City Council

RE: Bid Results, Traffic Signal Pole Painting

In response to an invitation to bid for Traffic Signal Pole Painting Project No. 12-19, the City of Elmhurst advertised in the Elmhurst Press on Friday, May 25, 2012. Bids were received from two contractors. All bid packages were complete.

Bids were opened at 10:00 a.m. on Tuesday, June 12, 2012 by the City Clerk. The following is a summary of the bids received:

<b>Bidders</b>	<b>Base Bid</b>	<b>Alternate</b>	<b>Total</b>
Bill's Painting Des Plaines, IL 60016	\$15,700.00	\$4,700.00	\$20,400.00
Alpha Paintworks, Inc. Chicago, IL 60646	\$39,000.00	\$16,000.00	\$55,000.00

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- h. BID RESULTS, HIGH PRESSURE JETTER TRAILER (City Clerk Spencer): Refer to the Public Works & Buildings Committee

June 12, 2012

TO: Mayor DiCianni and Members of the City Council

RE: Bid Results, High Pressure Jetter Trailer

In response to an invitation to bid for one (1) High Pressure Jetter Trailer, the City of Elmhurst advertised in the Elmhurst Independent on Thursday, May 17, 2012. Bids were received from four contractors. All bid packages were complete.

Bids were opened at 10:00 a.m. on Tuesday, June 5, 2012 by the City Clerk. The following is a summary of the bids received:

Bidders	Base Bid Total Price	Total Delivered Price
Standard Equipment Co. Chicago, IL	\$ 58,582.00	\$ 58,582.00
EJ Equipment (1) Manteno, IL	\$ 52,100.00	\$ 52,100.00
EJ Equipment (2) Manteno, IL	\$ 52,383.00	\$ 52,383.00
U.S. Jetting, LLC Alpharetta, GA	\$ 50,894.00	\$ 52, 194.00

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- i. REPORT – 2012 ASPHALT REJUVENATING TREATMENT CONTRACT The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

TO: Mayor DiCianni and Members of the City Council  
RE: 2012 Asphalt Rejuvenating Treatment Contract

The Public Works and Buildings Committee met on Monday, June 11, 2012 to review the bids received for the 2012 Asphalt Rejuvenating Treatment Contract, Project No.12-03. The bids are summarized on Attachment "A".

Reclamite, a rejuvenating treatment, is to be applied to approximately 65,000 square yards of asphalt pavement in the City of Elmhurst including many of the streets that are receiving a new asphalt surface in 2012. The Reclamite treatment extends the life of the asphalt and is an essential part of the City's pavement maintenance program. The Reclamite is sprayed onto the asphalt surface by a distributor truck. In less than an hour, the emulsion breaks and is absorbed into the asphalt. Limestone screenings are applied to blot any residual material and to provide skid resistance. Residual screenings are swept from the street a few days later.

CRF, a restorative sealer, will be applied to about 8,000 square yards of asphalt pavement that exhibits significant surface distress, to forestall further deterioration.

The bid from Denler, Inc., of Mokena, Illinois, was not responsive because a price for a restorative sealing product was not submitted as required by the contract.

CAM, L.L.C., of South Roxana, Illinois the submitted the lowest responsible bid meeting all of the bidding requirements. CAM, L.L.C. is certified to purchase and apply Reclamite and CRF by the manufacturer, and has done this work for the City of Elmhurst successfully in the past.

Monies have been provided in the 2012/2013 budget in the General Fund, Contract Services for Street Sealing, Account Number 110-6041-432-30-74 in the amount of \$75,000.

The bid received for Reclamite is \$0.06 more per square yard than the bid received in 2011. The bids received for Reclamite and CRF are favorable to the prices for comparable rejuvenating and restorative sealing agents.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the bid by CAM, L.L.C., for the 2012 Asphalt Rejuvenating Treatment Contract with a unit price of \$0.71 per square yard for Reclamite, and \$1.08 per square yard for CRF for a total amount of \$54,790.00, be accepted and that the City Attorney prepare the appropriate resolution.

