



DRAFT

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 6, 2017 AT 7:00 P.M.

I. Call to order

Acting Mayor Maloney called the meeting to order at 7:00 p.m.

II. Roll Call

Ald. Moran, Milissis, Van Roeyen, Shubert, Mazzuca, Melidosian, and Acting Mayor / Ald. Maloney

City Clerk Henneman was absent. Deputy Clerk Peterson recorded the minutes.

Staff present: J. Sorensen, F. Kaminski, A. Simon, J. Gilmore, C. Peterson, J. Brown, W. Zingsheim

III. Pledge of Allegiance

Meeting attendees pledged their allegiance to the United States flag.

IV. Approval of Minutes

1. Regular City Council Meeting – March 6, 2017

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

Motion carried; voice vote.

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.

- VIII.A.1. Approve the final reading of an Ordinance granting a Special Use for a Professional Office (Ground Floor) at 132 South Prospect Avenue (Case No. 17-01-SU)
- VIII.C.1. Approve final reading of modification to the Liquor Ordinance increasing the number of available Liquor Licenses to thirty-eight (38)
- VIII.H.1. Approve the purchase order for one Multi-Force Door Forcible Entry Door Simulator from Firehouse Innovations Corp., Seaford, NY in the amount of \$6,880.15
- VIII.H.2. Approve a one (1) year extension for Ambulance Billing and Management Reporting Service (FN-FY16-01) to PST Services, Inc., Alpharetta, GA
- VIII.I.1. Approve FY17 warrants for period ending February 28, 2017 in the amount of \$1,452,553.37 reviewed by Alderman Milissis
- VIII.I.2. Approve a 3-year contract for Audit Services, FN-FY17-02, to BKD, LLC of Oakbrook Terrace, IL
- VIII.I.3. Approve a purchase order increase for Delta Dental in the amount of \$29,000.00
- VIII.I.4. Approve a budget amendment to the Motor Fuel Tax Fund
- VIII.I.6. Approve a purchase order increase for Prescient Solutions

- VIII.I.7 **Approve a purchase order for six Panasonic Toughbooks and one Panasonic Toughpad from CDS Office Technologies in the amount of \$27,014**
- VIII.I.8 **Approve the sole-source procurement of EnerGov software package from Tyler Technologies**

Moved by Ald. Milissis. Seconded by Ald. Shubert.

ROLL CALL

AYES: Ald. Milissis, Van Roeyen, Shubert, Mazzuca, Melidosian, Maloney, and Moran (7)

NAYS: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

Motion carried, 7 – 0.

VI. Reports of City Officials

A. Mayor's Report

1. Legislative update

No report.

B. City Council

No report.

C. City Attorney

No report.

D. City Clerk

Deputy Clerk Peterson reported on important dates and information relating to the upcoming April 4 Consolidated Election. The City posted a recent news release on the subject.

E. City Manager

1. FY 16 Budget message

Acting City Manager Gilmore briefly discussed the proposed budget for 2017-18 which is posted on the City's website. He reviewed his memorandum, encouraging anyone with an interest in the budget process to read the budget which covers how it was created and how it will be presented. The strategic planning processes which started in the summer of 2016 was used as the basis for this budget. Goals, initiatives, and objectives were identified by senior staff and City Council members which were further ranked and sorted by priority; they were used for the basis of the budget. He reviewed highlights of the budget and the dates of the upcoming budget meetings.

Acting City Manager Gilmore extended his thanks to Andrea Lamberg, Brian Potaska, Jose Ponce, and Julie Zarlenga for their hard work, efforts, and energy that they put into the preparation and the presentation of the budget.

Acting Mayor Maloney commented on a recent news release and recognized Andrea Lamberg and Acting City Manager Gilmore. The City's Finance Department was the recipient of a Certificate of Achievement for Excellence in Finance Reporting [by the Government Finance Officers Association]. Acting Mayor Maloney indicated what they [Gilmore and Lamberg] have done with the Finance Department is been remarkable.

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

Michael Reardon (430 S. Prospect) thanked the Aldermen for their service. He explained that he served as the Chairman of the committee to recommend the Fifth Ward alderman. He was unable to attend the meeting held on February 6 and indicated that the video was not available on the City's website. He commented on a recent post made to a website by Ald. Milissis in regards to the process of selecting an Alderman. Mr. Reardon agreed with one of Ald. Milissis' remark that the process was flawed.

In regards to comments made by Ald. Milissis that the Committee should be comprised of Aldermen and citizens, Mr. Reardon respectfully disagreed. He believes residents should have the right to select their own representative without any outside interference. Concerted efforts from other Aldermen could lead to a conflict of interest with their own constituents. He did not believe anyone other than the residents should be involved in the process. It was Mr. Reardon's suggestion that a policy be adopted that ensures that residents of the Ward should choose their own Alderman. He welcomed anyone to contact him if they have any further questions.

VIII. Reports of Boards, Commissions and Committees

A. Planning and Zoning Commission – Ald. Van Roeyen

1. Approve the final reading of an Ordinance granting a Special Use for a Professional Office (Ground Floor) at 132 South Prospect Avenue (Case No. 17-01-SU) / Approved by omnibus vote

2. Approve the first 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. Shubert.

Ald. Van Roeyen explained it was approved by the Planning and Zoning Commission with an 8 – 0 vote. The office space is approximately 3,000 square feet and is currently empty.

