

**MINUTES OF THE REGULAR MEETING OF THE  
CITY COUNCIL OF THE CITY OF ELMHURST, ILLINOIS  
HELD ON MONDAY, JUNE 16, 2008  
209 NORTH YORK STREET  
ELMHURST, ILLINOIS**

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

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, Susan Rose John Gow, Stephen Hipskind, Moira Moriarty, George Szczepaniak, Steve Morley, Mark A. Mulliner

Absent: Michael J. Regan (arrived at 7:16 p.m.), Chris Nybo, Donna Lomnicki

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

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

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

Nays: None

11 yeas, 0 nays, 3 absent  
Motion duly carried

Alderman Morley moved to adjourn executive session. Alderman Hipskind seconded. Voice vote. Motion carried. Executive session adjourned at 7:35 p.m.

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

Attendance: 10

2. The Regular Meeting of the Elmhurst City Council was called to order by Mayor Marcucci at 7:40 p.m.

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

Absent: Chris Nybo, Donna Lomnicki

Also in Attendance: City Treasurer Pigoni, City Attorney Kubiesa, City Manager Borchert, Police Chief Neubauer, Economic Development Manager Corner

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

3. None.

**PUBLIC FORUM**

4. None.

**CONSENT AGENDA**

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

a. MINUTES OF REGULAR MEETING HELD ON MONDAY, JUNE 2, 2008 (City Clerk Spencer): Approve as published

b. MINUTES OF THE EXECUTIVE SESSION HELD ON MONDAY, JUNE 2, 2008 (City Clerk Spencer): Receive and place on file

c. ACCOUNTS PAYABLE – JUNE 16, 2008 TOTAL \$ 1,407,788.68

- d. APPOINTMENTS AND REAPPOINTMENTS TO THE SENIOR CITIZENS COMMISSION – FRANCES A. COLE, JERRI J. COPPLE, JACKIE HADDAD, CATHY JORDAN, WILLIAM B. VON STEIN, MARY ELEANOR WALL AND DIANNE D’AMICO (Mayor Marcucci):  
Concur with the Mayor’s recommendation

May 21, 2008

To: Members of the City Council  
Re: Appointments and Reappointments to the Senior Citizens Commission – Frances A. Cole, Jerri J. Copple, Jackie Haddad, Cathy Jordan, William B. von Stein, Mary Eleanor Wall and Dianne D’Amico

With your advice and consent, I will reappoint Frances A. Cole, Jerri J. Copple, Jackie Haddad, Cathy Jordan, William B. von Stein and Mary Eleanor Wall to the Senior Citizens Commission for terms to expire April 30, 2011 and appoint Dianne D’Amico to fill the position of Susan Sinderson whose term expires on April 30, 2009.

Respectfully submitted,  
/s/ Thomas D. Marcucci  
Mayor

- e. BIDS, NORTH ELEVATED WATER TANK INTERIOR PAINTING (City Clerk Spencer):  
Refer to the Public Works and Building Committee

July 9, 2008

To: Mayor Marcucci and Members of the City Council  
RE: Bids, North Elevated Water Tank Interior Painting

In response to an invitation to bid on the painting of the interior ‘wet’ portion of the North Elevated Water Tower advertised in the Elmhurst Press on Friday, May 23, 2008, bids were received from four (4) contractors.

Bids were opened at 10:00 a.m. on Tuesday, June 9, 2008 and following is a summary of the bids that were received:

| <u>Contractor</u>                              | <u>Total Price</u> |
|--|--------------------|
| Am-Coat Painting, Inc.<br>(Homer Glenn, IL)    | \$ 61,400          |
| Jetco LTD.<br>(Prospect Heights, IL)           | \$ 75,800          |
| Maxcor, Inc.<br>(Lockport, IL)                 | \$ 94,900          |
| Classic Protective Coatings<br>(Menomonie, WI) | \$ 168,600         |

Respectfully submitted,  
/s/ Patty Spencer  
City Clerk

- \* Bids were also received from Era-Valdivia Contractors, Inc. (Chicago, IL) and Neumann Company Contractors (Romeoville, IL) after the 10:00 a.m. bid deadline.

- f. REQUEST FOR SIDEWALKS ON OLD LAKE STREET – 3<sup>RD</sup> WARD ALDERMAN MICHAEL BRAM (City Manager Borchert): Refer to the Public Works and Buildings Committee

June 9, 2008

To: Mayor Marcucci and Members of the City Council

Re: Request for Sidewalks on Old Lake Street – 3<sup>rd</sup> Ward Alderman Michael Bram

It is respectfully requested that the attached memorandum from Alderman Michael Bram regarding the installation of sidewalks on Old Lake Street from Michigan to Emroy Avenue be referred to the Public Works and Building Committee for their evaluation and recommendation back to the City Council.

