



DRAFT

CITY OF PARK RIDGE

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JOURNAL OF THE PROCEEDING

REGULAR MEETING OF THE PARK RIDGE CITY COUNCIL

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

MONDAY, MARCH 20, 2017 AT 7:00 P.M.

I. Call to order

Acting Mayor Maloney called the meeting to order at 7:03 p.m.

II. Roll Call

Deputy Clerk Peterson read the roll call and the following Elected Officials indicated their presence:
Ald. Moran, Van Roeyen, Shubert, Mazzuca, Melidosian, and Acting Mayor/Ald. Maloney.
There was a quorum.

Ald. Milissis and City Clerk Henneman were absent.

Staff present: J. Sorensen, F. Kaminski, J. Tappendorf, J. Gilmore, C. Peterson, J. Brown, and W. Zingsheim

III. Pledge of Allegiance

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

IV. Approval of Minutes

1. Committee of the Whole – February 27, 2017

Moved by Ald. Moran. Seconded by Ald. Shubert.

Motion carried; voice vote.

2. Regular City Council Meeting – March 6, 2017

Moved by Ald. Moran. Seconded by Ald. Shubert.

Motion carried; voice vote.

3. Committee of the Whole – March 13, 2017

Moved by Ald. Moran. Seconded by Ald. Melidosian.

Motion carried; voice vote.

Ald. Shubert abstained.

V. 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.

Acting Mayor Maloney explained that Item VIII.H.2. was removed from the agenda and will be addressed at the subsequent meeting (April 5).

- VIII.F.1. Approve final reading of Ordinance amending Article 4, Chapter 10 of the Municipal Code reducing the number of O'Hare Airport Commission members from nine to seven**
- VIII.G.2. Approve Purchase Order for water supply and return line replacement for Edwards Engineering Inc. in the amount of \$14,980.00**
- VIII.G.3. Approve Purchase Order for emergency sewer repair with DiMeo Brothers, Elk Grove, Illinois 60007 in the amount of \$22,352.00**

- VIII.G.4. Approve Purchase Order for the repair to brick sidewalk areas on Devon Avenue, in areas from Cumberland to Courtland, to 3D Brick Paving of Des Plaines, Illinois in the amount of \$19,639.25
- VIII.G.5. Approve the contract to provide tree maintenance services to Acres Group of Wauconda, Illinois in the amount of \$715,750.00
- VIII.H.1. ~~Approve an agreement with Bristol Court Condominium Association located at 2300 Windsor Mall regulating parking lot use, parking of motor vehicles, and control vehicular traffic in the City of Park Ridge, Cook County Illinois~~
- VIII.H.2. ~~Authorize the City to enter into an Intergovernmental Cooperation Agreement as part of the West Suburban Consolidated Dispatch 9-1-1 System~~
- VIII.H.3. Approve final reading of modifications of an Ordinance of the City Council of Park Ridge amending Article 14, Chapter 3, Section 16 – Regulation and Towing of Abandoned Vehicles / Approved by omnibus vote
- VIII.H.4. Approve the purchase order for rescue task force equipment to W.S. Darley & Co., Itasca, IL in an amount not to exceed \$10,500.00
- VIII.H.5. Approve the contract and purchase order for asphalt and concrete work at both fire stations to Allstar Asphalt, Inc. of Wheeling, IL
- VIII.I.1. Approve FY17 warrants for period ending March 15, 2017 in the amount of \$ 1,557,995.62 reviewed by Alderman Van Roeyen
- VIII.I.2. Approve a purchase order increase for AT&T
- VIII.I.3. Approve the continued participation with Northern Illinois Municipal Electronic Cooperative (NIMEC) and one-year contract to purchase retail (electric) power from Dynegy Energy Services, LLC

Moved by Ald. Moran. Seconded by Ald. Shubert.

Ald. Mazzuca – request to remove Item VIII.H.1.

ROLL CALL

AYES Ald. Melidosian, Mazzuca, Maloney, Moran, Van Roeyen, and Shubert (6)
NAYS None (0)
ABSENT Ald. Milissis (1)
ABSTAIN None (0)
Motion carried, 6 – 0.

VI. Reports of City Officials

A. Mayor's Report

1. Legislative update

Acting Mayor Maloney indicated that he will continue to reach out to those in Springfield who represent the City and invite them to future meetings.

