

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS  
HELD ON TUESDAY, SEPTEMBER 4, 2012  
209 NORTH YORK STREET  
ELMHURST, ILLINOIS**

**EXECUTIVE SESSION 6:30 P.M. – APPOINTMENT, EMPLOYMENT OR COMPENSATION OF AN OFFICER AND SPECIFIC EMPLOYEES AND ACQUISITION OF REAL PROPERTY**

1. Executive session was called to order at 6:34 p.m. by Mayor DiCianni for the purpose of discussing the Appointment, Employment or Compensation of an Officer and Specific Employees and Acquisition of Real Property.

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

Absent: Bob Dunn, Chris Healy

Also in attendance: City Attorney Storino, City Attorney Durkin, City Manager Grabowski (arrived at 7:20 p.m.), Assistant City Manager Kopp (arrived at 7:18 p.m.), Director of Finance & Administration Gaston

Alderman Morley moved to convene into executive session for the purpose of discussing the Appointment, Employment or Compensation of an Officer and Specific Employees and Acquisition of Real Property. Alderman Wagner seconded.

Ayes: Morley, Wagner, Mulliner, Pezza, Gutenkauf, Leader, Bram, Polomsky, York, Hipskind, Levin, Kennedy

Nays: None

12 ayes, 0 nays, 2 absent

Motion duly carried

Alderman Kennedy moved to adjourn executive session. Alderman York seconded. Voice vote. Motion carried. Executive session adjourned at 7:29 p.m.

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

Attendance: 35

2. The Regular Meeting of the Elmhurst City Council was called to order by Mayor DiCianni at 7:41 p.m.

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

Absent: Bob Dunn, Chris Healy

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

**HAHN STREET REDEVELOPMENT PROJECT PRESENTATION & COMMUNITY INPUT (TRACY CROSS & ASSOCIATES)**

3. Mayor DiCianni welcomed Mr. Tracy Cross of Tracy Cross & Associates Inc. He stated Mr. Cross will present to Council an analysis of the Elmhurst Market Area including the four surrounding townships, along with Lisle and Downers Grove.

Mr. Cross presented a PowerPoint presentation defining the Elmhurst Market Area and presented the highest and best market supportive uses of the Hahn Street Property.

Discussion ensued.

Mayor DiCianni asked for any public comment:

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

Spoke stating the City shouldn't get involved in the real estate business. He commented on the Hahn Street property and why so far it hasn't been developed.

Tamara Brenner  
137 Caroline Ave.  
Elmhurst, IL 60126

Commented on the Cross presentation regarding a graph on vacancy rentals. She asked if he would review it again for further explanation. She stated she hopes the Council will not rush into any decisions and asked them to consider more than rentals and retail.

Mr. Cross answered additional questions from the City Council and Public Comments. Mr. Cross will return with more information for the Council.

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

4. Ann Tranter  
512 W. Belden Ave.  
Elmhurst, IL 60126

Submitted a letter regarding recommendations for water conservation and efficiency for the City of Elmhurst. Additionally, Ms. Tranter provided an RFP from the Village of Evanston for a Feasibility Study of Alternative Stormwater Management Techniques.

#### **PUBLIC FORUM**

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

Spoke regarding the new North York TIF stating that it will eventually cost the tax payers.

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

Spoke regarding the answers she received from Kane, McKenna to her questions on the estimated growth and inflation breakdown on the EAV. She commented the City is setting ambitious goals for TIF IV. She is hopeful that the F,CA&AS Committee will have on their agenda, discussion of a TIF application form.

#### **ANNOUNCEMENTS**

6. Clerk Spencer announced page 2 of the September Issue of the Front Porch Newsletter contains comprehensive voter information regarding the upcoming November 6, 2012 General Election and candidate information for the April 9, 2013 Consolidated Election.

Alderman Polomsky announced on Thursday, September 13, 2012 the Elmhurst League of Women Voters will host a panel discussion on *Dual Duty, Serving Concurrently Two Elected Offices* at 7:00 p.m. at the Elmhurst Public Library.

Alderman Levin announced he and Alderman Healy will host a 5<sup>th</sup> Ward Town Hall Meeting at 7:30 p.m. on Thursday, September 27, 2012 at the Knights of Columbus Hall.

Alderman Gutenkauf announced on Thursday, September 27, 2012 at 7:00 p.m. Cantigny will host a candidate forum regarding the criteria that is required for running for Public Office. Visit [www.cantigny.org](http://www.cantigny.org) for more information.

