



JOURNAL OF THE PROCEEDINGS

REGULAR MEETING OF THE PARK RIDGE CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
505 BUTLER PLACE
PARK RIDGE, IL 60068

MONDAY, MARCH 2, 2015 AT 7:00 P.M.

Mayor David Schmidt called the meeting to order at 7:03 p.m.

I. Roll Call

City Clerk Henneman read the roll call and the following elected officials indicated their presence:
Ald. Sweeney, Milissis, Smith, Shubert, Knight, Mazzuca, and Maloney

II. Pledge of Allegiance

Attendees of the meeting pledged allegiance to the United States flag.

III. Approval of Minutes

A. REGULAR MEETING OF THE CITY COUNCIL – FEBRUARY 16, 2015

Moved by Ald. Sweeney. Seconded by Ald. Smith.

Motion carried, voice vote,

B. COMMITTEE OF THE WHOLE – JANUARY 26, 2015

Moved by Ald. Sweeney. Seconded by Ald. Shubert.

Motion carried, voice vote. Ald. Sweeney abstained.

IV. Consent Agenda

*All items listed with an asterisk are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of those items unless an Alderman so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

VII.F.1. Approve authorizing a Public Hearing on a Text Amendment to the Zoning Ordinance for Section 11.4, regarding Garage Height Measurement

VII.F.2. Approve authorizing a Public Hearing on a Text Amendment to the Zoning Ordinance for Section 7.3, regarding First Floor Height, and Section 16.3, General Terms

VII.I. 1. Approve warrants reviewed by Ald. Smith for the period ending February 28, 2015 in the amount of \$1,486,666.59

VII.I.2. Approve a purchase order increase of \$10,000 for Ament Design, 500 W. Central Road, Suite 205, Mount Prospect, Illinois 60056

VII.I.3. Approve a FY15 purchase order increase for AT&T, CRE Lease Administration, 1 AT&T Way, Room 1B201, Bedminster, NJ 07921 by \$2,970.00 from \$19,800.00 to \$22,770.00

VII.I.4. Approve a FY15 purchase order increase for Nicor, P.O. Box 5407, Carol Stream, IL 60197-5407 by \$32,464.00 from \$57,000.00 to \$89,464.00

VII.I.5. Approve a FY15 purchase order increase for Union Pacific Railroad Company, 12567 Collections Center Drive, Chicago, IL 60693-0125 by \$45.00 from \$10,260.00 to \$10,305.00

VII.I.6. Approve Council Policy Statement 50, Revenue Collection and Write-Off Procedures

Moved by Ald. Sweeney. Seconded by Ald. Shubert.

ROLL CALL

AYES: Ald. Milissis, Smith, Shubert, Knight, Mazzuca, Maloney, and Sweeney (7)

NAYS: None (0)

ABSENT: None (0)

Motion carried, 7- 0.

V. Reports of City Officials

A. Mayor's Report

Mayor Schmidt sadly shared information regarding the recent passing of Howard Sersen explaining that Sersen will fondly be remembered in the community as the one who spearheaded the renovation of the Campfire Girls fountain in Hodges Park, his involvement with the Park Ridge Heritage Committee, and his service as past president of the Park Ridge Historical Society. Service arrangements were announced.

1. Video presentation by Laney Kraus-Taddeo - Winner of Constituting America's We the Future 2014 contest, "Best High School Short Film"

Mayor Schmidt introduced Laney Kraus-Taddeo, a Maine South senior who won a nationwide scholarship contest for the "Best High School Short Film" and her video entry, "To Sustain a Nation." Meeting attendees watched the 6 minute video presentation produced by Kraus-Taddeo. Mayor Schmidt presented her with a Certificate of Achievement.

B. City Council

No report.

C. City Attorney

No report.

D. City Clerk

City Clerk Henneman announced that the regular City Council meeting for April 6, 2015 has been cancelled and rescheduled for April 8 due to setup required in the Council Chambers for the Consolidated Election on April 7.

Clerk Henneman also mentioned that additional information has been added to the Voters Services page on the City's website regarding the aldermanic candidates who are running for office in the April 7 Election. She also indicated that important dates and links have been provided relating to the election. She also announced that the League of Women Voters will be hosting a forum on March 12, 2015 at 7:00 p.m. at City Hall to meet the aldermanic candidates of the First and Third Wards. Early voting starts March 23 and will continue through April 4.

E. City Manager

No report.

VI. Citizens Who Wish to Address the City Council on a Non-Agenda Item

No comments.

VII. Reports of Boards, Commissions and Committees

A. Planning and Zoning Commission – Ald. Sweeney

1. APPROVE THE ACCEPTANCE OF THE PLANNING AND ZONING COMMISSIONS CERTIFICATION OF THE STAGE 2 DEVELOPMENT PLAN FOR THE PROPOSED COMMUNITY PARK AT 733 NORTH PROSPECT AVENUE, ZONING CASE NUMBER PD-13-04

Moved by Ald. Sweeney. Seconded by Ald. Milissis.