2. Approve the appointment of Tina Serio to the Community Health Commission, partial term ending 8/30/2017 and first full term ending 8/30/2020

Moved by Ald. Moran. Seconded by Ald. Mazzuca.

Motion carried; voice vote.

Ms. Serio, who was not present, was recognized by Acting Mayor Maloney who also recognized all the City's volunteers for their services.

3. Presentation of Illinois Law Enforcement Accreditation Program (ILEAP) award by Chief Kruger

Chief James Krueger of the Oakbrook Police Department and the first vice president of the Illinois Association of Chiefs of Police was pleased to present Police Chief Kaminski with the Illinois Law Enforcement Accreditation Program (ILEAP) award. The City recently completed the requirements to become re-accredited. It is a demonstration of the City's leadership, its commitment and dedication to the community by utilizing best practices, and providing excellent, professional service to the community. Chief Kaminski

indicated there is a lot of work that goes into being re-accredited. He thanked Deputy Chief Jogmen, Commander Leavitt, and police personnel for their efforts in attaining this award.

4. Recognition of Illinois Search and Rescue Council and Agencies for February 4, 2017 assistance

Chief Kaminski spoke about a recent shooting incident in which an offender threw a weapon into the Forest Preserve. The City's Cert Team was called in which included CERT volunteer John Bennett who is also a member of the Illinois Search and Rescue Team. He was able to get various components together who searched the area, finally locating the weapon. The Chief was impressed with the operation which was conducted very professionally. He agreed that the City is blessed with volunteers.

Chief Kaminski, Acting Mayor Maloney, Volunteer Coordinator Tom Wilson, and CERT member John Bennett presented awards to: Park Ridge Emergency Response Team (John Bennett); Illinois Search and Rescue Team (Kim Gotti); Maine Township Office of Emergency Management (Dagmar Rutzen); Elk Grove Search and Rescue Team (Scott Fowler); Palatine Emergency Management Agency (Bob Alvarez and Ed Kemper); McHenry Emergency Management Team (Randy James); Wauconda Emergency Management Agency (Rob Kelly and Tracey Smith) and Phil Falson, Park Ridge CERT President. Chief Kaminski thanked the various agencies for their assistance.

Acting Mayor Maloney sincerely thanked the volunteers for giving up their time and for helping with the situation. He indicated the City of Park Ridge would welcome the opportunity to assist their community if necessary.

B. City Council

No report.

C. City Attorney

No report.

D. City Clerk

Deputy Clerk Peterson reported on the Park Ridge Early Voting location and hours which started March 20.

E. City Manager

No report.

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

No comments.

VIII. Reports of Boards, Commissions and Committees

A. Planning and Zoning Commission – Ald. Van Roeyen

1. Approve an agreement allowing Uptown Station LLC to enter into a lease agreement with Aligned Modern Health based on a guarantee of sales tax revenue of \$300 per square foot

Moved by Ald. Van Roeyen. Seconded by Ald. Moran.

Ald. Van Roeyen explained that this agreement is in lieu of sales tax revenue. Director Brown further elaborated that this item is tied to the next agenda item for a Special Use. There was a sense of urgency by the applicant. He explained that the 4-3 vote which Ald. Van Roeyen referred to was to waive the second reading which did not pass since a super majority vote was required. The first reading was approved 7 – 0. He added that the sales tax agreement is necessary for any non-sales tax generating business that occupies a first floor area in the Uptown development.

ROLL CALL

AYES Ald. Mazzuca, Maloney, Moran, Van Roeyen, Shubert and Melidosian (6)
NAYS None (0)
ABSENT Ald. Milissis (1)
ABSTAIN None (0)
Motion carried, 6 – 0.

2. Approve the final reading of Ordinance granting a Special Use for a Medical / Dental Clinic at 40 North Northwest Highway (17-04-SU)

Moved by Ald. Van Roeyen. Seconded by Ald. Shubert.

ROLL CALL

AYES Ald. Maloney, Moran, Van Roeyen, Shubert, Melidosian, and Mazzuca (6)
NAYS None (0)
ABSENT Ald. Milissis (1)
ABSTAIN None (0)
Motion carried, 6 – 0.