Mayor DiCianni announced the 5th Annual Brianna & Friends Walk to Talk will take place at Beren's Park at 10:00 a.m. on Sunday, September 9, 2012. Visit [www.walktotalk.org](http://www.walktotalk.org) for more information.

**CONSENT AGENDA**

7. The following items on the Consent Agenda were presented:
- a. MINUTES OF THE REGULAR MEETING HELD ON MONDAY, AUGUST 20, 2012 (City Clerk Spencer):  
Approve as published
  - b. MINUTES OF THE EXECUTIVE SESSION HELD ON MONDAY, AUGUST 20, 2012 (City Clerk Spencer):  
Receive and place on file
  - c. ACCOUNTS PAYABLE – AUGUST 31, 2012, TOTAL \$2,045,067.30
  - d. APPOINTMENT TO BOARD OF TRUSTEES OF THE ELMHURST PUBLIC LIBRARY – MENOLASCINO (Mayor DiCianni): Concur with the Mayor's recommendation

August 20, 2012

To: Members of the City Council

Re: Appointment to Board of Trustees of the Elmhurst Public Library – Teresa Menolascino

With your advice and consent, I will appoint Ms. Teresa Menolascino to the Board of Trustees of the Elmhurst Public Library to fill the expired term of Ms. Rosella A. Walsh. Her resume is attached for your consideration and her term will expire on July 1, 2014.

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

- e. ADDITION OF CHICKENS AS PERMITTED ANIMALS IN RESIDENTIAL AREAS – ALDERMEN POLOMSKY, DUNN, & LEADER (City Manager Grabowski): Refer to the Development, Planning & Zoning Committee

August 29, 2012

To: Mayor DiCianni and Members of the City Council

Re: Addition of Chickens as Permitted Animals in Residential Areas

Elmhurst Municipal Code Chapter 13.21(p) prohibits residents from keeping any stable, poultry yard or other place for the housing of any farm animal. Please see the attached referral from Aldermen Polomsky, Dunn and Leader for reconsideration of said ordinance to allow for chickens to be permitted in residential areas. It is therefore respectfully requested that review of MCO Chapter 13.21 be referred to the Development, Planning & Zoning Committee for review and recommendation back to the City Council.

Respectfully submitted,  
/s/ James A. Grabowski  
City Manager

- f. REPORT – WIRELESS MESH WI-FI NETWORK FOR WATER SCADA – PLANNING, DESIGN AND INSTALLATION (WATER SYSTEM COMMUNICATIONS) The following report of the Public Works & Buildings Committee was presented for passage:

August 27, 2012

TO: Mayor DiCianni and Members of the City Council

RE: Wireless Mesh Wi-Fi Network For Water SCADA – Planning, Design and Installation (Water System Communications)

On Monday, August 27, 2012 the Public Works and Buildings Committee met to discuss the proposal for planning, design and installation services for the City of Elmhurst Wireless Mesh Wi-Fi Network for the Water Supervisory Control and Data Acquisition (SCADA) Communications Project.

Reliable communications are vitally important in the water production process environment. The City of Elmhurst operates three water reservoirs and three elevated storage tanks using a series of sophisticated programmable logic computers and software programs called Supervisory Control and Data Acquisition (or SCADA) which is housed at the wastewater treatment plant.

Currently, this communication system controls tank level, reservoir storage levels for capacity, measures flow to the distribution system and controls demand (changes in the system due to use, main breaks or fire flow). The SCADA system also monitors the water production facilities for electrical power demand and consumption, security issues such as intrusion, pump status, chlorine leak and fire/heat alarming within the reservoir control building and properties.

Communications and data transfer occur through phone lines provided by AT&T. This transfer method is subject to weather and equipment problems with the third party in addition to a fixed cost for service. In addition, equipment and SCADA system failure has impacted reliability of supply and delivery through the distribution network. The SCADA communications system currently in place in Elmhurst was installed in 1991. It is obsolete, unreliable and is a security risk for the City of Elmhurst water operations.

The proposed wireless mesh network provides communication which is not dependent on third party hardware or service. This system streamlines control of water operations and provides secure communications throughout the City. It is planned that this wireless mesh system will become the “backbone” of the City’s communication network. The plan over the long term is that this system will not only support vital secure information used to control and deliver water supply to residents but will backhaul maintenance data used for planning and forecasting infrastructure replacement and assist in security activities for Police and Fire with video and data. Backhauling is the electronic process of collecting data and video from remote sites and transferring it back to the specified control center.