Respectfully submitted,  
Public Works and Building Committee  
/us/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- j. REPORT – 2012 CONCRETE PAVEMENT PATCHING CONTRACT The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

TO: Mayor DiCianni and Members of the City Council

RE: 2012 Concrete Pavement Patching Contract

The Public Works and Buildings Committee met on Monday, June 11, 2012 to review bids received for the 2012 Concrete Pavement Patching Contract. The bids are summarized on Attachment "A".

The work consists of the removal and replacement of deteriorated concrete pavement, curb, and gutter, at various locations throughout the City.

DiNatale Construction, Inc. of Addison, Illinois submitted the lowest responsible bid meeting all of the bidding requirements. DiNatale Construction has performed similar work for the City of Elmhurst and other municipalities previously and the work was completed in a satisfactory manner.

Monies for this project have been provided in the FY2012/13 budget in account number 110-6041-432-30-11 in the amount of \$100,000 to repair deteriorated concrete pavement, and in account number 510-6052-501-30-11 in the amount of \$40,000 to repair concrete pavement, driveway aprons, and curbs damaged by water distribution system repairs.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the bid from DiNatale Construction, Inc., for the 2012 Concrete Pavement Patching Contract in the amount of \$135,020.00, be accepted and that the City Attorney prepare the appropriate resolution.

Respectfully submitted,  
Public Works and Building Committee  
/us/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- k. REPORT – 2012 WATER MAIN IMPROVEMENTS The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

TO: Mayor DiCianni and Members of the City Council

RE: 2012 Water Main Improvements

The Public Works and Buildings Committee met on Monday, June 11, 2012 to review bids received for the 2012 Water Main Improvements Project. The bids are summarized on Attachment "A".

The work is for the replacement of approximately 44 L.F. of 6", 2,824 L.F. of 8", and 455 L.F. of 16" Ductile Iron Water Main on Hawthorne from Jackson to Madison, Vallette from Hillside to Fairfield, Fairfield from Vallette to Montrose, and on Second St. from York to Addison. The work also includes service replacements, hydrants with valves, and all other related work.

Gerardi Sewer and Water Company of Norridge, IL, submitted the lowest responsible bid meeting all of the bidding requirements. Gerardi's total bid was \$754,595.00. Gerardi Sewer and Water Company has worked for the City in the past and completed similar work for Elmhurst, and other municipalities in a satisfactory manner.

Monies have been provided in the FY 2012/13 Budget in the Municipal Utility Fund, in the amount of \$900,000 in account number 510-6052-501-80-12 for this project.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the total bid from the lowest responsible bidder, Gerardi Sewer and Water Company in the amount of \$754,595.00 be accepted, and the City attorney be authorized to prepare a resolution approving a contract with Gerardi Sewer and Water Company.

Respectfully submitted,  
Public Works and Building Committee  
/s/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- I. REPORT – 2011 SIDEWALK REPLACEMENT PROJECT The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

TO: Mayor DiCianni and Members of the City Council  
RE: 2011 Sidewalk Replacement Program

The Public Works and Buildings Committee met on Monday, June 11, 2012 to fulfill the documentation requirements for payment to Kings Point General Cement for bids for the 2011 Sidewalk Replacement Program. Kings Point General Cement submitted the lowest responsible bid which was approved by the Public Works and Buildings Committee on Monday, August 22, 2011.

The committee report, copy attached, approved the bid unit prices from Kings Point General Cement. The subsequent contract, which was properly executed, approved the bid amount of \$93,900.00. All work has been satisfactorily completed. This will allow payment to be made to Kings Point General Cement for successfully completed work which exceeds the bid amount but is less than the budgeted amount.

The unit prices bid by Kings Point General Cement were very competitive. The low unit prices allowed for approximately an additional 400 sidewalk squares to be replaced while staying within budget.

Monies have been provided in the FY 2011/12 budget in the amount of \$138,000 in account number 110-6041-432-30-70. The original budget amount was \$150,000 and approximately \$12,000 was used to construct the new sidewalk on Elm Park at West Avenue. The \$138,000 remaining will allow for approximately 1400 sidewalk squares to be reconstructed.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the payment for additional work totaling approximately \$40,000.00 to Kings Point General Cement, Inc. for the 2011 Sidewalk Replacement Program be approved.