Respectfully submitted,  
/s/ Thomas P. Borchert  
City Manager

- g. REQUEST FOR SIDEWALK ON SOUTH SIDE OF GRAND AVENUE FROM WILSON TO COUNTY LINE ROAD – 3<sup>RD</sup> WARD ALDERMAN MICHAEL BRAM (City Manager Borchert): Refer to the Public Works and Buildings Committee

June 10, 2008

To: Mayor Marcucci and Members of the City Council  
Re: Request for Sidewalk on south side of Grand Avenue from Wilson to County Line Road – 3<sup>rd</sup> Ward Alderman Michael Bram

It is respectfully requested that the attached memorandum from Alderman Michael Bram regarding the installation of a sidewalk on the south side of Grand Avenue from Wilson to County Line Road be referred to the Public Works and Building Committee for their evaluation and recommendation back to the City Council.

Respectfully submitted,  
/s/ Thomas P. Borchert  
City Manager

- h. REQUEST FOR NO PARKING ON ONE SIDE OF HOWARD AVE. – 3<sup>RD</sup> WARD ALDERMAN MICHAEL BRAM (City Manager Borchert): Refer to the Public Affairs and Safety Committee

June 10, 2008

To: Mayor Marcucci and Members of the City Council  
Re: Request for No Parking on One Side of Howard Ave.- 3<sup>rd</sup> Ward Alderman Michael Bram

It is respectfully requested that the attached memorandum from Alderman Michael Bram regarding no parking on one side of Howard Avenue north of Melrose Avenue be referred to the Public Affairs and Safety Committee for their evaluation and recommendation back to the City Council.

Respectfully submitted,  
/s/ Thomas P. Borchert  
City Manager

- i. PARKING RESTRICTIONS ON HOWARD AND MELROSE – 3<sup>RD</sup> WARD ALDERMAN SUSAN J. ROSE (City Manager Borchert): Refer to the Public Affairs and Safety Committee

June 10, 2008

To: Mayor Marcucci and Members of the City Council  
Re: Parking Restrictions on Howard and Melrose - 3<sup>rd</sup> Ward Alderman Susan J. Rose

It is respectfully requested that the attached memorandum from Alderman Susan J. Rose regarding parking on Howard Avenue and Melrose Avenue and the traffic congestion around Field school be referred to the Public Affairs and Safety Committee for their evaluation and recommendation back to the City Council.

Respectfully submitted,  
/s/ Thomas P. Borchert  
City Manager

- j. 2016 CITY OF CHICAGO OLYMPIC BID (City Manager Borchert): Refer to the Public Affairs and Safety Committee

June 11, 2008

To: Mayor Marcucci and Members of the City Council  
Re: 2016 City of Chicago Olympic Bid

The DuPage Mayors and Managers Conference adopted a resolution in support of Chicago's 2016 bid and the Board of Directors of the Conference has recommended that individual members also consider adopting a resolution.

In that regard, a sample municipal resolution supporting the City of Chicago's bid for the 2016 Olympic and Paralympic games has been prepared and is attached and it is requested that the City Council authorize the Public Affairs and Safety Committee to consider a position in this regard for the City of Elmhurst.

Respectfully submitted,  
/s/ Thomas P. Borchert  
City Manager

- k. REPORT – BIDS, STREETLIGHT POLE PAINTING PROJECT The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

TO: Mayor Marcucci and Members of the City Council  
RE: Bids, Streetlight Pole Painting Project

The Public Works and Buildings Committee met on Monday, June 9, 2008, to discuss bids received for Streetlight Pole Painting, Project No. 08-19. An invitation to bid on this project was sent to ten area contractors and advertised in local area newspapers. Three bids were received and are summarized below:

| Contractor                                  | Base Bid | Alt. 1   | Bid Total |
|---|----------|----------|-----------|
| Alpha Paintworks, Chicago, IL               | \$19,450 | \$7,800  | \$27,250  |
| G.P.Maintenance Svcs, Inc., Palos Hills, IL | \$30,400 | \$6,800  | \$37,200  |
| Olson Commercial Painting, St. Charles, IL  | \$23,850 | \$27,000 | \$50,850  |

The Base Bid request defined the method and process for furnishing all labor, materials, tools, equipment, and incidentals necessary to provide for the painting of 43 steel streetlight poles (21 @ 14' tall and 22 @ 38' tall) on York St. between North Ave. and Lake St. Alternate 1 requested a bid for painting 8 traffic signal poles (6 @ 20' tall and 2 @ 38' tall) in the Central Business District.

The low bidder, Alpha Paintworks, performed similar work for the City of Elmhurst in 2006 and 2007 in a satisfactory manner.

Funds have been provided in the 2008/2009 budget, General Fund, Electrical Contractual Services, account number 110-6044-435-3030, in the amount of \$50,000 for the contractual painting of poles.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the bid submitted by Alpha Paintworks for the base work and Alternate 1 in the amount of \$27,250 be accepted.

Respectfully submitted,  
Public Works and Building Committee

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

1. REPORT – INSTALLATION OF NEW PUBLIC SIDEWALKS ON WILLOW ROAD The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

TO: Mayor Marcucci and Members of the City Council  
RE: Installation of New Public Sidewalks on Willow Road

The Public Works and Buildings Committee met on Monday, June 9, 2008 to review the neighborhood request for the installation of sidewalks on the west side of Willow Road from Gladys Avenue to Crestview Avenue.