The City of Elmhurst requested qualifications from professional engineering consultants for the design-build of a state-of-the-art wireless mesh Wi-Fi network for water SCADA communications as well as design consideration for future public works applications to include video surveillance, tablet and laptop applications for mobile workforce connectivity applications.

The scope of work requires the selected engineering firm to provide the following:

- Project Initiation and Organization Meeting
- Verify Existing Conditions and Update Previous Field Survey Data
- Regulatory Agency Coordination (FCC) and Permitting where applicable
- Network planning and final antenna selection resulting in robust design
- Monopole /street pole installation and design
- Submit plans and specifications to the City for final review

The selection committee followed the Qualifications-Based Selection procedures established by the Local Government Professional Services Selection Act (50 ILCS 510/0.01-510/7). Public notice was provided in the local press and five packets were submitted from qualified engineering firms of which two were interviewed. The firms interviewed are listed below:

- Tri-R Systems Incorporated, Dekalb, IL
- Elan Technologies Incorporated, New Lenox, IL

Each firm was evaluated and ranked based on related project experience, ability and capacity to perform the work, key personnel committed to the project, grasp of the requirements, methods and management approach to be used, and ability to meet the required time schedule. The firm selected as the most qualified is Elan Technologies, New Lenox, IL.

Elan submitted superior qualifications including similar projects for other government-operated facilities at DuPage Water Commission, Elmhurst, IL, American Water Company, Sarasota County, FL, and Gary Sanitary District/White River Environmental Partnership, Northwest Indiana. Elan Technologies received the highest performance reviews from their previous clients.

Attached is the submitted proposal from Elan Technologies for the project and the corresponding capital expenditure budget sheet for FY 2012/2013.

Funding is provided in the FY 2012/13 Budget in the amount of \$131,400 in account number 510-6057-502-50-03 (Water/Wastewater) for the Design-Build Wireless Mesh Wi-Fi Network For Water SCADA project.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the proposal in the amount of \$105,300 from Elan Technologies Inc. to provide professional planning, design and installation services to complete the Wireless Mesh Wi-Fi Network for water communications be accepted and that the City attorney be authorized to draft a resolution approving a contract with Elan Technologies.

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

- g. REPORT – MARY QUEEN OF HEAVEN 5K RUN/WALK The following report of the Public Affairs & Safety Committee was presented for passage:

August 27, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Mary Queen of Heaven 5K Run/Walk

The Public Affairs and Safety Committee met on August 13, 2012 and again on August 27, 2012 to discuss the request from a representative of the Mary Queen of Heaven Parish to hold a 5K Run/Walk on Saturday, October 20, 2012. A representative from the Mary Queen of Heaven Parish was available to answer the Committee's questions.

The race will begin at 8:00 a.m. on Saturday, October 20, 2012 at the entrance of the Mary Queen of Heaven parking lot. Runners will register in the parking lot and school/church facilities. Participants will be encouraged to walk to the event from their homes or park on Fremont Avenue and nearby streets. It is anticipated that there will be 100 participants.

The race will start at the Mary Queen of Heaven parking lot entrance, proceed north on West Avenue, and turn east onto Armitage Avenue. At Highland, the course will turn south and at Fremont, will turn east to Walnut. The race will proceed North on Walnut to Emery and continue north to Armitage. It will then proceed east on Armitage to Maple and then south on Maple to Fremont. The course will proceed east on Fremont to Addison, south on Addison to Grantley and west on Grantley to Ridgeland. Again the course will turn north on Ridgeland to Fremont, west on Fremont to West Ave., north on West to the Church parking lot/finish line. (see attached map)

West Avenue will only be closed intermittently during the Start and Finish of the race. Mary Queen of Heaven organizers will provide race marshals at all residential intersections for traffic assistance. Water tables will be set up at the half-way point.

Mary Queen of Heaven organizers will be responsible for notifying all affected residents by mail or flier of the event and street closures. They will notify the Park District of any affect to Beren’s Park and Marjorie Davis Park.

Clean-up crews will follow the last participants and remove all refuse generated by the event.

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 request from the Mary Queen of Heaven Parish to hold a 5K Run/Walk on Saturday, October 20, 2012 from 7:45 a.m. (set up) until 9:30 a.m.