Respectfully submitted,  
Public Works and Building Committee  
/us/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- m. REPORT – PROFESSIONAL DESIGN SERVICES FOR 135 ADDISON The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

To: Mayor DiCianni and Members of the City Council  
RE: Professional Design Services for 135 Addison

The Public Works and Buildings Committee met on Monday, June 11, 2012 to discuss the possibility of entering a Design Agreement with a limited scope with Arco Murray for the initial steps of design for the 135 Addison project. The Project Redevelopment Agreement (RDA) is still in the negotiation phase; however, there are several items of design which could be started that are independent of the final design of the building.

Assistant City Manager Mike Kopp presented to the Committee several items for which design work could be started. These items include things such as the soil borings, site plan, and plat of consolidation for the various properties involved. These aspects of the work could be incorporated into a Phase I of design services with Arco Murray.

All of the Phase I work is necessary regardless of the outcome of the ultimate design of the building. The items listed in the Phase I design agreement will only include elements which are independent of the building height. Consequently all of the work that will be done under Phase I will be necessary in the ultimate design of the project. If for some reason the project was delayed, all of this work would still be valid. By starting this design work early, the City may be able to shorten the timeline for construction which would be a benefit to Elmhurst residents and downtown businesses.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the City enter into a Phase I Design Agreement as outlined above and that the City Attorney be authorized to prepare the agreement and that the Mayor be authorized to sign the Agreement to allow for the Phase I design work to go forward.

Respectfully submitted,  
Public Works and Building Committee  
/us/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- n. REPORT – WEB-BASED FLEET MANAGEMENT SOFTWARE PURCHASE The following report of the Public Works & Buildings Committee was presented for passage:

June 11, 2012

TO: Mayor DiCianni and Members of the City Council  
RE: Web-Based Fleet Management Software Purchase

The Public Works and Buildings Committee met on Monday, June 11, 2012, to review the proposal from Chevin Fleet Solutions to provide a comprehensive web-based fleet management system for use by the Fleet Division of the City of Elmhurst's Department of Public Works.

The City of Elmhurst's Fleet Management Division maintains approximately 470 pieces of equipment. Of these, 400 are City pieces of equipment (of which 189 are self-propelled) and 70 are Park District pieces of equipment. The City and the Park District have a long collaborative relationship for vehicle maintenance resulting in significant cost savings for both. Staff currently uses a software product called CFA (Computerized Fleet Administration) for its Equipment Maintenance and Inventory Management System. This software product, which was originally purchased in 1998, no longer provides accurate information and is in need of replacement. The program was last updated in 2006 and new updates are unavailable.

The Scope of Work requires the selected software company to provide:

- Equipment and asset management
- Parts and inventory management
- Provision of workstation software for the shop floor
- Work order management
- Preventative maintenance management
- Equipment downtime and availability tracking
- Fuel management
- Bar coding of inventory
- Training
- Customer Support
- Internet technology
- Report writing

Specification packets for proposals were provided to four leading fleet management software companies. Proposals included an initial cost and an annual support cost for the second and third year out. Proposals are listed below:

	Initial Cost	2 <sup>nd</sup> Yr	3 <sup>rd</sup> Yr	Total 3yr Cost
Chevin Fleet Solutions, Sharon, MA	77,750	6,200	6,450	90,400
Assetworks Inc., Wayne, PA	78,650	7,808	7,808	94,266
CFA Software, Addison, IL	72,520	21,755	21,755	116,030
CCG/Faster Inc., Virginia Beach, VA	98,000	15,656	16,125	129,781

Each firm provided a presentation and was evaluated based on their existing software packages, experience, ability and capacity to perform, grasp of the requirements, methods and approach used. Chevin Fleet Solutions was selected as the most qualified firm and was also the firm that was the lowest in price.

The replacement of the existing maintenance management program was originally budgeted in the FY 09/10 Budget. However, it was recommended that the purchase be deferred until the Strategic Information Technology Plan for the City of Elmhurst was completed. In March of 2011 the plan was completed and recommended the replacement of the existing CFA software.