The City Council has previously approved a 50/50 cost share between the City and the property owners for installation of new sidewalks on full blocks where none currently exist. A Special Service Area will be established to support financing for the project. Through this financing method, the City will be reimbursed for 50% of the project cost by the residents via the County collecting the appropriate property tax over several years based upon the assessed value of each affected lot.

The residents of Willow Road submitted a petition signed by property owners willing to participate in the 50/50 cost share program to install new sidewalks. 50% of the property owners of the block signed the petition.

The City hosted an informational open house for the affected properties to discuss details of the proposed project on April 22, 2008. Preliminary sketches/plans for the proposed sidewalk were on display at the open house. General cost estimates and an explanation of the Special Service Area (SSA) method of financing were also provided at the informational meeting.

Following this, City staff sent an official City survey to all affected properties. Only returned surveys are used to determine neighborhood support. Survey results found 71% (5 of 7) in favor of the new sidewalks and 29% (2 of 7) against the installation of new sidewalks. The block was notified of the numerical survey results on June 6, 2008.

Based on the survey results and a thorough review of the proposed project information, the Public Works and Buildings Committee recommends the approval of the neighborhood's request for the installation of new sidewalks on Willow Road between Gladys Avenue and Crestview Avenue, west side only, and that City staff be directed to create the Special Service Area according to the Special Service Area Tax Law (35 ILCS 200/27-5 et.seq).

Respectfully submitted,  
Public Works and Building Committee

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

- m. REPORT – PROPOSALS, 2008 MCKINLEY WATERMAIN PRE-ABANDONMENT DISCONNECTS The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

TO: Mayor Marcucci and Members of the City Council  
RE: Proposals, 2008 McKinley Watermain Pre-Abandonment Disconnects

The Public Works and Buildings Committee met on Monday, June 9, 2008 to review proposals solicited by staff for the 2008 McKinley Watermain Pre-Abandonment Disconnects Project. The proposals received are summarized on Attachment “A”.

The work includes the relocation and installation of 5 residential water services from the existing McKinley watermain to the existing north/south watermains, the transfer of 1 residential water service, and the disconnect of the existing McKinley watermain at Euclid Ave.

As staff was developing plans for watermain replacement on Bryan and Washington it was noted that significant work would need to be done to reconnect to this watermain. As it has been previously determined that this portion of watermain will eventually be abandoned, it was deemed prudent to complete the disconnects at this time.

C & H Sewer and Water Inc., Willowbrook, submitted the lowest responsible proposal meeting all of the proposal requirements in the amount of \$34,371.99. C & H Sewer and Water, Inc. has worked throughout the City of Elmhurst doing similar work in a satisfactory manner. The C & H Sewer and Water, Inc. proposal was slightly over \$30,000.00. Normally projects that cost greater than \$30,000 go through the sealed bid process. However, due to the time-sensitive nature of this work, and the low responsible proposal being just over \$30,000.00, the City Attorney and staff recommended that the Council waive the competitive sealed bid requirement.

Monies have been provided in the FY 2008/09 Budget, Municipal Utility Fund, Account Number 510-6052-501-80-12, in the amount of \$40,000 for this project.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the proposal from C & H Sewer and Water, Inc. in the amount of \$34,371.99, be accepted.

Respectfully submitted,  
Public Works and Building Committee

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

- n. REPORT – 2008 SIDEWALK REPLACEMENT PROGRAM The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

TO: Mayor Marcucci and Members of the City Council  
RE: 2008 Sidewalk Replacement Program

The Public Works and Buildings Committee met on Monday, June 9, 2008 to review a proposal to extend the 2007 Sidewalk Replacement Program unit prices for the 2008 Sidewalk Replacement Program.

This program was competitively bid in 2007. Eight contractors submitted bids for this program. Big Time Construction, Inc. of Addison submitted the lowest responsible bid. Big Time Construction is proposing to hold their 2007 unit prices for the 2008 Sidewalk Replacement Program. The 2007 unit prices are very competitive with other recent sidewalk projects bid in the City (see attached).

The work in general consists of the removal and replacement of existing sidewalk and curb and gutter and the installation of new sidewalk at various locations throughout the City. This is a cost sharing program where the City and homeowner share the expense to replace broken sidewalk.

Big Time Construction, Inc. of Addison successfully completed the 2007 Sidewalk Replacement Program and the Dorchester New Public Sidewalk Installation Project. Monies have been provided in the FY 2008/09 budget in the amount of \$150,000 in account number 110-6041-432-30-70.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the proposal from Big Time Construction, Inc. to extend the 2007 unit prices for the 2008 program in an amount not to exceed the budget amount of \$150,000, be accepted.

Respectfully submitted,  
Public Works and Building Committee

/s/ John E. Gow  
Chairman

/us/ Michael Regan  
Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

- o. REPORT – PROPOSAL – 2008 STREETScape STREETLIGHT MATERIALS The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

To: Mayor Marcucci and Members of the City Council

RE: Proposal – 2008 Streetscape Streetlight Materials

The Public Works and Buildings Committee met on Monday, June 9, 2008 to discuss expenditures for streetlight poles, arms, and luminaires for the 2008 Streetscape Project.

