

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS
HELD ON TUESDAY, JANUARY 22, 2008
209 NORTH YORK STREET
ELMHURST, ILLINOIS**

EXECUTIVE SESSION

1. Executive session was called to order at 7:00 p.m. by Mayor Marcucci for the purpose of discussing Land Acquisition and Sale of Land.

Present: Diane Gutenkauf, Norman Leader, Pat Shea, Michael Bram, Stephen Hipskind, George Szczepaniak, Steve Morley, Donna Lomnicki, Mark A. Mulliner

Absent: Michael J. Regan (arrived at 7:15 p.m.), Susan J. Rose (arrived at 7:44 p.m.), John Gow (arrived at 7:08 p.m.), Moira Moriarty (arrived at 7:06 p.m.), Chris Nybo (arrived at 7:06 p.m.)

Also in attendance: City Treasurer Pigoni, City Attorney Kubiesa, City Manager Borchert

Alderman Gutenkauf moved to convene into executive session for the purpose of discussing Land Acquisition and Sale of Land. Alderman Hipskind seconded. Roll call vote:

Ayes: Gutenkauf, Hipskind, Leader, Shea, Bram, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: None

9 yeas, 0 nays, 5 absent
Motion duly carried

Alderman Moriarty moved to adjourn executive session. Alderman Morley seconded. Voice vote. Motion carried. Executive session adjourned at 8:00 p.m.

CALL TO ORDER/ PLEDGE OF ALLEGIANCE/ROLL CALL

Attendance: 85

2. The Regular Meeting of the Elmhurst City Council was called to order by Mayor Marcucci at 8:07 p.m.

Present: Michael J. Regan, Diane Gutenkauf, Norman Leader, Pat Shea, Michael Bram, Susan J. Rose, John Gow, Stephen Hipskind, Moira Moriarty, Chris Nybo, George Szczepaniak, Steve Morley, Donna Lomnicki, Mark A. Mulliner

Absent: None.

Also in Attendance: City Treasurer Pigoni, City Attorney Kubiesa, City Manager Borchert, Fire Chief Kopp, Deputy Fire Chief Bacidore

RECEIPT OF WRITTEN COMMUNICATIONS AND PETITIONS FROM THE PUBLIC

3. Mr. Daniel Cusack of 0 South 579 Kirk submitted a letter regarding the new Elmhurst Hospital Campus. The letter discussed two (2) topics: the redevelopment of Harvard Street and the extension of the berm to Euclid Avenue and support for the homeowners who have not yet sold their properties.

A petition in support of the Harvard Berm Plan to across Euclid, Kirk and Kendall Avenues was likewise submitted.

PUBLIC FORUM

4. Daniel Cusack
0S579 Kirk
Elmhurst, IL 60126

Spoke regarding the Elmhurst Hospital new campus stating his concerns regarding the redevelopment of Harvard Avenue and beyond the hospital access service drive.

Robert Keating
14 Caroline Drive
Streamwood, IL 60107

Spoke of the vacation on Euclid Avenue for the Elmhurst Hospital new campus.

Charles H. Flagg
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke of the Elmhurst Hospital campus requesting Euclid Avenue a two way street and Harvard Avenue be one way out.

Daniel Gregory
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke regarding Harvard Avenue stating it should be closed.

Ed Snyder
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke of Euclid Avenue and Harvard Avenue traffic flow using Euclid Avenue. He stated Euclid Avenue will become a main street.

Roberta Elliot
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke of her opposition to Euclid Avenue and Harvard Avenue opened to traffic.

Carol Visage
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke on behalf of the Royal York residents opposition to access to Harvard Avenue across the berm which will create traffic in their neighborhood.

Donald Ziemann
15W780 Filmore St.
Elmhurst, IL 60126

Spoke regarding his concern for safety regarding the road changes at Harvard Avenue and Euclid Avenue.

Dennis Heart
110 W. Butterfield Rd.
Elmhurst, IL 60126

Spoke regarding the berm plan and ask City staff to going along with it as well.

Leo Fronza
401 Hill Street
Elmhurst, IL 60126

Spoke to express gratitude to the Mayor, City Council, Public Works and Buildings Committee, Development, Planning and Zoning Committee, the Planning and Zoning Commission, City staff, neighbors and residents. Thank you for partnering with us to build a new hospital. He also thanked the community for their broad support.