Ald. Sweeney explained that he will continue to vote against the proposed project since no change has been made to the crowning of the athletic field on the east side of the property. He believes that the field should be depressed as a retention area and not as a run-off area.

ROLL CALL

AYES: Ald. Milissis, Shubert, Knight, Mazzuca and Maloney (5)

NAYS: Ald. Smith and Sweeney (2)

ABSENT: None (0)

Motion carried, 5 – 2.

B. Zoning Board of Appeals – Ald. Sweeney

No report.

C. Liquor License Review Board – Mayor Schmidt

No report.

D. O’Hare Airport Commission – Ald. Maloney

No report.

E. Historic Preservation – Ald. Shubert

Ald. Shubert announced that the next Historic Preservation meeting is March 4 at 6:00 p.m. at City Hall.

He also provided a brief report about the planning of the “Spirit of ‘45” event indicating that the next meeting will be held on March 19 at City Hall. He explained that a vote is expected by the Senate on March 3 regarding the bill introduced by Senator Mulroe in regards to the “Spirit of ‘45. Assuming passage by the Senate, a Proclamation will be presented before the City Council on March 16. He thanked the Herald-Advocate for publishing the first article regarding the Spirit of ‘45 program. He was also pleased to announce that John Prochaska, the chairman of the Memorial Day parade is a member of the Spirit of ‘45 planning committee.

F. Procedures and Regulations Committee – Ald. Mazzuca

1. **APPROVE AUTHORIZING A PUBLIC HEARING ON A TEXT AMENDMENT TO THE ZONING ORDINANCE FOR SECTION 11.4, REGARDING GARAGE HEIGHT MEASUREMENT / Approved by omnibus vote**
2. **APPROVE AUTHORIZING A PUBLIC HEARING ON A TEXT AMENDMENT TO THE ZONING ORDINANCE FOR SECTION 7.3, REGARDING FIRST FLOOR HEIGHT, AND SECTION 16.3, GENERAL TERMS / Approved by omnibus vote**

Ald. Mazzuca spoke about requests received by Ald. Shubert specific to the Liquor Code relating to Winestyles and Whole Foods. He would like to add both items as discussion items on the March Committee of the Whole agenda.

G. Public Works Committee – Ald. Maloney

No report.

H. Public Safety Committee – Ald. Milissis

No report.

I. Finance and Budget Committee – Ald. Knight

1. **APPROVE WARRANTS REVIEWED BY ALD. SMITH FOR THE PERIOD ENDING FEBRUARY 28, 2015 IN THE AMOUNT OF \$1,486,666.59 / Approved by omnibus vote**

2. **APPROVE A PURCHASE ORDER INCREASE OF \$10,000 FOR AMENT DESIGN, 500 W. CENTRAL ROAD, SUITE 205, MOUNT PROSPECT, ILLINOIS 60056 / Approved by omnibus vote**
3. **Approve a FY15 purchase order increase for AT&T, CRE Lease Administration, 1 AT&T Way, Room 1B201, Bedminster, NJ 07921 by \$2,970.00 from \$19,800.00 to \$22,770.00 / Approved by omnibus vote**
4. **APPROVE A FY15 PURCHASE ORDER INCREASE FOR NICOR, P.O. BOX 5407, CAROL STREAM, IL 60197-5407 BY \$32,464.00 FROM \$57,000.00 TO \$89,464.00 / Approved by omnibus vote**
5. **APPROVE A FY15 PURCHASE ORDER INCREASE FOR UNION PACIFIC RAILROAD COMPANY, 12567 COLLECTIONS CENTER DRIVE, CHICAGO, IL 60693-0125 BY \$45.00 FROM \$10,260.00 TO \$10,305.00 / Approved by omnibus vote**
6. **APPROVE COUNCIL POLICY STATEMENT 50, REVENUE COLLECTION AND WRITE-OFF PROCEDURES / Approved by omnibus vote**
7. **APPROVE FIRST READING OF AN ORDINANCE VACATING THE ALLEY AT 826 W. TOUHY WITH RECOMMENDED COMPENSATION TO THE CITY OF \$1.00**

Moved by Ald. Knight. Seconded by Ald. Sweeney.

Finance Director Gilmore explained that the City's Procurement Officer received a few quotes for conducting an appraisal on the property with a cost ranging from \$2,000-\$5,000 with a time allotment of 21-30 days to complete the appraisal. He explained that a rough estimate was not obtainable.

Ald. Knight explained there are many alleys throughout the City that have been vacated. It was property that was originally owned by the City but were never installed. The land reverted to the property owner on either side.

Attorney Hill indicated that six aldermanic votes are required by statute, non-inclusive of the Mayor's vote.

Finance Director Gilmore believes that the City would realize benefits of a taxable parcel for that piece of land. However, he was not certain of the assessed valuation of that piece of property.

Ald. Sweeney indicated that if the property is not vacated, the proposed developer will not build the 20 million dollar facility. He will support the motion.