In an effort to realize a lower cost for purchase of these items, staff proposes to purchase these items independent from the construction contract, similar to the previous Streetscape projects. The lighting materials specified were approved by the City's Electrical Division.

Proposals were requested from six vendors for the desired pole, arm, and luminaire assemblies. Proposals were received from five vendors and are summarized as follows:

| Company   | Total Cost   |
|---|--------------|
| Revere Electric Supply Company<br>(Chicago, IL)           | \$159,872.04 |
| Steiner Electric Company<br>(Elk Grove Village, IL)       | \$159,920.21 |
| Graybar Electric Supply Company<br>(Glendale Heights, IL) | \$160,343.40 |
| Crescent Electric Supply Company<br>(McHenry, IL)         | \$161,848.94 |
| Villa Park Electric Supply Company<br>(Addison, IL)       | \$167,959.00 |

The proposals are for the purchase of 40 poles with twin arms and luminaries, 2 poles with twin arms and luminaires and single photocell and 3 poles with single luminaire. These lighting elements will be installed at York Street. It should be noted that the above material is not an extra to the project, but is an anticipated cost thereof. There is currently a 8-13 week delivery on the items listed above.

Monies for the purchase of these streetlight poles, arms, and luminaires have been provided for in the FY 2008/2009 Budget, Account Number 310-0089-461-80-24 in the amount of \$175,000.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the proposal from Revere Electric Supply Company for the total cost of \$159,872.04 be accepted.

Respectfully submitted,  
Public Works and Building Committee

/s/ John E. Gow  
Chairman

/us/ Michael Regan  
Vice-Chairman

/s/ Donna Lomnicki

/s/ Pat Shea

- p. REPORT – ENGINEERING SERVICES FOR WWTP AERATOR DIFFUSER REPLACEMENT The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

To: Mayor Marcucci and Members of the City Council  
Re: Engineering Services for WWTP Aerator Diffuser Replacement

The Public Works and Buildings Committee met on June 9, 2008 to discuss design services for the WWTP aeration tank diffuser replacement project. The diffusers currently in use are a membrane style that has reached its operational life. Since replacements are needed staff is taking this opportunity to redesign the aeration system in anticipation of pending nutrient regulation changes in Illinois.

By the end of 2008 Illinois EPA will be petitioning the Illinois Pollution Control Board to establish water quality standards for Phosphorus in Illinois waters. At the urging of USEPA it is very likely that the final concentrations will be much lower than was originally expected. In order to meet the standards the WWTP will need to employ both a chemical and biological process. Also USEPA is urging IEPA to establish eventual standards for Nitrogen. Nitrogen can be removed only through a biological process. Since the current diffuser system has reached its operational life now is the best time to design a system that can meet all of the expected regulation changes and replace the diffuser system at the same time. Staff has investigated a number of diffuser systems and is focusing on a system that utilizes a ceramic stone to achieve a fine bubble aeration system. The fine bubbles will both be efficient aeration diffusers and will cut electrical costs too. The preferred system also has a proprietary acid washing system that will insure continuous efficient service and eliminate mineral buildup.

The 08/09 budget has this project identified as a goal for one of the capital improvements planned at the water treatment plant, and provides funds for upgrading the aeration tank diffusers. In order to assure that the placement of the diffusers is appropriate for the process and to plan for future regulatory changes requiring phosphorus and possibly nitrogen removal at the plant, staff solicited design services from two consultants. The two consultants are; Lintech Engineering of Algonquin Illinois and Baxter & Woodman of Crystal Lake Illinois. Both have a wide range of experience in this design and are familiar with the Elmhurst plant.

The proposal for engineering services includes in its scope, an evaluation of the diffuser manufacturers being considered and oxygen transfer efficiencies, design for the necessary selectors needed in the aeration train, designs for aerator blower modifications to cut electrical costs, drawings and specifications, bidding documents, construction meetings and as build drawings among other services.

The quotes received were;

|                  |          |
|------------------|----------|
| Lintech          | \$30,000 |
| Baxter & Woodman | \$86,400 |

The Lintech proposed fee is a ‘not-to-exceed’ cost and is approximately 4% of the anticipated construction cost.

It is the recommendation of the Public Works and Buildings Committee that the proposal from LinTech Engineering of Algonquin Illinois for \$30,000 be accepted.

Funds are available in the 510-6057-502-20-80 capitol projects budget. The project budget is \$750,000 of which \$40,000 was estimated for the engineering portion of this project.

Respectfully submitted,  
Public Works and Building Committee

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

- q. REPORT – JACKSON SCHOOL – TRAFFIC REVIEW The following report of the Public Affairs and Safety Committee was presented:

June 9, 2008

To: Mayor Marcucci and Members of the City Council  
RE: Jackson School – Traffic Review

The Public Affairs and Safety Committee met on June 9, 2008 to discuss a request from neighborhood residents to review traffic patterns surrounding Jackson School during drop-off and pick-up times. The school recently implemented a new traffic pattern. Engineering and Police Department staff met with Ms. Karen Beck, Principal of Jackson School to discuss this new pattern and the school’s traffic needs relative to neighborhood concerns.