CONSENT AGENDA

5. The following items on the Consent Agenda were presented:
- a. MINUTES OF THE REGULAR MEETING HELD ON MONDAY, JANUARY 7, 2008 (City Clerk Spencer): Approve as published
 - b. MINUTES OF THE EXECUTIVE SESSION HELD ON MONDAY, JANUARY 7, 2008 (City Clerk Spencer): Receive and place on file
 - c. ACCOUNTS PAYABLE – JANUARY 22, 2008 TOTAL \$ 800,407.76
 - d. REPORT – SOLID WASTE CONTRACT RENEWAL The following report of the Public Works and Buildings Committee was presented:

December 10, 2007

TO: Mayor Marcucci and Members of the City Council
RE: Solid Waste Contract Renewal

The Public Works and Buildings Committee met on Monday, November 26, 2007 and again on December 10, 2007 to discuss renewal of the City's solid waste contract which will expire on March 31, 2008. The Committee considered renewing the contract with the City's current waste hauler, Allied Waste Services. In 1991 the City competitively bid a comprehensive waste collection and disposal service that included collection of recyclables. Allied, formerly known as Browning Ferris Industries (BFI), was the successful bidder in providing the services. It should be noted that Allied Waste has been the City's contract waste hauler for several decades. In 1995 and again in 2000 the City entered into five-year contract extensions with BFI. The current three-year contract extension from 2005 will expire, as noted in March, 2008.

The program has essentially remained the same since 1991. At that time, extensive discussion and investigation went on regarding of the type of program the City would want to provide. It was decided at that time that a modified volume based program was the most appropriate and "user friendly" for the residents of Elmhurst. The Committee reviewed the program and finds that a modified volume based program would continue to serve the residents of Elmhurst in the best way possible.

Attached is a proposal provided by Allied Waste for a three-year and a five-year contract extension. Staff research confirms that the rates currently charged to the City of Elmhurst are highly competitive. In addition, research indicates that the increases being asked for are much lower than increases being currently experienced by other DuPage communities.

In addition, Allied has asked for two new contract provisions, a "Change in Law" provision and a "Fuel Recovery Provision". The Committee felt that the "Change in Law" provision was too open ended to accept. However, the Committee felt that the "Fuel Recovery Provision" would provide some financial protection to the vendor and allow Allied to avoid building a "cushion" into their proposal which provides the City with the best price possible. The "Fuel Recovery" adjustment does not occur until the third year of the contract.

Also, Allied has offered to launch a pilot program for recycling at the train station. Public recycling facilities have been notoriously unsuccessful due to contamination of the recyclable materials. However, a commuter station has the highest probability of success.

The contract extension provides the same services as previously provided and is highlighted as follows:

- The contract term will be for five years ending March 31, 2013.
- An annual unlimited spring cleanup day will be included in the service fee and there will continue to be no extra charge to the resident.
- 96-gallon totes will continue to be offered to residents as an alternative option to the basic 33-gallon can.
- Replacement recycling bins will continue to be provided at cost to residents by the City.
- Two weeks of fall leaf pickup.

- Christmas trees will be collected.
- The contract will specify Wednesday Thursday and Friday as the City's collection days.

Additional services:

- Pilot recycling project at the Elmhurst railroad station.

The Committee concurs that this program has been working well and should continue. The Committee finds that the adjustments outlined in the attached proposal are fair and reasonable.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the Attorney be directed to prepare an agreement for contract extension with Allied Waste Services for five years for solid waste services as outlined above and that the appropriate City officials be authorized to sign said contract extension.

Respectfully submitted,
Public Works and Building Committee

/s/ John E. Gow

Chairman

/s/ Michael Regan

Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

- e. REPORT – REJECTION OF BIDS: TWO (2) FORD F-650 CHASSIS CAB WITH 10' HENDERSON MUNIBODY II DUMP BODY AND EQUIPMENT The following report of the Public Works and Buildings Committee was presented:

January 14, 2008

TO: Mayor Marcucci and Members of the City Council

RE: Rejection of Bids: Two (2) Ford F-650 Chassis Cab with 10' Henderson Munibody II Dump Body and Equipment

The Public Works and Buildings Committee met on Monday, January 14, 2008 to discuss bids received for two (2) Ford F650 Chassis Cabs with 10' Munibody II Dump Body and Equipment. Invitations to Bid were sent out to four area dealers. A legal ad appeared in the newspaper and four sets of specifications were picked up. A public bid opening was held on November 13, 2007. The results are listed below:

<u>Dealer</u>	<u>Total Price PW28 W/Trade</u>	<u>Total Price PW29 W/Trade</u>
Freeway Ford, Lyons, IL	\$97,204.90	\$95,704.90
Sutton Ford, Matteson, IL	\$98,249.00	\$97,749.00
Currie Motors, Frankfort, IL	\$99,795.00	\$98,795.00
Northwest Ford Truck, Franklin Park, IL	\$102,998.90	\$99,198.90

The bid from Freeway Ford, Lyons, IL, for the F650 Chassis Cab with 10' Henderson Muni Body II Dump and equipment meets all specifications. The price reflects the trade-in allowance of \$11,350.00 for PW-28 and a trade-in allowance of \$12,850.00 for PW-29. These units will be used in the Public Works Department, Streets Division.

Funds have been provided in the FY 2007/2008 budget under the following account number: \$160,000.00 in 110-6041-432-8006. The total bid price includes snow plows and salt equipment. The bid total for PW-28 and PW-29 is \$32,909.80 over budget.

The cost increase of the vehicles over the budgeted amount is due to federal requirements for the manufacturer to meet the new 2008 emission standards and to increases in steel costs for the dump body, snow plow and salt equipment.

Therefore, due to the bids being substantially over budget, it is the recommendation of the Public Works and Buildings Committee that the bids be rejected and that the vehicles be rebudgeted for replacement in the FY08/09 fiscal year.

Respectfully submitted,
Public Works and Building Committee

/s/ John E. Gow
Chairman

/s/ Michael Regan
Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

- f. REPORT – FIRE STATION 2 FACILITY STUDY The following report of the Public Works and Buildings Committee was presented:

January 14, 2008

TO: Mayor Marcucci, Members of the City Council
RE: Fire Station 2 Facility Study

The Public Works and Buildings Committee met on October 23, 2006; June 25, 2007; July 9, 2007; December 10, 2007 and again on January 14, 2008 to discuss the Fire Station 2 Facility Study.

When Fire Station 2 was opened in 1980 it housed three firefighters per shift, one fire engine and the department averaged approximately three calls per day. Today, this station has nine firefighters assigned per shift, staffing a fire engine, a fire truck and one ambulance and the department averages 17 calls per day.

Fortunately, there was enough forethought put into the design of Fire Station 2 to allow the Fire Department to get to this point. But unfortunately, some of the things that were unknowns at the time this station was designed have caused us some operational and functional difficulties.

When the current station was opened, the fire service was just getting into Emergency Medical Service, was not yet involved in hazardous materials mitigation and recovery, or technical rescue operations (confined space, trench rescue, rope rescue). Most importantly, there was no planning for women in the fire service. One other thing that has affected Fire Station 2 is the increased development in the southern areas of Elmhurst, including providing fire protection to the area known as Yorkfield.

In November of 2006, the City Council approved an agreement with FGM Architects to perform a Facility Study of Fire Station 2. This analysis considered the current structural, mechanical, plumbing, electrical and fire protection systems, along with a space-needs analysis. This building analysis also reviewed three possible options for building and service expansion with cost estimates. The three options evaluated were:

1. Remodel and addition to existing building,
2. Remodel with new residential area, or
3. Construct entirely new building.

In July of 2007, the Public Works and Buildings Committee reviewed the completed Fire Station 2 Facility Study, along with cost estimates, and supported Option #3 (construction of entirely new building) (see FGM Conclusion and Final Recommendations – attached) as the most appropriate option. At that time, the Committee directed staff to approach the Park District staff to begin discussion for obtaining the needed property.

In November of 2007, the City Council approved an intergovernmental agreement with the Park District to lease the needed property for 100 years and in December of 2007 the City Council approved the purchase of the railroad right of way for Fire Station expansion.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the City Council accept option #3 (construction of an entirely new building) and proceed with previously authorized land acquisition and lease agreements for the new building.

Respectfully submitted,
Public Works and Building Committee

/s/ John E. Gow
Chairman

/s/ Michael Regan
Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

- g. REPORT – FIRE STATION 2 DESIGN AND CONTRACT ADMINISTRATION The following report of the Public Works and Buildings Committee was presented:

January 14, 2008

TO: Mayor Marcucci, Members of the City Council
RE: Fire Station 2 Design and Contract Administration

The Public Works and Buildings Committee met on December 10, 2007 and on January 14, 2008 to discuss the proposal for design and construction administration for replacement of Fire Station 2 from FGM Architects.