3. Approve the final reading of Ordinance granting a Map Amendment for Property at 4 North Delphia Avenue from R-2 Single Family District, to R-3 Two-Family District (17-03-MA)

Moved by Ald. Van Roeyen. Seconded by Ald. Ald. Shubert.

Ald. Van Roeyen explained that the case was approved by the Planning and Zoning Commission 6 – 2 and by the City Council at the first reading, 4 – 3.

Ald. Melidosian sought clarification on minutes from 2013 when a case at this address was before the Council and the late Mayor Schmidt indicated that six votes would be required to approve a Zoning change. Attorney Tappendorf explained that since the Planning and Zoning Commission recommended denial at that time, it triggered the requirement of a super majority vote by the Council in order to reverse the Commission's denial.

Ald. Van Roeyen indicated that he conducted further research. While the documents indicated a 6 – 2 vote at the Planning and Zoning Commission, 6 were favorable, 1 abstained and 2 members were absent. Also, in reviewing other cases and Page 17 of the Comprehensive Plan, he indicated that single family neighborhood should be buffered from business sections of the City by multi-family resident development. Explaining the direct makeup of adjacent properties, he indicated that he plans to support the motion.

Ald. Moran explained that he also has done some research, traveled past the property, and reviewed minutes from the Commission. He indicated that the supporters made a good argument. He likes Park Ridge as a single family home community. However, since it is in close proximity of other multifamily residences and he does not want to see the property remain vacant, he will support the use requested. He believes the impact on the neighborhood will be minimal.

Ald. Melidosian will not be supporting the motion. After further review, there is a clear measure that must met. He does not believe the property will remain vacant if it is priced right. In regards to the zoning, the Comprehensive Plan calls for this to be along Touhy, not encroaching into the neighboring residences. Approximately nine residents spoke when this came before the City in 2013. A few spoke just recently. He does not believes the neighborhood wants a multi-family development at this location.

ROLL CALL

AYES Ald. Moran, Van Roeyen, Shubert, and Maloney (4)
NAYS Ald. Melidosian and Mazzuca (2)
ABSENT Ald. Milissis (1)
ABSTAIN None (0)
Motion carried, 4 – 2.

4. Approve the final reading of Ordinance granting a Special Use for a Professional Office (Ground Floor) at 110 South Prospect Avenue (17-02-SU)

Moved by Ald. Van Roeyen. Seconded by Ald. Moran.

Ald. Van Roeyen explained that the Commission supported the case 8 – 0 and the City Council's last vote was 5 – 2.

Community Preservation and Development Director Brown indicated that a parking provision was added which was not in the previous Ordinance; the minutes of Planning and Zoning included this discussion.

Ald. Moran sought confirmation that the proposed use is strictly for office use for five employees with no foot traffic. Director Brown confirmed his statement.

Ald. Mazzuca questioned Director Brown's memorandum which he believed contained incorrect wording. He believes the memo should have stated that parking was being reduced from eight to five. Ald. Mazzuca requested that the Ordinance reflect the same.

Kathryn Duff currently works at 104 Main Street. She is a representative of the business indicating that the business plans to keep the location at 104 Main in addition to the location 110 S. Prospect Avenue.

Ald. Moran inquired about the current space occupied by the applicant at 104 Main.

Ald. Mazzuca will continue to vote against the request. He is concerned about parking, especially Uptown.

Ald. Melidosian also intends to vote no. He, too, is concerned with parking. He would also like to have a sales tax generating retailer occupying this ground floor space. He would like to send a message to landlords to find retail businesses that comply with the City's Ordinances. He intends to vote against the motion.

Ald. Moran understands Ald. Melidosian's concerns. He has voted in the past for non-tax generating Special Uses that would bring in foot traffic and revenue to other businesses. The proposed use for this application is office use only. He cannot justify losing retail space for this purpose.

Acting Mayor Maloney explained to the representative that he did not believe there was enough support to pass the motion. He appreciates the business' desire to stay in Park Ridge but perhaps it will not be at that location.

Motion to defer the vote until April 5.

Moved by Ald. Mazzuca. Seconded by Ald. Moran.

ROLL CALL

AYES Ald. Van Roeyen, Shubert, Melidosian, Mazzuca, and Moran (5)

NAYS Ald. Maloney (1)

ABSENT Ald. Milissis (1)

ABSTAIN None (0)

Motion carried, 5 – 1.