Monies have been provided in the FY 2012/13 Budget in the amount of \$155,000 in account number 110-6047-512-80-21 for the purchase of Fleet Maintenance/Management Software. The Elmhurst Park District has been notified of the cost and they will include 25% of the cost, which is their share for capital improvements at the garage, in their 2013 budget.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the proposal from Chevin Fleet Solutions to provide a web-based fleet management system for use by the Fleet Division of the City of Elmhurst's Department of Public Works and two years of annual

support for a total cost of \$90,400 be accepted and that the City Attorney draft the appropriate documents.

Respectfully submitted,  
Public Works and Building Committee  
/s/ Jim Kennedy  
Chairman  
/s/ Bob Dunn  
Vice-Chairman  
/s/ Chris Healy  
/s/ Diane Gutenkauf

- o. REPORT – 2012 “ONE” SERVICE REQUEST FOR TEMPORARY USE AND EVENT PERMIT AND USE OF CITY PROPERTY The following report of the Public Affairs & Safety Committee was presented for passage:

June 11, 2012

To: Mayor DiCianni and Members of the City Council

Re: 2012 “One” Service Request for Temporary Use and Event Permit and Use of City Property

The Public Affairs and Safety Committee met on June 11, 2012 to discuss the request from the pastors of several Evangelical churches in Elmhurst, to gather with their respective church bodies in the Addison Street Parking Lot for the second annual combined morning of worship on August 26, 2012. A representative from the Evangelical Elmhurst Church Community was available to answer the Committee’s questions.

The Elmhurst City Centre downtown site will be used by the Evangelical Elmhurst Church Community for a united service. The event schedule will begin with set-up at 8:00 a.m. and conclude by noon. The “One” Service will begin at 10:00 a.m. and conclude by 11:30 a.m. It will consist primarily of music, prayer and message. The event will be open to the public and attendance is anticipated to be approximately 2,000 members from the involved churches.

The Evangelical Elmhurst Church Community plans to use the Elmhurst Park District bandwagon for this event. They will provide portable toilets for use during the event. They would like to request that Addison Street between Second and First Streets be closed to traffic from 8:00 a.m. to noon and will work with the Elmhurst Fire and Police Departments to ensure the safety of everyone attending.

Proof of insurance will be provided to and approved by the City Attorney prior to the event.

All layout/staging plans and operational parameters will be finalized only after ongoing consultation and discussion with the approval of the Elmhurst Police, Fire and Public Works Departments.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the City Council approve the Evangelical Elmhurst Church Community’s request to hold the second annual combined morning of worship, 2012 “One” Service, in the Addison Street Parking Lot on Sunday, August 26, 2012, starting at 8:00 a.m. and concluding at noon.

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

- p. REPORT – PROPERTY TAX REBATE PROGRAM REVIEW The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

June 12, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Property Tax Rebate Program Review

The Finance, Council Affairs and Administrative Services Committee met June 11, 2012, to review the City's Property Tax Rebate Program for the 2011 property tax year.

As the City Council will recall, a Property Tax Rebate Program was approved in 2010 in response to the continuing negative economic conditions, and to the property tax increase that was implemented for the 2009 property tax year. The rebate was 100% of the increase in the City portion of the 2009 property tax bill compared to the City portion of the prior year (2008) property tax bill, for the identical property. The components of the City's portion of the tax bill are the Pension Fund line (which includes the Police Pension, Firefighters Pension and IMRF) and the City of Elmhurst line (which includes part of the cost of Fire Protection, Ambulance and Debt Service). The program was available to persons whose annual household income for the applicable tax levy year was equal to or less than the very low income limits for that year as defined by the U.S. Department of Housing and Urban Development, and who lived in an owner-occupied single family or multi-family (i.e. condominium) dwelling. There were twenty-six participants in the program, and the total rebate amount for the 2009 property tax year was \$5,520.42. Fifteen of the twenty-six participants (58%) were age 65 or older.