It was determined that some restrictions to traffic flow and parking are no longer needed and can be modified to allow more flexibility for Mitchell Avenue residents. Staff recommendations for Mitchell from VanBuren to Jackson Streets are as follows:

- Remove the “Do Not Enter School Days 8 a.m. to 4 p.m.” signs facing northbound Mitchell at VanBuren Street.
- Change the parking restrictions along the east side from “No Parking Stopping Standing School Days 8 a.m. to 4 p.m.” to reflect the actual drop-off and pick-up times along the west side to prevent vehicles from parking where the buses need to load. The proposed signs would state: “No Parking Stopping Standing 8 to 8:30 a.m. and 2:45 to 3:15 p.m.” Residents and their guests would then be able to park on the street at all times, other than school rush periods.
- Install signs for a bus loading zone during drop-off and pick-up times along the west side to prevent vehicles from parking where the buses need to load. The proposed signs would state: “No Parking Bus Loading Zone School Days 8 to 8:30 a.m. and 2:45 to 3:15 p.m.”

These changes provide the school with a convenient and logical location for bus loading, while removing unnecessary restrictions to minimize neighborhood impacts.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the appropriate ordinance be drafted and adopted by the City Council to remove the signs facing northbound on Mitchell at VanBuren, change the restrictions along the east side of Mitchell from VanBuren to Jackson and to install signs for a bus loading zone during drop-off and pick-up times along the west side of Mitchell Avenue.

Respectfully submitted,  
Public Affairs and Safety Committee

/s/ Mark A. Mulliner  
Chairman

/s/ Michael Bram  
Vice-Chairman

/s/ Chris Nybo

r. REPORT – TEN (10) MINUTE PARKING CHANGES IN THE CENTRAL BUSINESS DISTRICT The following report of the Public Affairs and Safety Committee was presented:

June 9, 2008

To: Mayor Marcucci and Members of the City Council  
RE: Recommended Central Business District Parking – 10-Minute Parking Spaces

The Public Affairs and Safety Committee met on June 9, 2008 to discuss the recommended changes to the Central Business District 10-Minute Parking. Due to a change of occupancy in several downtown businesses, a review of the volume and location of current 10-Minute parking spaces was performed by Elmhurst City Centre and City Staff. The proposed changes are outlined below:

The 10-minute parking spaces to be eliminated are identified in Section 44.122 of Elmhurst Municipal Code as:

- West Third Street, on the south side thereof, between York Street and Addison Avenue. Recommended change: removal of one space.
- York Street, on the west side thereof between, Second and Third Street. Recommended change: removal of one space.
- First Street, on the north side thereof, between York Street and Addison Avenue. Recommended change: removal of one space.

Additionally, it is recommended to increase the current number of 10-Minute Parking Spaces by two in front of the following addresses:

- York Street, on the west side in front of 148 York Street.
- York Street on the west side in front of 110/112 York Street.

It is, therefore, the recommendation of the Public Affairs and Safety Committee that the appropriate ordinance be drafted and adopted by the City Council to provide for the removal of three 10-minute parking spaces as identified above and to include two new 10-minute parking spaces as identified above.

Respectfully submitted,  
Public Affairs and Safety Committee

/s/ Mark A. Mulliner  
Chairman

/us/ Michael Bram  
Vice-Chairman

/s/ Chris Nybo

- s. REPORT – RENEWAL OF LINE OF CREDIT LOAN COMMITMENT The following report of the Finance, Council Affairs and Administrative Services Committee was presented:

June 10, 2008

To: Mayor Marcucci and Members of the City Council  
Re: Renewal of Line of Credit Loan Commitment

The Finance, Council Affairs and Administrative Services Committee met June 9, 2008, to review renewal of the \$4.5 million line of credit loan commitment.

In 1994, the City Council approved a five-year, \$4.5 million line of credit with Fifth Third Bank (then Old Kent Bank) to fund land purchases in the Industrial Development TIF (TIF II), specifically on the south side of Lake Street west of Walnut. Due to the amount and timing of property tax increment receipts, it was necessary to extend the line of credit in 1999 and 2002. With the 2002 extension, the City Council approved expanding the use of the line of credit, if necessary, to fund projects in TIF I (Downtown Redevelopment TIF) and TIF III (Rt. 83 & St. Charles Commercial Development TIF), in addition to TIF II. The line of credit was extended a third time in 2005, due to the surplus that was declared and distributed from TIF II in fiscal 2005, which required use of all available cash balances in TIF II and required a loan of \$375,000 from the Working Cash Fund. The loan from the Working Cash Fund was repaid in fiscal 2007.

The current line of credit expires July 31, 2008 (see attached Third Loan Modification Agreement). The total outstanding balance is \$3,634,300.94, of which \$684,300.94 remains outstanding in TIF II and \$2,950,000 is attributable to TIF I. The balance attributable to TIF I is due to the purchase of 242 N. York Street. The TIF II portion of the debt is projected to be repaid by fiscal 2010, and the TIF I portion of the debt is projected to be repaid over the next five or six years.