Respectfully submitted,  
Public Affairs and Safety Committee  
/s/ Patrick Wagner  
Chairman

/us/ Paula Pezza  
Vice-Chairman

/s/ Michael J. Bram

- h. REPORT – BIDS, TOYOTA PRIUS V HYBRID AND FORD FUSION HYBRID The following report of the Public Affairs & Safety Committee was presented for passage:

August 27, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Bids, Toyota Prius V Hybrid and Ford Fusion Hybrid

The Public Affairs and Safety Committee met on August 27, 2012 to discuss the bids received to replace E-3, a 1999 Ford Windstar for the Fire Department. The Fleet Department, with consideration of the City of Elmhurst’s Sustainability Policy requirements to reduce dependence on carbon dioxide producing fossil fuels, looked at two different manufacturers of Hybrid vehicles. As short trips around town afford the best gas mileage for a Hybrid vehicle, this vehicle will be mainly used by part time fire inspectors to do inspections in town. It will also be available to the part time Public Ed and Training Divisions. Invitations to Bid were sent out to four (4) Ford Dealers and four (4) Ford dealers and four (4) Toyota dealers to solicit best price for a Hybrid vehicle.

The results are listed below:

**Total price for Toyota Prius V Hybrid with Trade**

<b><u>Dealer</u></b>	<b><u>Total</u></b>
Elmhurst Toyota, Elmhurst, IL	\$23,832.00
Oak Brook Toyota, Westmont, IL	No Bid
Schaumburg Toyota, Schaumburg, IL	No Bid
Toyota of Naperville, Naperville, IL	No Bid

**Total price for Ford Fusion Hybrid with Trade**

<b><u>Dealer</u></b>	<b><u>Total</u></b>
Roesch Ford, Bensenville, IL	\$23,900.00
Haggerty Ford, West Chicago, IL	No Bid
Packey Webb Ford, Downers Grove, IL	No Bid
Joe Rizz Ford, North Riverside, IL	No Bid

**E-3**

This vehicle is a scheduled replacement from deficiencies due to age. The low bid from Elmhurst Toyota, Elmhurst, IL meets all bid specifications. The price reflects a trade-in allowance of \$3,000.00 for old E-3, a 1999 Ford Windstar. Funds have been provided in the FY 2012/2013 budget under the following account numbers: \$27,000 in 110-4020-422-80-06. Delivery is 7 days after receipt of order.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the City Council approve the purchase of one (1) 2012 Toyota Prius V Hybrid from Elmhurst Toyota, Elmhurst, IL to replace E-3. This Hybrid vehicle meets the requirements of the City of Elmhurst's Sustainability Policy. It is also the recommendation of the Public Affairs and Safety Committee that the City Council authorize the disposal of old E-3. The total cost for the replacement E-3 from Elmhurst Toyota, Elmhurst, IL is \$23,832.00 with a trade in value of \$3,000.00.

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

- i. REPORT – HEALTH INSURANCE PLAN ALTERNATIVE FOR 2013 The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

August 28, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Health Insurance Plan Alternative for 2013

The Finance, Council Affairs, and Administrative Services Committee met several times, most recently on August 27, 2012, to consider a health insurance plan alternative for 2013.

As the Council will recall, an Insurance Committee was formed in late 2011 pursuant to the police and fire collective bargaining agreements which include the following provision: "The Insurance Committee shall investigate, explore and discuss alternative arrangements for hospital, medical, dental and vision plans. The Employer shall endeavor to make all relevant information available and this Committee will be empowered to research available insurance plans, comparing their costs and benefits, and invite representatives of insurance plans to the Committee meetings for the purpose of providing information, presenting new plans and options and answering questions. Committee recommendations shall be made to the Employer and to the principal officer of each Union who has representation on the Committee." The Insurance Committee is comprised of six employees including one member each from the police union, the fire union, and the non-represented group, and three management members. Assurance Agency, Ltd., the City's broker/consultant, has worked closely with the Insurance Committee providing education, information, options and recommendations.