In July of 2007 and again on January 14, 2008, the Public Works and Buildings Committee reviewed the completed Fire Station 2 Facility Study, along with cost estimates, and supported construction of an entirely new building as the most appropriate option.

In November of 2007, the City Council approved an intergovernmental agreement with the Park District to lease the needed property for 100 years and in December of 2007 the City Council approved the purchase of railroad right of way for Fire Station 2 expansion.

The next step in pursuing the rebuild of Fire Station 2 is to enter into an agreement with FGM Architects for design and contract administration. FGM Architects was selected through a “Qualifications Based Selection” process (QBS). FGM was selected as the most qualified firm for this process. FGM Architects has successfully designed and constructed over 70 fire stations.

The proposal includes schematic design, design development, construction documents, bidding phase and construction for a fee of 8% of construction costs. As of October 2007, the construction costs are estimated to be between \$3,957,314 and \$4,551,892 relating to design, and contract administration fees of between \$316,585 and \$364,151.

Funding for this project has been planned for in the 5-year capital budget (110-4020-422-80-23). There was \$200,000 approved in the FY2006/07 Budget for Architectural & Engineering Services, \$2,500,000 in FY2007/08 for design and construction, and \$1 million in FY2008/09 for construction. Because construction will not begin in 2007/08 and upon completion of the facility study with more accurate cost estimates, it has been proposed that construction costs be placed in the 2008/09 capital budget in the amount of \$5,260,000.

It is, therefore, the recommendation of the Public Works and Buildings Committee, that upon approval of the City Council to reconstruct Fire Station 2, the City Council accept the proposal from FGM Architects for design and contract administration as outlined above for a fee of 8%.

Respectfully submitted,
Public Works and Building Committee

/s/ John E. Gow
Chairman
/s/ Michael Regan
Vice-Chairman
/s/ Donna Lomnicki
/s/ Pat Shea

- h. REPORT – ELECTRONIC (MOVING IMAGE) SIGNS – INFORMATIONAL REPORT The following report of the Development, Planning and Zoning Committee was presented:

January 16, 2008

TO: Mayor Marcucci and Members of City Council
RE: Electronic (Moving Image) Signs – Informational Report
Request for review of electronic (moving image) signs

The Development, Planning and Zoning Committee met several times in October, November and December, 2007, and January 14, 2008 to review and discuss electronic signs and associated zoning requirements. During these discussions, the Committee and City Staff reviewed the emergence of such signs, especially the larger video/moving picture signs that have been constructed in other communities in the region.

The Committee and staff also reviewed existing Zoning Ordinance requirements and existing electronic (moving image) signs in Elmhurst. Staff noted that administrative controls have been placed on such signs as part of the zoning approval process, and that it is necessary to continue efforts to control such signs through various enforcement methods. Staff also noted that current zoning regulations prohibit the video/moving picture signs seen in other communities and that current regulations have effectively minimized the presence of moving image signs in the community. However, the Committee and Staff concurred that some adjustments can be considered to existing zoning regulations to provide added safeguards and improve the tools for more effective administration and enforcement in the future.

At this time, staff is making preparations to review a variety of text amendments with the Zoning & Planning Commission including electronic sign regulations. Therefore, this report is provided for the information of the City Council, with the understanding that text amendment requests (including electronic signs) will be forthcoming in the future, once the Zoning & Planning Commission concludes their review of these requests.

Respectfully submitted,
Development, Planning and Zoning
Committee

/s/ Susan J. Rose
Chairman
/s/ Norman Leader
Vice-Chairman
/s/ Diane Gutenkauf

Alderman Lomnicki pulled item **5f. Report – Fire Station 2 Facility Study**. Alderman Bram pulled item **5d. Report – Solid Waste Contract Renewal**. Alderman Szczepaniak pulled item **5g. Report – Fire Station 2 Design and Contract Administration**.