Ald. Smith believes the proposed is for a highly undesirable development that would produce minimal sales tax. However, if the development was residential, he believes more taxes would be produced for the City.

Ald. Maloney clarified; it is Ald. Smith's own opinion that the development is undesirable. Many others believe that more townhomes would be equally undesirable. Ald. Maloney echoed sentiments of Ald. Sweeney that he is excited about the development and finds it to be very desirable.

Ald. Mazzuca referred to the Mayor's speech given earlier in the evening indicating that tax-payers have the right to know how their money is being spent. He finds it disappointing that this matter is moving forward without an estimated value. He will reluctantly vote in favor of the vacating the alley for the sum of \$1.00.

Ald. Knight acknowledged the proposed development as being desirable. He also expressed his disappointment in not having financial information relating to the piece of land. However, he does not believe waiting and paying for an appraisal is worthwhile. In the end, he believes this is the right thing to do. He hopes in the future, staff will present the necessary information to the City Council so that an informed decision can be made.

Ald. Shubert also believes it is a desirable location for the development. He also would not want to waste staffs time to value a portion of the property that may not be much of value.

Ald. Milissis agrees with the desirability of the development specifically in that area. For purposes of accountability to the tax-payers, he requested staff to produce the necessary financial and tax documentation in the future for similar instances. He supports the motion.

Ald. Smith clarified his previous comments. He used \$50K as a basis for negotiations to come up with a more reasonable figure. He questioned the \$20 million proposed figure comparing the project to the Mariano's development a few years ago. Lastly, being in close proximity to the Park District fitness facility, he can envision this as a financial failure leaving a white elephant in the middle of the City.

Mayor Schmidt was also troubled that property valuation in accounting dollars was not provided. He indicated that the property has no value and no use to the City. However, the property will generate and undetermined amount of tax revenue in the future. Regardless of the property value, he believes the proposed facility will be an attractive addition to the city bringing people to Park Ridge from other communities. He urged the Aldermen to support the motion.

ROLL CALL

AYES: Ald. Shubert, Knight, Mazzuca, Maloney, Sweeney, and Milissis (6)

NAYS: Ald. Smith (1)

ABSENT: None (0)

Motion carried, 6 – 1.

Ald. Knight would like City staff to bring back any informal financial information or information regarding the history of alley vacations at the final reading.

8. APPROVE THE FINAL READING OF AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015A, FOR THE CITY OF PARK RIDGE, REFINANCING SERIES 2005A AND SERIES 2006B

Moved by Ald. Knight. Seconded by Ald. Sweeney.

Ald. Knight indicated the City received a successful, responsive bid. Therefore, he requested the Finance Director to provide specific information regarding the refinancing of the bonds. Finance Director Gilmore explained, at the last meeting on February 16, the Council made a decision to opt for the optimal savings method. There were four responsive bids for each. He indicated that the City will realize an estimated savings of 1.8 million dollars.

Ald. Mazzuca was pleased to see that multiple bidders were interested.

Ald. Knight recognized staff for a job well done and the Elected Officials for moving the matter forward in a timely manner. He also recognized the refinancing of additional bonds which proved to be more beneficial to the City.

ROLL CALL

AYES: Ald. Knight, Mazzuca, Maloney, Sweeney, Milissis, Smith, and Shubert (7)

NAYS: None (0)

ABSENT: None (0)

Motion carried, 7 – 0.

VIII. New Business – For announcement, deliberation, and/or discussion only; no official action will be taken.

Ald. Knight explained that he recently viewed a video of a recent meeting that he had missed at which time the City Attorney selection process was discussed. He questioned the manner in which when and how the presentations would be brought before the Council. He recalls that a determination was made a few weeks prior and is not certain if that has changed. He sought clarification. He understood that the committee would produce a scoring process to determine the final three firms. They would be interviewed in a random manner during an open session.

City Manager Hamilton explained that Aldermen would receive all proposals in March. The scorecard would show the rankings of all. Questionnaires were sent out to respondents by the Procurement Officer to score the reference section. Once the responses are received, the score team will review them. The result of the scoring will be determined and all information from all six proposals would be brought before the Council.

Mayor Schmidt concurred with Ald. Knight's recollection indicating also that he was not certain when the process changed.

Ald. Maloney expressed his confusion. He preferred to see all information. It was his belief that the City Council would decide who would return.

Ald. Milissis recalled Ald. Maloney wanting more information which is how he believes the process changed.

Mayor Schmidt explained, when the scoring is completed, a consensus would be taken to determine how many firms the City Council wants to interview.

Ald. Shubert did not recall making a determining number to bring back three. He agrees, once the proposals are brought back in March, a decision can be made on the number to invite back.

IX. Adjournment

The meeting adjourned at 7:55 p.m.

Transcribed by:

Cheryl L. Peterson, Deputy Clerk

Approved by the City Council this 16th day of March, 2015.

Attest:

Betty W. Henneman, City Clerk

Temporary Chairman