Staff recommends a three-year extension of the line of credit to July 31, 2011, with all other terms remaining the same as specified in the Third Loan Modification Agreement. The line of credit carries an adjustable interest rate which is calculated each February 1 and August 1, based on the six-month Libor (London Interbank Offered Rates) rate plus 46.66 basis points. Staff has reviewed the interest rate with Speer Financial, Inc., the City's financial advisors, who indicated that the Libor rate remains a commonly used rate for loans of this nature, and Speer concurred with staff position that Libor plus 46.66 basis points is a reasonable rate for short-term borrowing.

After discussion, it was the consensus of the Finance Committee to recommend a three-year extension to the line of credit loan commitment. It was also the consensus of the Finance Committee to strongly recommend to staff that alternative funding of the TIF I portion of the line of credit balance be reviewed, such as a taxable bond issue. Although the line of credit provides flexibility, allowing repayment as funds become available, it does carry an adjustable interest rate and is intended for short-term borrowing. A taxable instrument is needed to finance the 242 N. York Street land acquisition because it is anticipated that value in the form of parking spaces will be received by the City from the Hahn Street development project.

It is, therefore, the consensus of the Finance, Council Affairs and Administrative Services Committee that the City Council direct the City Attorney to prepare the documents necessary to renew the current \$4.5 million line of credit with Fifth Third Bank, extending the maturity date three years to July 31, 2011.

Respectfully submitted,  
Finance, Council Affairs and  
Administrative Services Committee

/s/ George Szczepaniak  
Chairman

/s/ Stephen Hipskind  
Vice-Chairman

/s/ Moira Moriarty

/s/ Steven Morley

- t. REPORT – PROFESSIONAL SERVICES AGREEMENT FOR THIRD PARTY ADMINISTRATION The following report of the Finance, Council Affairs and Administrative Services Committee was presented:

June 10, 2008

To: Mayor Marcucci and Members of City Council  
Re: Professional Services Agreement for Third Party Administration

The Finance, Council Affairs and Administrative Services Committee met on June 9, 2008, to review proposals for third party administration services for the claims insurance program. This includes claims administration for general liability, property, casualty, and employment related claims for fiscal year 2008-2009.

The outsourcing of the claims administration is a vital component to the City's risk management program. Third party administrators work with City staff and attorneys, to resolve claims against the City. Each year the agreements with the third party administrators (TPA) are reviewed prior to renewal.

After receiving competitive proposals in 2005, the City entered into agreements with two firms for professional third party administration services as part of the City's risk management program. Employer's Claim Services, Inc. (ECS) provides Worker's Compensation claims administration. The cost for the 2007-08 plan year was \$16,995. This was the last year of a three year rate agreement where rates would not exceed a 3% increase per year. The second year of the agreement the rate increased by 1.75%, the third year the rate increased by 2%. The renewal rates for the 2008-2009 plan year are unchanged. There is no increase in fees.

Alternative Services Concepts, LLC (ASC) provides TPA services for claims other than worker's compensation claims. ASC proposed the following: a per claim fee depending on the type of claim, ranging from \$360 to \$675 per claim (please refer to the attached claim rate exhibit). ASC raised the claim fee \$10 per claim for auto and general liability claims, and \$15 per claim for professional liability claims. For all other categories the claim fee remains the same. Last year's administration fee was \$21,670 and the estimated fee for the 2008-2009 year is \$21,660.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council accept the zero increase proposal from Employer's Claim Services, Inc. for worker's compensation claim administration, and the proposal from Alternative Service Concept L.L.C. for \$21,660 for liability claim administration.

Respectfully submitted,  
Finance, Council Affairs and  
Administrative Services Committee

/s/ George Szczepaniak  
Chairman

/s/ Stephen Hipskind  
Vice-Chairman

/s/ Moira Moriarty

/s/ Steven Morley

- u. REPORT – SERVICE CREDIT FOR MILITARY SERVICE IN THE ILLINOIS MUNICIPAL RETIREMENT FUND The following report of the Finance, Council Affairs and Administrative Services Committee was presented:

June 10, 2008

To: Mayor Marcucci and Members of City Council  
Re: Service Credit for Military Service in the Illinois Municipal Retirement Fund

The Finance, Council Affairs and Administrative Services Committee met on June 9, 2008, to review staff recommendation to adopt a resolution increasing the number of years of military service an Illinois Municipal Retirement Fund member can convert to IMRF service credit from two to four years.

After the Illinois Pension Code was amended in 1997 to allow for two years of military service credit into the Illinois Municipal Retirement Fund, the City Council passed a resolution approving the allowance of the two years military service credit. In August 2007, a new state law increased the number of years of military service an IMRF member can convert to IMRF service credit from two to four years.

There are currently eight employees who are eligible for military service credit. The individual employee cost ranges from \$8,000 to \$27,000. If all eligible employees choose to participate in this program, it is estimated that the cost to the City would be approximately \$20,000 annually. The employer cost estimates assume that the employer pays that amount in the current year which is then credited each year based on the long term investment return of 7.5% until the assumed retirement date. For actual funding, the estimated cost is not billed to the employer but rather becomes part of the actuarial funding process.