5. Approve the first reading of Ordinance granting a Map Amendment for Property at 465 South Northwest Highway from R-2 Single Family District to R-3 Two-Family District (17-06-MA)

Moved by Ald. Van Roeyen. Seconded by Ald. Shubert.

Ald. Van Roeyen explained that the Planning and Zoning Commission approved the case 5 – 2. Community Preservation and Development Director Brown indicated that there was spirited discussion; no community members testified against the project. Part of this property (700 square feet of the northeast corner) lies within the City of Chicago. The principal house has a Park Ridge mailing address. Director Brown was uncertain whether the owner would be required to rezone the northeast corner of the lot with the City of Chicago.

Ald. Mazzuca and Ald. Moran questioned Director Brown about the zoning of adjacent properties. The property at 461 was rezoned R-3; across the street is R-4. The property at 501 is zoned R-2. Ald. Melidosian questioned whether there was any sense of emergency. Director Brown did not believe any deal was pending. Ald. Moran explained that the minutes would be available by the final reading.

Ald. Mazzuca spoke about the creeping in density and whether it meets the criteria. He does not want to surrender to allowing R-3 to the City limits of Chicago; he sees no benefit to Park Ridge. He is not supportive of the motion.

Motion to table the first reading until the April 5, 2017 City Council meeting.

Moved by Ald. Melidosian. Seconded by Ald. Mazzuca.

A resident from the audience asked Ald. Mazzuca to speak up and into the microphone.

Ald. Melidosian believes the motion to table is relevant since the minutes are not yet available and since there was descending conversation at the commission meeting; get the facts and vote later.

ROLL CALL

AYES Ald. Shubert, Melidosian, Mazzuca, Maloney, Moran, and Van Roeyen (6)

NAYS None (0)

ABSENT Ald. Milissis (1)

ABSTAIN None (0)

Motion carried, 6 – 0.

6. Approve the first reading of Ordinance amending the Zoning Ordinance of the City of Park Ridge regarding Commercial District Purposes and Planned Developments

Moved by Ald. Van Roeyen. Seconded by Ald. Shubert.

According to Director Brown, the Planning and Zoning Commission have been considering various modifications to the Zoning Ordinance over the last year. Two have been forwarded for consideration to the Committee of the Whole towards the end of last year. The Purpose Statements of the B-1 and B-2 commercial districts have been redefined and clarifies that the B-2 is more for auto oriented uses and B-1 is more pedestrian oriented. The Planned Development Ordinance, Section 5 clarifies that Planned Developments are not to be used as a means to circumvent the normal current zoning standards, introduces a required concept plan review at the staff level, and clarifies terminology removing any reference to Stage 1 and Stage 2. There was also debate in regards to modifications to thresholds; however, no changes were made. Director Brown stands behind the changes that are suggested.

Ald. Melidosian questioned Director Brown if he needed additional time to revise the presented Ordinance since there were many references to Stage 2 left in the document. Director Brown indicated this is the first reading.

Ald. Mazzuca recognized that this is something the Council has discussed for quite some time; he will support the changes. Ald. Van Roeyen, Ald. Moran, and Ald. Shubert shared similar statements. They would like to see the ordinance cleaned up and presented with the minutes.

Attorney Tappendorf assured Ald. Melidosian the revisions will be made for the Ordinance's final presentation.

ROLL CALL

AYES Ald. Melidosian, Mazzuca, Maloney, Moran, and Van Roeyen, and Shubert (6)

NAYS None (0)

ABSENT Ald. Milissis (1)

ABSTAIN None (0)

Motion carried, 6 – 0.

B. Zoning Board of Appeals – Ald. Moran

No report.

C. Liquor License Review Board – Acting Mayor Maloney

No report.

D. O’Hare Airport Commission – Ald. Mazzuca

Ald. Mazzuca explained there are still 104 residences on the southern edge of Park Ridge that have been notified several times in various ways who are eligible for soundproofing but have not responded. Since the deadline is approaching, staff has gone above and beyond trying to contact these residents.