Alderman Rose moved to accept the contents of the Consent Agenda less items **5d. Report – Solid Waste Contract Renewal**, **5f. Report – Fire Station 2 Facility Study** and **5g. Report – Fire Station 2 Design and Contract Administration**. Alderman Moriarty seconded. Voice vote unanimous, motion carried. Alderman Gutenkauf moved to approve the contents of the Consent Agenda less items **5d. Report – Solid Waste Contract Renewal**, **5f. Report – Fire Station 2 Facility Study** and **5g. Report – Fire Station 2 Design and Contract Administration**. Alderman Hipskind seconded.

Roll call vote:

Ayes: Gutenkauf, Hipskind, Regan, Leader, Shea, Bram, Rose, Gow, Moriarty, Nybo, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: None

Results: 14 ayes, 0 nays, 0 absent
Motion duly carried

Alderman Gow moved to approve item **5d. Report – Solid Waste Contract Renewal**. Alderman Regan seconded.

Alderman Gow stated item **5d. Report – Solid Waste Contract Renewal** is a proposed five (5) year contract with Allied Waste. They have done a good job and the committee felt no need to go out for a bid. The last Citizen's Survey showed excellent ratings from the community. A five (5) year contract was preferred over the three (3) year contract because cost was a factor.

Alderman Bram stated he pulled item **5d. Report – Solid Waste Contract Renewal** because he had some concerns with a five (5) year contract, yearly cost increases, size of toters, no discounts for seniors and his preference for a three (3) year contract.

The Public Works and Buildings Committee Aldermen Regan, Lomnicki and Shea expressed their support of the five (5) year proposed contract with Allied.

Alderman Shea stated Allied Waste is willing to pilot an automated system.

City Manager Borchert stated Public Works Director Hughes reviewed his research with the City staff before he gave the Public Works and Buildings Committee his report and recommendation. There is a 1% advantage for the five (5) year over the three (3) year contract.

Alderman Gow stated a pilot recycling program will take place at the Train Station.

Roll call vote to approve item **5d. Report – Solid Waste Contract Renewal**:

Ayes: Gow, Regan, Gutenkauf, Leader, Shea, Rose, Hipskind, Moriarty, Nybo, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: Bram

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

Alderman Gow moved to approve item **5f. Report – Fire Station 2 Facility Study**. Alderman Regan seconded.

Alderman Gow stated the Public Works and Buildings Committee determined option #3 (to construct an entirely new building) is the best solution as a follow-up to the City Council authorized land acquisition and lease agreements.

Alderman Lomnicki stated she was in full support of option #3 but pulled item **5f. Report – Fire Station 2 Facility Study** to state that she originally was for option #2 because option #3 had a much larger price tag. Alderman Lomnicki visited Fire Station #2 and concluded a new building was much needed.

Roll call vote on item **5f. Report – Fire Station 2 Facility Study**:

Ayes: Gow, Regan, Gutenkauf, Leader, Shea, Bram, Rose, Hipskind, Moriarty, Nybo, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: None

Results: 14 ayes, 0 nays, 0 absent
Motion duly carried

Alderman Gow moved to approve item **5g. Report – Fire Station 2 Design and Contract Administration**. Alderman Regan seconded.

Alderman Gow stated to reconstruct Fire Station #2 the City is to enter into an agreement with FGM Architects for design and administration. The FGM proposal includes construction for a fee of 8% of the construction costs. Other quotes came in at 7.75% to 9.8%. Alderman Gow stated the data is competitive and FGM for no additional cost will clean-up if needed.

Alderman Szczepaniak pulled item **5g. Report – Fire Station 2 Design and Contract Administration** stating 8% of the cost is substantial. Fees should be capped and oversight is necessary.

City Manager Borchert stated he is working with staff and bidding will go out. There will be open bidding. He stated through this process the contractor will have control of the cost.

Roll call vote on item **5g. Report – Fire Station 2 Design and Contract Administration**:

Ayes: Gow, Regan, Gutenkauf, Leader, Shea, Bram, Rose, Hipskind, Moriarty, Nybo, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: None

Results: 14 ayes, 0 nays, 0 absent
Motion duly carried

COMMITTEE REPORTS

6. a. REPORT – ELMHURST MEMORIAL HOSPITAL PROPOSED RIGHT-OF-WAY AND STREET MODIFICATIONS The following report of the Public Works and Buildings Committee was presented:

January 14, 2008

TO: Mayor Marcucci and Members of the City Council

RE: Elmhurst Memorial Hospital Proposed Right-of-Way and Street Modifications

The Public Works and Buildings Committee met on Monday, November 26, 2007 and Monday, December 10, 2007 to discuss the construction of a new Elmhurst Memorial Hospital located on Brush Hill Road in the southern portion of Elmhurst. The proposed facility will be a state of the art hospital costing nearly \$400,000,000 to construct. A large portion of the property upon which the hospital will be constructed currently does not lie within incorporated Elmhurst, consequently an annexation agreement will need to be approved by the City Council to incorporate all of the land that the hospital will occupy. That annexation agreement will be an all encompassing document to cover the numerous City issues regarding the construction of such a large facility.