After a comprehensive review of the existing benefit options and the analysis of several alternatives, the Insurance Committee recommended a high deductible Health Saving Account (HSA) plan to be offered alongside the existing Blue Cross Blue Shield PPO and HMO plans. The HSA plan is a viable alternative to the existing benefit plans; it is a consumer driven health plan that reduces claim experience resulting in premium savings. Blue Cross Blue Shield offers the high deductible plan requiring a \$2,500 deductible for single coverage and a \$5,000 deductible for family coverage. The recommendation includes an annual City contribution to the individual HSA of \$1,250 for single coverage and \$2,500 for family coverage for enrolled HSA participants. The City contribution will help steer employees to select the HSA coverage, and become better consumers

of their health care coverage, ultimately reducing health care costs and saving on health insurance premiums.

Although the current PPO and HMO plans must continue to be offered pursuant to union contracts, the Insurance Committee projects that there will be significant migration from those plans to the HSA plan. Depending on the enrollment movement from the PPO and HMO plans to the HSA plan, with a shift in enrollment to 100% participation over five years, conservative estimates project annual savings of about \$300,000 (see attached exhibit).

The Insurance Committee recommends addition of the HSA plan starting in the January 1, 2013 – December 31, 2013 plan year. After review and discussion, the Finance Committee concurred with the Insurance Committee's recommendation.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council approve the addition of a high deductible Health Saving Account (HSA) Plan in the 2013 plan year, and provide for annual City contributions to the HSA accounts as outlined above.

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 – SELF-FUNDED DENTAL INSURANCE PLAN ALTERNATIVE FOR 2013 The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

August 28, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Self-Funded Dental Insurance Plan Alternative for 2013

The Finance, Council Affairs, and Administrative Services Committee met several times, most recently on August 27, 2012, to consider a self-funded dental insurance plan alternative for 2013.

As the Council will recall, an Insurance Committee was formed in late 2011 pursuant to the police and fire collective bargaining agreements which include the following provision: "The Insurance Committee shall investigate, explore and discuss alternative arrangements for hospital, medical, dental and vision plans. The Employer shall endeavor to make all relevant information available and this Committee will be empowered to research available insurance plans, comparing their costs and benefits, and invite representatives of insurance plans to the Committee meetings for the purpose of providing information, presenting new plans and options and answering questions. Committee recommendations shall be made to the Employer and to the principal officer of each Union who has representation on the Committee." The Insurance Committee is comprised of six employees including one member each from the police union, the fire union, and the non-represented group, and three management members. Assurance Agency, Ltd., the City's broker/consultant, has worked closely with the Insurance Committee providing education, information, options and recommendations.

As part of a comprehensive review of the existing benefit options and the analysis of several alternatives, the Insurance Committee reviewed the current fully insured dental coverage plan from MetLife compared to a self-insured model using a third party administrator for claims processing administrative services only. The projected savings resulting from changing to the self-insured model exceed \$35,000 for the first year (see attached exhibit).

The Insurance Committee recommends changing to a self-insured model for dental coverage using a third party administrator for claims processing administrative services, starting in the January 1, 2013 – December 31, 2013 plan year. After review and discussion, the Finance Committee concurred with the Insurance Committee's recommendation.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council approve changing to a self-insured model for dental coverage in the 2013 plan year.

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

- k. REPORT – TELEPHONE SERVICE CONTRACTS The following report of the Finance, Council Affairs & Administrative Services Committee was presented for passage:

August 28, 2012

To: Mayor DiCianni and Members of the City Council  
Re: Telephone Service Contracts

The Finance, Council Affairs and Administrative Services Committee met August 27, 2012, to review proposals for telephone services for the City. These services include analog Centrex, digital ISDN Centrex, analog business lines (POTS), point to point alarm circuits, radio circuit, and local calling (A, B, C) service.

The City of Elmhurst currently contracts with AT&T for these telephone services under a Master Discount Agreement that provides a discount on specified services with minimum annual revenue commitments. Staff, with the assistance of Wilson Consulting, reviewed the City's current telephone system and determined that the current configuration of analog and digital ISDN Centrex services meets the City's telephone needs at this time. Wilson Consulting previously assisted the City in acquiring the current telephone system of hardware and services in 2001.

Through the Request for Proposal process and the experience of Wilson Consulting, it was determined that only one vendor other than AT&T, Call One/Sound Incorporated, can offer analog and digital ISDN phone services. Other vendors previously reselling Centrex services are no longer in that business due to the significantly reduced profit margin and the migration to other solutions such as VoIP (Voice over Internet Protocol). A VoIP solution/system for the City was discussed, however, the infrastructure improvements necessary (internal wiring and wide area network connectivity) for certain City facilities, in addition to the upfront hardware costs, do not justify a VoIP solution/system at this time.