This is an optional program, and it is up to each local unit of government to determine whether it wishes to pass a resolution making its IMRF members eligible for the service credit under this legislation. Staff recommends adoption of such a resolution. The Finance Committee concurs with staff recommendation.

It is, therefore, the recommendation of the Finance, Council Affairs and Administrative Services Committee that the City Council direct the City Attorney to prepare a resolution approving the allowance of four years service credit for military service in the Illinois Municipal Retirement Fund (IMRF).

Respectfully submitted,  
Finance, Council Affairs and  
Administrative Services Committee

/s/ George Szczepaniak  
Chairman

/s/ Stephen Hipskind  
Vice-Chairman

/s/ Moira Moriarty

/s/ Steven Morley

v. O-14-2008 – AN ORDINANCE AUTHORIZING THE SALE BY AUCTION AND DISPOSAL OF PERSONAL PROPERTY OWNED BY THE CITY OF ELMHURST

Ordinance O-14-2008 was presented for passage.

w. MCO-13-2008 – AN ORDINANCE ESTABLISHING WASTEWATER TREATMENT RATES FOR PRIVATE WELL USERS

Ordinance MCO-13-2008 was presented for passage.

Alderman Regan moved to accept the contents of the Consent Agenda. Alderman Bram seconded. Voice vote unanimous, motion carried. Alderman Gutenkauf moved to approve the contents of the Consent Agenda. Alderman Shea seconded. Roll call vote:

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

Nays: None

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

## COMMITTEE REPORTS

6. a. REPORT – LEEDS CERTIFICATION FOR FIRE STATION #2 The following report of the Public Works and Buildings Committee was presented:

June 9, 2008

TO: Mayor Marcucci and Members of the City Council  
RE: LEEDS Certification for Fire Station 2

The Public Works and Buildings Committee met on Monday, June 9, 2008 to review incorporating the Leadership in Energy and Environmental Design (LEED) “green” building features into the proposed Fire Station 2. The City’s architects were present and distributed a worksheet of potentially attainable areas of “green” design. (See attached.)

Communities that desire to have LEEDS certification for a building have four levels of certification which they can strive for. The four levels are Certified, Silver, Gold and Platinum. Each successive level of certification requires that more points on the LEEDS scale be obtained and consequently each higher level costs additional money. It is the opinion of the architects, achieving Certified status would be on the order of 2 to 4 percent of construction costs to the building and obtaining silver would be on the order of 8 to 10 percent of construction costs.

The Public Works and Buildings Committee is desirous of constructing a project which is environmentally friendly and sustainable yet is also fiscally responsible. Currently the budgeted amount for the construction of Fire Station 2 is 5.7 million dollars. This number includes the price of the building, (4.5 million), and money for the land purchase and for professional services to design and oversee construction. There is no money in the current budget for LEEDS certification.

City staff is currently pursuing grants for work to be done that will create a green building which could be certified. Other communities have been successful in securing a \$100,000 grant from Illinois Clean Energy Community Foundation and City staff is currently pursuing that grant and others.

In light of current budget constraints, the Public Works and Buildings Committee felt that a value of 6.5 percent of the construction costs would be an appropriate amount to apply towards “green construction”.

It is, therefore, the recommendation of the Public Works and Buildings Committee that the City’s architect for Fire Station 2 be directed to include a dollar amount equal to 6.5 percent of the construction cost for sustainable items to be installed and utilized in construction of the new Fire Station 2 building.

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 – LEEDS Certification for Fire Station #2.**  
Alderman Regan seconded.

Alderman Gow stated the Public Works and Buildings Committee have proposed LEED building features into the proposal for Fire Station #2. Alderman Gow reviewed the process of a LEEDS certification and its four (4) levels: Certified, Silver, Gold and Platinum. He reviewed the cost of each certification. There isn’t money in the current budget, but City staff is currently trying to secure a \$100,000 grant from the Illinois Clean Energy Community Foundation and others. The dollar amount will be equal to 6.5% of the construction cost.

Discussion ensued regarding cost savings of energy.

City Manager stated the energy savings is unknown. The City staff sees this as a strategic objective – reducing the carbon foot-print of Fire Station #2.

Discussion ensued regarding the certification process.

Roll call vote on item **6a. Report – LEEDS Certification for Fire Station #2:**

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

Nays: None

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

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

6. a. HAHN STREET REDEVELOPMENT CONTRACT – STATUS OF CONTRACT NEGOTIATIONS AND DISCUSSION OF PROJECT (City Attorney Kubiesa, City Manager Borchert)

City Manager Borchert stated City staff and City Attorney Kubiesa have been in negotiations with the Morningside Group in response to the RFP. Real estate attorney, Mary Reardon, has assisted the City on public/private partnerships and Mark Angelini of the Friedman Group has assisted for the private side.

City Manager Borchert reviewed the Hahn Street Redevelopment Agreement prepared by City Attorney Kubiesa. Mr. Borchert stated each item contains the components of the project and staff is looking to the Council for their feedback.