The two items which will be contained in the annexation agreement that fall under the purview of the Public Works and Buildings Committee are approving the transfer of rights-of-way to and from the hospital to allow for the construction of the facility and the commensurate infrastructure improvements. The second item for the Public Works and Buildings Committee is the approval of a 50 percent public benefit participation for the construction of what will eventually become public infrastructure. This approval would be consistent with City support of other private facilities constructed in Elmhurst.

In order to facilitate construction of the new hospital the City will need to vacate certain portions of rights-of-way which currently exist in the City as well as rights-of-way which currently do not exist within incorporated Elmhurst but will after the annexation agreement is executed. In addition, the hospital will have to dedicate portions of their property as right-of-way to allow for the proposed infrastructure improvements to be constructed. These rights-of-way transfers are shown on Exhibit 'A' attached.

In order to support the new hospital the construction of new infrastructure will be required surrounding the hospital. See Exhibit 'B'. This infrastructure will include new roadways, new traffic signals and new ramps. Historically the City has always supported these types of privately constructed (but eventually publicly owned) infrastructure improvements by a monetary contribution of 50 percent for public benefit. During the construction of the Elmhurst Memorial Center for Health located at 1200 South York Street the City contributed 50 percent to the infrastructure costs necessary to support that facility.

The Public Works and Buildings Committee feels that the construction of a new, state of the art hospital within Elmhurst will be a tremendous benefit to Elmhurst as well as the greater surrounding community. The Public Works and Buildings Committee felt that supporting the project through the rights-of-way transfers and financially through the infrastructure construction costs is appropriate.

Therefore, it is the recommendation of the Public Works and Buildings Committee that the City Attorney be authorized to prepare the annexation agreement such that the transfer of right-of-way which are necessary can be completed and that the City of Elmhurst commits to 50 percent of the cost of public infrastructure improvements and that the appropriate City officials be authorized to sign and approve said agreement.

Respectfully submitted,
Public Works and Building Committee

/s/ John E. Gow
Chairman

/s/ Michael Regan
Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

Alderman Gow moved to approve item **6a. Report – Elmhurst Memorial Hospital Proposed Right-of-Way and Street Modifications**. Alderman Regan seconded.

Alderman Gow stated to facilitate construction of the new hospital the City will need to vacate certain portions of rights-of-ways which currently exist in the City and will exist in the City after annexation; and the City's commitment to 50/50 cost sharing. The Public Works and Buildings Committee feels that the construction of a new, state of the art hospital is a tremendous benefit to Elmhurst.

Alderman Nybo requested to abstain from voting because of his employment with the law firm who represents the hospital.

City Attorney Kubiesa stated if Alderman Nybo abstains from the vote, his vote will go with the majority.

Several comments and concerns were made from the dais on future rights-of-ways as well as access to the hospital and the costs associated therewith.

Roll call vote on item **6a. Report – Elmhurst Memorial Hospital Proposed Right-of-Way and Street Modifications**:

Ayes: Gow, Regan, Leader, Shea, Bram, Rose, Hipkind, Moriarty, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: Gutenkauf

Abstain: Nybo

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

- b. REPORT – CASE NUMBER 07 P-04/ELMHURST MEMORIAL HOSPITAL REQUEST FOR PRELIMINARY PLANNED DEVELOPMENT UPON ANNEXATION The following report of the Development, Planning and Zoning Committee was presented:

January 16, 2008

TO: Mayor Marcucci and Members of City Council

RE: Case Number 07 P-04/Elmhurst Memorial Hospital Request for Preliminary Planned Development upon Annexation Request for approval of a preliminary Planned Development Conditional Use and related approvals for the purpose of constructing and operating a new Hospital facility, contingent upon annexation.