Acting Mayor Maloney explained that there was an O’Hare Compatibility Commission. A vote was taken in regards to the second test period for the Fly Quiet Program which did pass. However, Acting Mayor Maloney did not vote in favor of the motion. Park Ridge has experienced more noise than it had in the past.

E. Historic Preservation – Ald. Shubert

No report.

F. Procedures and Regulations Committee – Ald. Mazzuca

1. **Approve final reading of Ordinance amending Article 4, Chapter 10 of the Municipal Code reducing the number of O’Hare Airport Commission members from nine to seven / Approved by omnibus vote**

G. Public Works Committee – Ald. Shubert

1. **Approve the contract for a City Hall life/safety assessment and a Police Department space needs analysis to FGM Architects in the amount of \$19,650.00**

Moved by Ald. Shubert. Seconded by Ald. Van Roeyen.

Ald. Moran believes it is important to remember that this is just for an analysis, not for architectural work.

ROLL CALL

AYES Ald. Maloney, Moran, and Van Roeyen, Shubert, and Melidosian (5)

NAYS Ald. Mazzuca (1)

ABSENT Ald. Milissis (1)

ABSTAIN None (0)

Motion carried, 5 – 1.

2. **Approve Purchase Order for water supply and return line replacement for Edwards Engineering Inc. in the amount of \$14,980.00 / Approved by omnibus vote**

3. **Approve Purchase Order for emergency sewer repair with DiMeo Brothers, Elk Grove, Illinois 60007 in the amount of \$22,352.00 / Approved by omnibus vote**

4. **Approve Purchase Order for the repair to brick sidewalk areas on Devon Avenue, in areas from Cumberland to Courtland, to 3D Brick Paving of Des Plaines, Illinois in the amount of \$19,639.25 / Approved by omnibus vote**

5. **Approve the contract to provide tree maintenance services to Acres Group of Wauconda, Illinois in the amount of \$715,750.00 / Approved by omnibus vote**

H. Public Safety Committee – Ald. Milissis

1. **Approve an agreement with Bristol Court Condominium Association located at 2300 Windsor Mall regulating parking lot use, parking of motor vehicles, and control vehicular traffic in the City of Park Ridge, Cook County Illinois**

Moved by Ald. Moran. Seconded by Ald. Shubert.

ROLL CALL

AYES Ald. Maloney, Moran, Van Roeyen, Shubert, and Melidosian (5)
NAYS None (0)
ABSENT Ald. Milissis (1)
ABSTAIN Ald. Mazzuca (1)
Motion carried, 5 – 0.

~~2. Authorize the City to enter into an Intergovernmental Cooperation Agreement as part of the West Suburban Consolidated Dispatch 9-1-1 System~~

Attorney Tappendorf indicated that this item was removed from the agenda and will be presented on April 5, 2017.

3. Approve final reading of modifications of an Ordinance of the City Council or Park Ridge amending Article 14, Chapter 3, Section 16 – Regulation and Towing of Abandoned Vehicles / Approved by omnibus vote

4. Approve the purchase order for rescue task force equipment to W.S. Darley & Co., Itasca, IL in an amount not to exceed \$10,500.00 / Approved by omnibus vote

5. Approve the contract and purchase order for asphalt and concrete work at both fire stations to Allstar Asphalt, Inc. of Wheeling, IL / Approved by omnibus vote

I. Finance and Budget Committee – Ald. Moran

1. Approve FY17 warrants for period ending March 15, 2017 in the amount of \$ 1,557,995.62 reviewed by Alderman Van Roeyen / Approved by omnibus vote

2. Approve a purchase order increase for AT&T / Approved by omnibus vote

3. Approve the continued participation with Northern Illinois Municipal Electronic Cooperative (NIMEC) and one-year contract to purchase retail (electric) power from Dynegy Energy Services, LLC / Approved by omnibus vote

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

Ald. Moran announced that the Budget Meeting is scheduled for March 22, 2017 from 6 pm – 9pm. The public is welcome to attend.

X. Adjournment

The meeting adjourned at 8:11 p.m.

*Note: The minutes are a summary of business transacted at the meeting.
They are not a verbatim copy of the recording.*

Transcribed by:

Cheryl L. Peterson
Deputy City Clerk

Approved by the City Council this 5th day of April, 2017.

Marty Maloney, Acting Mayor

ATTEST:

Betty W. Henneman, City Clerk