Proposals were received from AT&T and Call One/Sound Inc. for three-year contracts for analog Centrex, digital ISDN Centrex, analog business lines, point to point alarm circuits, radio circuits and local calling (A, B, C) services. The new contracts will be effective September 2012. The proposed Centrex contracts contain a 25-line minimum commitment agreement for Centrex service. Although the contract term is three years, the City can reduce the number of Centrex lines to 25 at any time. Staff feels that the 25-line commitment is not an issue should the City wish to migrate to a new telephone system prior to the end of the contract. The lines can be used for fax machines, elevator phones, voice-mail access and alarm connections.

The proposed Master Discount Agreement from AT&T includes discounts on local calling charges for Centrex in exchange for minimum annual revenue commitments (MARC) of \$43,600, local usage

of \$1,700. Staff and Wilson Consulting agree that the annual revenue commitments proposed by AT&T are at acceptable levels.

The two RFP responses that the City received are as follows:

<u>Services</u>	<u>Monthly Service Charge (36-Month Agreement)</u>	
	<u>AT&amp;T</u>	<u>Call One/Sound Inc.</u>
Centrex & P2P	\$ 8,980.68	\$13,108.59
POTS	\$ 444.55	\$ 307.66

Staff recommends accepting the three-year contract proposal from AT&T for Centrex and point to point services and the three year Master Discount Agreement proposal. Staff also recommends Call One/Sound Inc. for POTS services, which will save the City \$5,265 over the three year contract. Funds are available in various telephone expense line items throughout the budget. The Finance Committee concurs with the staff recommendations.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council accept the proposal from AT&T for Centrex and point to point service, and from Call One/Sound Inc. for POTS service, for the three-year contracts for telephone services that also includes the Master Discount Agreement.

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

I. REPORT – CASE NUMBER 12 P-04/CONSERVATION DESIGN FORUM CONDITIONAL USE 185 S. YORK

The following report of the Development, Planning & Zoning Committee was presented for passage:

August 28, 2012

TO: Mayor DiCianni and Members of City Council

RE: Case Number 12 P-04/Conservation Design Forum Conditional Use 185 S. York

Request for Conditional Use Permit for the purpose of establishing an office use in the R5 Specialty Residence District on property commonly known as 185 S. York Street (PIN 06-01-306-032).

The Development, Planning and Zoning Committee met on August 27, 2012 to review the Zoning & Planning Commission report dated August 17, 2012 recommending approval of the subject request. The Committee also reviewed the Applicant's submittal documents and the transcripts of the public hearing.

This Application is a request for Conditional Use Permit for the purpose of allowing an office use in the house located at 185 S. York Street. This house has been occupied as an office by Risk Resources, Inc. since 1997 when they received approval of their Conditional Use request. Risk Resources will remain the owner of the property; Conservation Design Forum will be the tenant.

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.

Therefore, the Development, Planning and Zoning Committee recommends that the City Council approve the Applicant's request for Conditional Use and, that the enabling ordinance establishing this Conditional Use be applicable to this application only; any proposed change in use or

occupancy, other than a single-family use, will require a new application for Conditional Use.

The Development, Planning and Zoning Committee requests that the City Council suspend the rules and approve the enabling ordinance at the same meeting as the consideration of this report.

Respectfully submitted,  
Development, Planning and Zoning  
Committee  
/s/ Steven Morley  
Chairman  
/s/ Dannee Polomsky  
Vice-Chairman  
/s/ Norman Leader

- m. O-47-2012 – AN ORDINANCE APPROVING THE TWENTY-FOURTH AMENDMENT TO REAL ESTATE PURCHASE CONTRACT FOR THE PURCHASE OF THE REAL PROPERTY COMMONLY KNOWN AS 260 NORTH YORK STREET, ELMHURST ILLINOIS (“PAULI”)

Ordinance O-47-2012 was presented for passage.

- n. O-48-2012 – AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A NON-EXCLUSIVE LICENSE AGREEMENT BY AND BETWEEN ELMHURST CHILDREN’S ASSISTANCE FOUNDATION, INC. AND THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS

Ordinance O-48-2012 was presented for passage.

- o. MCO-21-2012 – AN ORDINANCE AMENDING SECTION 44.122, ENTITLED “LIMITED PARKING ZONES ENUMERATED,” OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ELMHURST, ILLINOIS

Ordinance MCO-21-2012 was presented for passage.