The Development, Planning and Zoning Committee met on November 26 and December 10, 2007, and January 14, 2008 to review the Zoning & Planning Commission report dated November 21, 2007 regarding the subject request. The Committee also reviewed the complete packet of documents and information submitted by the applicant, and the lengthy transcripts of the public hearings. The Committee especially noted the thorough work of the Zoning & Planning Commission in their review of the Elmhurst Hospital request.

The applicant, Elmhurst Memorial Healthcare, requests the following approvals:

- Text Amendment for new HCC District.
- Approval of a Preliminary Planned Development Plan/Conditional Use Permit and Setback Variations.
- Map Amendment (rezoning of land), upon annexation of applicable parcels, to C2 north of Harvard Street and Health Care Campus (HCC) south of Harvard Street.
- Approval of Preliminary Plat of Subdivision.
- Approval of Annexations.
- Vacation of Fillmore and Kirk Streets.

The size of this project and the numerous and detailed approvals requested by the applicant necessitated DP & Z Committee discussion over several meetings, as well review of related Hospital requests by other committees (specifically the Public Works Committee for street vacations and related topics). Overall, the Committee identified the importance of health care in a community, and in particular the unique and far-reaching benefit of the existing Elmhurst Hospital facility, as well as the positive impact of a new Elmhurst Hospital facility, to Elmhurst. Elmhurst Hospital's practice of working with its neighbors, at both the existing hospital and the newer Center for Health, was also noted as a positive aspect of this institution. This was reviewed in the context of the existing uses in the area, specifically the single-family residential area to the north of the hospital. However, the Committee also noted that there are other large institutional uses being developed to the west, including the Park Place senior living facility, and the relocated/expanded Elmhurst Christian Reformed Church.

The Committee then reviewed the aspects of the proposed HCC (Health Care Campus) Zoning District. Committee members discussed the flexibility provided by the new zoning district. As well, they noted that a development of this scale justifies creation of such a district. Further, the Committee reviewed the aspects of the Planned Development (PD) zoning process, which in this instance allows some development flexibility within firm boundaries established by the City. The Committee also briefly discussed the north parking lot area, which would be zoned C-2 (Commercial).

Hospital representatives informed the Committee that they are in discussion with adjacent property owners. They are working to acquire the remaining parcels adjacent to their large existing development area (which they already own), in order to establish a more complete development area. This led to some discussion by the DP & Z Committee regarding the Planned Development zoning allowances, and the resulting planned building dimensions, as they relate to nearby properties. The proposed Hospital meets all proposed 25' yard setback requirements, except for the setbacks adjacent to those properties south of Harvard that have not been acquired by the Hospital. Variations of 10 feet, from 25 feet to 15 feet, are therefore required since the City has imposed a greater setback than originally proposed by the applicant. Ultimately, the Committee supported the Planned Development and variations as reviewed, analyzed and approved by the Zoning & Planning Commission. The Committee cited the scale of the project, and building placement due to floodplain and stormwater management facilities, as aspects to support its proposed location and size.

The Committee then reviewed a number of topics related to the proposed development, including the following:

- The accessory uses allowed in the new HCC District, specifically helipads and maintenance facilities. The Committee opted to recommend a 20-acre minimum lot size for these uses. This will prevent these uses from being added to the existing hospital's 12-acre hospital campus in the future.
- The Hospital's emphasis on environmentally-sensitive design with the new development, including stormwater management, green roofs, and other "green" building features.
- Parking to be supplied as it relates to expected demand. The distribution of parking on the site, and the resulting vehicular and pedestrian circulation, were also discussed.
- The various operations and uses to be located at the new facility. This includes office wings with specific medical services.
- Anticipated traffic issues on surrounding public roads. This issue was discussed only briefly; primary review of this topic occurred at the Public Works & Buildings Committee.

Committee members also briefly discussed elements of the draft annexation agreement, and were reminded that more extensive discussion of the annexation can occur during City Council review. The Committee expressed their support for the annexation of the requested properties for the new hospital project, upon the required public hearing and other necessary steps associated with an annexation request.

A further topic of DPZ Committee review focused on the fees associated with permit charges, and other services provided by the City. The Committee acknowledged that the City must provide a number of services related to the hospital development, and they were informed that various amounts were discussed. Staff informed the Committee of the City Manager's emphasis on an amount of \$1.74 million, which was calculated based on Staff's estimates of service costs for this project. The hospital had proposed a lower amount, but ultimately agreed to the \$1.74 million amount specified by the City.