The City Council also approved the Property Tax Rebate Program for the 2010 property tax year. The rebate was based on the increase of the City portion of the 2010 property tax bill compared to the City portion of the prior year (2009) property tax bill. The income parameters were adjusted to 60% of the current median income in DuPage County. There were twenty-three participants in the 2010 rebate program, and the total rebate amount was \$823.78. Thirteen of the twenty-three participants (57%) were age 65 or older and receive the Senior Exemption, and eleven of the thirteen participated in the DuPage County Senior Citizens Assessment Freeze Program.

The Finance Committee reviewed the Property Tax Rebate Program for the 2011 property tax year. Based on the 2011 property tax bills for the twenty-three 2010 participants, the estimated total rebate would be about \$182. The 2012-13 budget provides \$1,000 for

Property Tax Rebate Program in account 110-0000-311-01-90. After discussion, it was the consensus of the Finance Committee to recommend approval of the Property Tax Rebate Program for the 2011 property tax year.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council approve the Property Tax Rebate Program for the 2011 property tax year.

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

- q. REPORT – CASE NUMBER 12 ZBA-02 / MARIANO’S GROCERY VARIATIONS - 678 N. YORK STREET The following report of the Development, Planning & Zoning Committee was presented for passage:

June 12, 2012

TO: Mayor DiCianni and Members of City Council

RE: Case Number 12 ZBA-02 / Mariano’s Grocery Variations - 678 N. York Street

Request for building setback variation, parking setback variations, wall sign area and height variations, and ground sign height variation for the purpose of constructing and operating a grocery store on property commonly known as 678 N. York Street (PIN’s 03-35-203-003, 004 & 005, & 03-35-204-009), said property being wholly located within the C3 General Commercial District.

The Development, Planning and Zoning Committee met on June 11, 2012 to review the Zoning & Planning Commission report dated June 4, 2012 unanimously recommending approval of the subject request. The Committee also reviewed the complete packet of documents and information submitted by the applicant, and the transcripts of the public hearings.

The Committee discussed the requested corner-side yard building setback variation which applies to the building setback from York Street. After review, the Committee agreed with the findings of the Zoning Board of Appeals that the Applicant provided sufficient evidence to warrant the approval of the requested corner-side yard building setback variation.

The Committee reviewed the request for parking setback variation and agreed with the findings of the Zoning Board of Appeals that the Applicant provided sufficient evidence to warrant the approval of the requested parking setback variation.

The Committee discussed the request for wall sign area and height variations and agreed that the Applicant provided sufficient evidence to warrant the approval of the requested wall sign area and height variations.

The Committee discussed the request for ground sign height variation and agreed that the Applicant provided sufficient evidence to warrant the approval of the requested ground sign height variation.

The Committee unanimously agreed that the Applicant’s request is a reasonable and modest application of signage on a development of this size and scale. The Committee noted that the Applicant did not apply for a pylon sign.

Upon conclusion of discussion, the Committee concurred with the Zoning & Planning Commission’s recommendation that sufficient evidence was presented to warrant the requested corner-side yard building setback, parking setback, wall sign area and height, and ground sign height variations. It is, therefore, the recommendation of the Development, Planning and Zoning Committee to support the recommendation of the Zoning & Planning Commission for approval of these requests. 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

r. O-26-2012 – AN ORDINANCE AUTHORIZING THE SALE BY AUCTION OF PERSONAL PROPERTY OWNED BY THE CITY OF ELMHURST

Ordinance O-26-2012 was presented for passage.

s. O-27-2012 – AN ORDINANCE AUTHORIZING THE DISPOSITION BY DONATION OF PERSONAL PROPERTY OWNED BY THE CITY OF ELMHURST

Ordinance O-27-2012 was presented for passage.

t. O-28-2012 – AN ORDINANCE PROVIDING FOR THE DECLARATION OF THE GENERAL PREVAILING RATE OF HOURLY WAGES FOR THE YEAR 2012 TO BE PAID TO LABORERS, MECHANICS AND OTHER WORKERS PERFORMING CONSTRUCTION OF PUBLIC WORKS WITHIN THE CITY OF ELMHURST DUPAGE AND COOK COUNTIES, ILLINOIS

Ordinance O-28-2012 was presented for passage.

u. R-38-2012 – A RESOLUTION AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD FOR THE 2012 WATER MAIN IMPROVEMENTS PROJECT NO. 12-01 FOR THE CITY OF ELMHURST, ILLINOIS

Resolution R-38-2012 was presented for passage.

v. R-39-2012 – A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER NUMBER 1 FOR THE 2011 SIDEWALK REPLACEMENT PROGRAM IN THE CITY OF ELMHURST, ILLINOIS

Resolution R-39-2012 was presented for passage.