- p. R-49-2012 – A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN ELAN TECHNOLOGIES, INC. AND THE CITY OF ELMHURST, ILLINOIS FOR THE WATER SCADA PROJECT

Resolution R-49-2012 was presented for passage.

- q. R-50-2012 – A RESOLUTION AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT BY AND BETWEEN AT&T AND THE CITY OF ELMHURST, ILLINOIS FOR THE RENEWAL OF DATA LINE CONTRACTS

Resolution R-50-2012 was presented for passage.

- r. R-52-2012 – A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A HIGHWAY AUTHORITY AGREEMENT AND SUPPLEMENTAL HIGHWAY AUTHORITY AGREEMENT BY AND BETWEEN PHILLIPS 66 COMPANY AND THE CITY OF ELMHURST, ILLINOIS

Resolution R-52-2012 was presented for passage.

Alderman Pezza pulled item **7m. O-47-2012 – An Ordinance Approving the Twenty-Fourth Amendment to Real Estate Purchase Contract for the Purchase of the Real Property Commonly Known as 260 North York Street, Elmhurst Illinois (“Pauli”)** from the Consent Agenda.

Alderman Wagner moved to approve the contents of the Consent Agenda less item **7m. O-47-2012 – An Ordinance Approving the Twenty-Fourth Amendment to Real Estate Purchase Contract for the Purchase of the Real Property Commonly Known as 260 North York Street, Elmhurst Illinois (“Pauli”)**.

Alderman Morley seconded. Roll call vote:

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

Nays: None

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

Alderman Pezza moved to open item **7m. O-47-2012 – An Ordinance Approving the Twenty-Fourth Amendment to Real Estate Purchase Contract for the Purchase of the Real Property Commonly Known as 260 North York Street, Elmhurst Illinois (“Pauli”)** for discussion. Alderman Levin seconded.

Alderman Pezza stated she pulled item **7m. O-47-2012 – An Ordinance Approving the Twenty-Fourth Amendment to Real Estate Purchase Contract for the Purchase of the Real Property Commonly Known as 260 North York Street, Elmhurst Illinois (“Pauli”)** because she does not agree with the amendment as it is stated.

Roll call vote on item **7m. O-47-2012 – An Ordinance Approving the Twenty-Fourth Amendment to Real Estate Purchase Contract for the Purchase of the Real Property Commonly Known as 260 North York Street, Elmhurst Illinois (“Pauli”)**:

Ayes: Levin, Kennedy, Morley, Wagner, Mulliner, Leader, Bram, Polomsky, York, Hipkind

Nays: Pezza, Gutenkauf

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

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

8. a. UPDATES (Mayor DiCianni)

Mayor DiCianni stated item **7e. Addition of Chickens as Permitted Animals in Residential Areas – Aldermen Polomsky, Dunn, & Leader** on tonight’s Consent Agenda will also be referred to the Public Affairs & Safety Committee for review and recommendation to Council.

Mayor DiCianni announced the Intergovernmental Agreement for the TIF is making progress.

The Mayor gave a shout-out to Tony Cuzzone, Projects Administrator for Public Works, on his 35 Anniversary of service to the City of Elmhurst.

#### **ORDINANCES**

9. a. O-49-2012 – AN ORDINANCE APPROVING AN AMENDMENT RELEASING PARCELS FROM THE REDEVELOPMENT PROJECT AREA OF THE CENTRAL BUSINESS DISTRICT TAX INCREMENT FINANCING DISTRICT FOR THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS

Ordinance O-49-2012 was presented for passage.

Alderman Morley moved to open for discussion item **9a. O-49-2012 – An Ordinance Approving an Amendment Releasing Parcels from the Redevelopment Project Area of the Central Business District Tax Increment Financing District for the City of Elmhurst, DuPage and Cook Counties, Illinois.** Alderman Polomsky seconded.

Alderman Morley stated ordinance O-49-2012 pertains to the release of property from TIF I to TIF IV. Ordinance O-50-2012 pertains to establishing a TIF, O-51-2012 pertains to mapping and ordinance O-52-2012 pertains to financing.

Alderman Bram stated he could not support item **9a. O-49-2012 – An Ordinance Approving an Amendment Releasing Parcels from the Redevelopment Project Area of the Central Business District Tax Increment Financing District for the City of Elmhurst, DuPage and Cook Counties, Illinois.**

Alderman Pezza stated she has a couple of question for Mr. Biondo of Kane McKenna.