Finally, the Committee noted that the applicant would be required to come through the Planned Development process again for a request for final approval; the applicant anticipates submitting an application for final approval very soon after completing preliminary Planned Development review.

Upon conclusion of discussion, the Committee concurred with the Zoning & Planning Commission's conclusions that sufficient evidence was presented to support the proposed requests. 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, with the amendment of a 20-acre minimum lot size requirement for helipads and maintenance facilities as accessory uses in the new HCC Zoning District. The City Attorney is hereby directed to prepare the necessary documents for City Council approval.

Respectfully submitted,
Development, Planning and Zoning
Committee

/s/ Susan J. Rose
Chairman

/s/ Norman Leader
Vice-Chairman

/s/ Diane Gutenkauf

Alderman Rose moved to approve item **6b. Report – Case Number 07 P-04/Elmhurst Memorial Hospital Request for Preliminary Planned Development Upon Annexation**. Alderman Leader seconded.

Alderman Rose reviewed item **6b. Report – Case Number 07 P-04/Elmhurst Memorial Hospital Request for Preliminary Planned Development Upon Annexation** as to HCC Zoning, conditional use, set backs and fees as they pertain to the new hospital campus.

Several comments and concerns were made from the dais. Questions regarding C2 Zoning were answered by Scott Day of the law firm Day & Roberts in Naperville, IL at the request of Alderman Rose.

Roll call vote on item **6b. Report – Case Number 07 P-04/Elmhurst Memorial Hospital Request for Preliminary Planned Development Upon Annexation**:

Ayes: Rose, Leader, Regan, Gutenkauf, Shea, Bram, Gow, Hipskind, Moriarty, Szczepaniak, Morley, Lomnicki, Mulliner

Nays: None

Abstain: Nybo

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

REPORTS AND RECOMENDATIONS OF APPOINTED AND ELECTED OFFICIALS

7. a. REPORT FROM SENIOR COMMISSION (Chairman Shirley Meyers)

Shirley Meyers, Chairman of the Elmhurst Senior Citizens Commission gave a progress report to Mayor Marcucci and the City Council.

Chairman Meyers reviewed the commission's mission statement and gave a brief summary of the following:

- Housing Committee – To advocate and support senior residential alternatives
- Transportation Committee – Keep seniors informed regarding senior transportation issues
- Senior Collaboration Committee – Partner with community to serve underserved seniors and to provide volunteer opportunities within our community
- Education Committee – To disseminate information about resources, trends and public policy issues

Chairman Meyers concluded by handing out a “Senior Pocket Pal,” a directory of senior services from the City, County and State.

b. UPDATES (Mayor Marcucci)

Mayor Marcucci stated he wanted to comment on item **5h. Report – Electronic (Moving Image) Signs – Informational Report** on the Consent Agenda. He thanked the Committee for taking the first step towards having staff review a variety of text amendments with the Planning and Zoning Commission.

RESOLUTIONS

8. a. R-02-2008 – A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ELMHURST PARK DISTRICT (FIRE STATION NO. TWO)

Alderman Rose moved to approve item **8a. R-02-2008 – A Resolution Approving An Intergovernmental Agreement with the Elmhurst Park District (Fire Station No. Two)**. Alderman Mulliner seconded.

Discussion ensued regarding the financial responsibility between the City and the Elmhurst Park District.

Roll call vote on item **8a. R-02-2008 – A Resolution Approving An Intergovernmental Agreement with the Elmhurst Park District (Fire Station No. Two)**:

Ayes: Rose, Mulliner, Regan, Gutenkauf, Leader, Shea, Bram, Gow, Hipkind, Moriarty, Nybo, Morley, Lomnicki

Nays: Szczepaniak

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

OTHER BUSINESS

9. Alderman Moriarty commented on the written legal opinion provided by City Attorney Kubiesa regarding the reconsideration of a motion.

ANNOUNCEMENTS

10. City Manager Borchert announced the City Employee Appreciation Dinner will be held Friday, January 25, 2008. He stated the City Council is invited and it's not too late to R.S.V.P. with the Mayor's & Manager's Office.

ADJOURNMENT

11. Alderman Morley moved to adjourn the meeting. Aldermen Hipkind seconded. Voice Vote. Motion carried. Meeting adjourned 11:25 p.m.

Thomas D. Marcucci, Mayor

Patty Spencer, City Clerk