Alderman Dunn pulled item **6m. Report – Professional Design Services for 135 Addison** from the Consent Agenda. Alderman Bram pulled item **6q. Report – Case Number 12 ZBA-02 / Mariano's Grocery Variations - 678 N. York Street** from the Consent Agenda.

Alderman York moved to approve the contents of the Consent Agenda less items **6m. Report – Professional Design Services for 135 Addison** and **6q. Report – Case Number 12 ZBA-02 / Mariano's Grocery Variations - 678 N. York Street**. Alderman Levin seconded. Roll call vote:

Ayes: York, Levin, Morley, Wagner, Mulliner, Pezza, Gutenkauf, Leader, Dunn, Bram, Polomsky, Hipkind

Nays: None

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

Alderman Dunn stated he pulled item **6m. Report – Professional Design Services for 135 Addison** from the Consent agenda to send the report back to the Public Works & Buildings Committee. Alderman Gutenkauf seconded. Voice vote, motion carried.

Alderman Morley moved to open discussion on item **6q. Report – Case Number 12 ZBA-02 / Mariano's Grocery Variations - 678 N. York Street**. Alderman Polomsky seconded.

Alderman Bram stated he pulled item **6q. Report – Case Number 12 ZBA-02 / Mariano's Grocery Variations - 678 N. York Street** to ask a question on the parking set-back and what are the safety reasons for no set-back at all.

Alderman Morley stated Assistant City Manager Kopp and City staff were present at the meeting to make sure there weren't any safety concerns.

Alderman Bram asked in regards to the sign why has it gone up above grade level.

Alderman Morley stated the rational was for the sign to be larger, so that the left-hand turn can be anticipated.

Voice vote on item **6q. Report – Case Number 12 ZBA-02 / Mariano’s Grocery Variations - 678 N. York Street.** Unanimous, motion carried.

### **COMMITTEE REPORTS**

7. a. REPORT – SEWER RATE REVIEW The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

June 12, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Sewer Rate Review

The Finance, Council Affairs and Administrative Services Committee met several times, most recently June 11, 2012, to review sewer rate adjustments in the Municipal Utility Fund.

The Municipal Utility Fund (MUF) is an enterprise fund, and user fees for water and sewer services are the major source of revenue. As the City Council will recall, a water rate adjustment was approved effective January 1, 2012, due to the increase in water rates from City of Chicago and DuPage Water Commission. Therefore, the Finance Committee is reviewing only sewer rates at this time. In 2003, a comprehensive rate study was completed, and a cash balance range goal was set. The sewer segment of the goal is comprised of three factors: revenue stabilization (\$800,000); emergency (\$1 million); and 25%-33% of operating expenses. The total range goal for fiscal 2013 is \$3.1 million to \$3.6 million (see Schedule A).

The Finance Committee reviewed projections for sewer rate adjustments, including a review of major capital projects (see Schedule B). Due to the age of many components of the Wastewater Treatment Plant and due to the volume of material processed, significant infrastructure improvement/replacement at the Plant and throughout the sewer utility system will be required during the next five to ten years. The current cash balance of approximately \$400,000 is significantly below the cash balance range goal. Due to low cash reserves and the desire to spread capital costs over time to both current and future users of the sewer utility system, the City has taken advantage of a twenty-year low interest loan from the Illinois Environmental Protection Agency to fund \$4.8 million of the anaerobic digester project. The City Council has also approved \$2.9 million in general obligation bonds to be used to fund infrastructure projects including the Saylor Street force main, Atrium force main, Rt. 83/Third Street lift station and the sludge storage pad modification. Current budget projections for the sewer segment of the MUF do not contemplate any capital expenditures that may result from the Burke/RJN Elmhurst Storm and Sanitary Comprehensive Planning Design Project.