City Manager Borchert said the timing of the project could be put on a fast track: Council approval this summer, zoning late summer and winter and a sales office open in Spring 2009.

City Manager Borchert stated the RFP is not the right response in today's market. He said this is a TIF project. Land was acquired by the City and the General Fund should be paid back and tax dollars on the rolls. The Planned Unit Development (PUD) is an option for the City. The timing of the construction will be extended to allow the market to respond.

The City Manager stated Mr. Strosberg and Mr. Angelini are here to answer any questions. City Manager Borchert stated staff recommends the PUD.

Mayor Marcucci reviewed the timeline on the City's acquisition of the property. He referred to the current real estate market and stated Elmhurst is holding up pretty well. The Mayor reviewed the content of the Redevelopment Agreement. He said it is up to the Council to decide on Option A – RFP or Option B – PUD and opened the discussion.

Alderman Bram asked what is the cost per unit for Option B and Option A.

Ms. Pittman, from Morningside Group, replied for Option B, the \$280s because the units are smaller. Option A in the low \$300s. She stated the number of condo units in the PUD is 102 up from 82. The effect on parking is from 2.5 ratio to 1.6.

Alderman Rose asked what is the change in terms of square footage?

Ms. Pittman replied from 1600ft<sup>2</sup> to 1100ft<sup>2</sup>.

Alderman Szczepaniak questioned if the IRR includes the cost of the land.

Mr. Angelini replied no.

Discussion ensued.

Alderman Shea asked if the profit sharing concept will be affected by the change in the project.

Mr. Angelini replied the return is in tax revenue. He stated the profit sharing may not go above 10%. The return on the investment of the land will be the taxes collected.

Mayor Marcucci stated this project is to increase our taxbase and development in our business district. He said there isn't much of a chance for profit sharing dollars.

Questions, comments and concerns from the Aldermen regarding time line, parking, Options A & B and overall costs were discussed.

Alderman Rose explained the PUD process. She stated in this process the Planning and Zoning Commission will look at all aspects of the plan.

Discussion ensued.

Alderman Regan asked if Council was expected to vote tonight or just have a round table discussion.

Mayor Marcucci replied the Council will vote as soon as a contract is presented by the City Attorney. The Mayor stated the developer has presented a case for a PUD, the Council may vote on the PUD concept.

Alderman Regan stated the Council needs to keep in mind the public parking will remain unchanged in the PUD. Let the City Attorney write up a contract and Council vote yes or no.

Alderman Gutenkauf asked about the \$200,000 credit that is to come to the City that was in the contract.

Mayor Marcucci replied there is no change.

Alderman Gutenkauf stated her concern is that a PUD is not right for the City. The Council needs to decide what is right for the City.

Alderman Gow stated it's time to move forward and benefit Elmhurst.

Alderman Mulliner moved to request the City Attorney draft a contract with the Morningside Group following the memo including parking spaces and the PUD.

City Attorney Kubiesa suggested Alderman Mulliner revise his motion to a simpler statement.

Alderman Mulliner moved to have the City Attorney write up a contract to accept Option B (PUD) rather than Option A (RFP). Alderman Rose seconded.

Alderman Mulliner stated he fully supported the project and it will bring tax dollars to Elmhurst.

Mayor Marcucci called a point of order as the chair to direct a question to the City Attorney. He asked City Attorney Kubiesa at what point in the proposed PUD process can an elected official make their opinions about the project known. Does it have to be when the process of the Planning and Zoning Commission is complete or at what time?

City Attorney Kubiesa replied an elected official can go through the City Manager's Office. The City Manager will present the application to the Planning and Zoning Commission. Elected officials cannot testify at the hearings, so use the City Manager's Office.

Alderman Gutenkauf stated she cannot support the PUD if it is going to make the process even longer.

Alderman Rose explained there are benefits to the process when the Planning and Zoning Commission are used.

Alderman Moriarty asked at what time will incentives be discussed?

City Attorney Kubiesa stated that will be in the contract.

Alderman Morley asked the Chair for clarification of the motion and the use of parking spaces.

Alderman Mulliner stated the motion was changed to accept Option B rather than Option A.

Alderman Rose called for a point of order, correcting the improper use of the words committee and commission when referring to the Development, Planning and Zoning Committee and the Planning and Zoning Commission.

Roll call vote to have the City Attorney write up a contract to accept Option B (PUD) rather than Option A (RFP):

Ayes: Mulliner, Rose, Regan, Leader, Gow, Hipskind, Szczepaniak, Morley

Nays: Gutenkauf, Shea, Bram, Moriarty

Results: 8 ayes, 4 nays, 2 absent  
Motion duly carried

### **OTHER BUSINESS**

7. None.

### **ANNOUNCEMENTS**

8. None.

### **ADJOURNMENT**

9. Alderman Rose moved to adjourn the meeting. Aldermen Regan seconded. Voice Vote. Motion carried. Meeting adjourned 9:45 p.m.

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Thomas D. Marcucci, Mayor

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Patty Spencer, City Clerk