Alderman Mulliner moved to suspend with the rules to allow Mr. Biondo to address the Council.

Alderman Bram seconded. Voice vote, motion carried.

Discussion ensued.

Roll call vote on item **9a. O-49-2012 – An Ordinance Approving an Amendment Releasing Parcels from the Redevelopment Project Area of the Central Business District Tax Increment Financing District for the City of Elmhurst, DuPage and Cook Counties, Illinois:**

Ayes: Morley, Polomsky, York, Hipskind, Levin, Kennedy, Wagner, Mulliner, Pezza, Leader

Nays: Gutenkauf, Bram

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

- b. O-50-2012 – AN ORDINANCE OF THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT AREA FOR THE NORTH YORK STREET REDEVELOPMENT AREA

Ordinance O-50-2012 was presented for passage.

Alderman Morley moved to approve item **9b. O-50-2012 – An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project Area for the North York Street Redevelopment Area.** Alderman Polomsky seconded. Roll call vote:

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

Nays: Gutenkauf

Results: 11 ayes, 1 nays, 2 absent  
Motion carried

- c. O-51-2012 – AN ORDINANCE OF THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS, DESIGNATING THE NORTH YORK STREET REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

Ordinance O-51-2012 was presented for passage.

Alderman Morley moved to approve item **9c. O-51-2012 – An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Designating the North York Street Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.** Alderman Polomsky seconded. Roll call vote:

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

Nays: Gutenkauf

Results: 11 ayes, 1 nays, 2 absent  
Motion carried

- d. O-52-2012 – AN ORDINANCE OF THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE NORTH YORK STREET REDEVELOPMENT PROJECT AREA

Ordinance O-52-2012 was presented for passage.

Alderman Morley moved to approve item **9d. O-52-2012 – An Ordinance of the City of Elmhurst, DuPage and Cook Counties, Illinois, Adopting Tax Increment Allocation Financing for the North York Street Redevelopment Project Area**. Alderman Polomsky seconded. Roll call vote:

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

Nays: Gutenkauf

Results: 11 ayes, 1 nays, 2 absent  
Motion carried

- e. ZO-06-2012 – AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT IN THE R5 SPECIALTY RESIDENCE ZONING DISTRICT FOR THE PURPOSE OF ESTABLISHING AN OFFICE USE IN A RESIDENTIAL SINGLE FAMILY STRUCTURE ON THE PROPERTY COMMONLY KNOWN AS 185 SOUTH YORK STREET, ELMHURST, ILLINOIS (PIN 06-01-306-032)

Ordinance ZO-06-2012 was presented for passage.

Alderman Morley moved to approve item **9e. ZO-06-2012 – An Ordinance Granting a Conditional Use Permit in the R5 Specialty Residence Zoning District for the Purpose of Establishing an Office Use in a Residential Single Family Structure on the Property Commonly Known as 185 South York Street, Elmhurst, Illinois (PIN 06-01-306-032)**. Alderman Polomsky seconded. Roll call vote:

Ayes: Morley, Polomsky, York, Hipskind, Levin, Kennedy, Wagner, Mulliner, Pezza, Gutenkauf, Leader, Bram

Nays: None.

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

#### **RESOLUTIONS**

10. a. R-51-2012 – A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE REDEVELOPMENT AGREEMENT BY AND BETWEEN YORK STREET VENTURES LLC AND THE CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS

Resolution R-51-2012 was presented for passage.

Alderman Hipskind moved to approve item **10a. R-51-2012 – A Resolution Approving and Authorizing the Execution of the Redevelopment Agreement By and Between York Street Ventures LLC and the City of Elmhurst, DuPage and Cook Counties, Illinois**. Alderman York seconded. Roll call vote:

Ayes: Hipskind, York, Levin, Kennedy, Morley, Wagner, Mulliner, Pezza, Gutenkauf, Leader, Bram, Polomsky

Nays: None.

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

#### **OTHER BUSINESS**

11. None.

**ADJOURNMENT**

12. Alderman Hlpskind moved to adjourn the meeting. Alderman Morley seconded. Voice vote. Motion carried. Meeting adjourned 9:32 p.m.

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Peter P. DiCianni III, Mayor

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Patty Spencer, City Clerk