The Finance Committee discussed developing a debt management policy that would provide guidelines regarding issuance of debt. Staff has been directed to research best practices in this area, and to present a draft debt management policy to the Finance Committee. Pending approval of a debt management policy, the current five-year projection for the sewer segment of the MUF contemplates two small bond issues, in fiscal 2014 and 2016.

After review and discussion, and based on the current cash balance in the sewer segment of the MUF and on the projected operating and capital expenditures for the next five years, the Finance Committee recommends a rate adjustment for fiscal 2013 of 5% to \$5.12 per thousand gallons of water usage.

The impact of the sewer rate adjustments for an average four-person household using 12,000 gallons of water per month (3,000 gallons per person) is approximately \$2.88 per month.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council direct the City Attorney to prepare an amendment to the Municipal Code of Ordinances changing the sewer rates for the City of Elmhurst, effective for usage billed on or after July 1, 2012, as follows:

	Residential Rates (Per Thousand Gallons)		Commercial Rates (Per Thousand Gallons)	
	<u>New</u>	<u>Current</u>	<u>New</u>	<u>Current</u>
Sewer	\$5.12	\$4.88	\$5.12	\$4.88
Bi-Monthly Minimum	\$4.06	\$3.87	\$4.06	\$3.87

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

Alderman Hipskind moved to accept item **7a. Report – Sewer Rate Review** as read. Alderman York seconded.

Alderman Gutenkauf stated she has a couple of questions for the Finance, Council Affairs & Administrative Services Committee (F,CA&AS) and wanted an explanation why the rates cannot be lowered.

Alderman York stated originally the F,CA&AS Committee looked at the cash balance in the MUF, which is critically low. He stated this step is to mitigate the balance becoming too low.

Discussion ensued regarding the sewer increases to help with capital projects.

Alderman Bram moved to amend the proposed sewer rate increase from 5% to 2 ½%. Alderman Pezza seconded.

Discussion ensued.

Roll call vote to amend the proposed sewer rate increase from 5% to 2 ½%:

Ayes: Bram, Pezza

Nays: Gutenkauf, Leader, Dunn, Polomsky, York, Hipskind, Levin, Morley, Wagner, Mulliner

Results: 2 ayes, 10 nays, 2 absent  
Motion failed

Roll call vote on item **7a. Report – Sewer Rate Review**:

Ayes: Hipskind, York, Levin, Morley, Wagner, Mulliner, Gutenkauf, Leader, Dunn, Polomsky,

Nays: Pezza, Bram

Results: 10 ayes, 2 nays, 2 absent  
Motion carried

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

8. a. UPDATES (Mayor DiCianni)

Mayor DiCianni announced that he, City Manager Grabowski, and Public Works Director Hughes attended the Western Access meeting last week. He reported everything is going well. He also commented on the dialogue regarding the stakeholders on the Elgin-O'Hare Western Access Project to discuss the southbound 1-294 ramp onto Countyline Road.

Alderman Mulliner asked for an update on the Storm/Flood Task Force.

City Manager Grabowski reported the Task Force workshops and ComEd are almost ready to present to the City Council.

b. PROPOSED NORTH YORK STREET TIF

Alderman Morley reviewed the Proposed North York Street TIF District. He introduced Assistant City Manager Kopp to review the TIF Proposal and timeline.

Assistant City Manager Kopp gave a PowerPoint Presentation reviewing the following timeline:

- Joint Review Board Meeting: July 2, 2012 at 5:00 p.m.
- TIF Public Hearing: August 6, 2012 at 7:30 p.m.
- Passage of 3 Ordinances
- Review of North York TIF Map

Assistant City Manager Kopp and Mr. Charles Biondo of Kane, McKenna & Associates answered questions from the dais.

Discussion ensued regarding the timeline.

**OTHER BUSINESS**

9. None.

**ADJOURNMENT**

10. Alderman Hipskind moved to adjourn the meeting. Alderman Morley seconded. Voice vote. Motion carried. Meeting adjourned 9:21 p.m.

---

Peter P. DiCianni III, Mayor

---

Patty Spencer, City Clerk