Ald. Mazzuca questioned the parking. After Community Preservation and Development Director Brown provided an explanation, City Attorney Simon indicated that the exception of required parking could be added to the Ordinance if there was consensus to do so.

Alderman Melidosian spoke about a previous retail development case in the Uptown Development in which the City received payment based on estimated taxes. Attorney Simon explained that properties in the Uptown Development are subject to provide such payment to the City. The City could however adopt a square footage tax that would apply to non-tax generating uses applicable to the entire community.

ROLL CALL

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

NAYS: Ald. Melidosian and Mazzuca (2)

ABSENT: None (0)

ABSTAIN: None (0)

Motion carried, 5 – 2.

3. Approve the first 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 Residential District (17-03-MA)

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

According to Ald. Van Roeyen, the Planning and Zoning Commission approved the case with a vote of 6 – 2. Community Preservation and Development Director Brown indicated that two nearby residents spoke in opposition of the proposal. He also mentioned that there is conflicting language in the City's Comprehensive Plan regarding multi-family / two family residential; Single family residences should be preserved.

Tim Timmons, the applicant took the podium to address questions. Ald. Van Roeyen asked the applicant to explain the benefits to the community if the zoning change was approved. Mr. Timmons indicated the property would no longer be a vacant lot. He continued by explaining the reason he bought the property and how his plans to develop the property did not come to fruition. He has marketed the property but it has not sold.

Ald. Melidosian questioned the applicant about the offers he has had on the property. Mr. Timmons indicated having five offers.

Ald. Mazzuca believes the rezoning would benefit the applicant; not the general public. He compared this case to that of the Chase Bank and Development just south 2 blocks of the property. He is concerned with what rezoning would do to the area.

Ald. Melidosian, being in the real estate field for over a decade, indicated that when a property is priced right, it will sell. He does not want the City to be the one making a zoning change and taking the risk because of the applicant who made an unfortunate investment. He is also concerned about multi-family residences making an impact on the City schools. He will not support the motion.

Ald. Moran also expressed his concerns and the precedent it could set. He understood the applicant's arguments. Although he will probably vote to support the motion tonight, he would like to conduct more research before making his final vote in two weeks.

Ald. Van Roeyen explained concerns he had with the lot being surrounded by the adjacent properties since it was purchased; nothing has changed. He feels for the applicant. There has been some multi-family housing on Touhy, but it has been there for decades. He agreed with Ald. Melidosian; the right price on the property would result in its sale. He will not support the motion.

Mayor Maloney recalled the first time Mr. Timmons came before the City with a larger proposal; he did not support the proposal. In this instance, Acting Mayor Maloney found himself with uncertainty about the proposal, similar to Ald. Moran. Although he might vote in favor of the motion tonight, he may not do so in two weeks.

ROLL CALL

AYES: Ald. Shubert, Maloney, Moran, Milissis (4)

NAYS: Ald. Melidosian, Mazzuca, and Van Roeyen (3)

ABSENT: None (0)

ABSTAIN: None (0)

Motion carried, 4 – 3.

4. Approve the first 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. Moran.

Ald. Van Roeyen indicated that the Planning and Zoning Commission approved the case 8 – 0.

Community Preservation and Development Director Brown indicated that he believes this property is one that is in the TIF District and subject to the retail sales tax agreement with the City. Before passage, the City would need to establish the agreement or make it a final condition of the Ordinance. He briefly provided specifics about the subject property.

Andrew Langley, the applicant, was present and explained there are eight locations currently. The business would operate as a health service facility with massage and chiropractic therapy. Since their busy season is approaching, the applicant requested that the Ordinance be approved in one reading.

Approve motion to waive the first reading.

Motion by Ald. Milissis. Seconded by Ald. Shubert.

ROLL CALL (to waive the first reading)

AYES: Ald. Shubert, Maloney, Moran, Milissis (4)

NAYS: Ald. Melidosian, Mazzuca, Moran (3)

ABSENT: None (0)

ABSTAIN: None (0)

Motion failed, 4 – 3. (super majority vote required to pass)

Ald. Melidosian questioned the applicant's awareness of the special sales tax agreement. The applicant was aware of the agreement.

Ald. Mazzuca wants to be sure the agreement is active and working on behalf of the City. Therefore, he requested that the Sales Tax Agreement be included as a condition before approving the Special Use.

Ald. Moran recognized this property as a former children's hair salon. He remarked on the quick turnover of the property in less than one month.

Ald. Van Roeyen questioned the fee payment in lieu sales tax. Acting Mayor Maloney indicated it only applies to the Uptown TIF District.

ROLL CALL (main motion)

AYES: Ald. Mazzuca, Maloney, Moran, Milissis, Van Roeyen, Shubert and Melidosian (7)

NAYS: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

Motion carried, 7 – 0.

B. Zoning Board of Appeals – Ald. Moran

No report.

C. Liquor License Review Board – Acting Mayor Maloney

No additional report.

1. Approve final reading of modifications to the Liquor Ordinance increasing the number of available 2017 Liquor Licenses to thirty-eight (38) / Approved by omnibus vote

D. O'Hare Airport Commission – Ald. Mazzuca

Ald. Mazzuca announced there is an O'Hare Noise Compatibility Commission meeting on March 10 which Acting Mayor Maloney plans to attend. He believes there will be a vote to continue the Fly Quiet program for another six months. Acting Mayor Maloney spoke to other members of the City's O'Hare Airport Commission; they believe the City has experience more noise. On March 10, he will not support the program; promises made did not come through.

Ald. Moran inquired about the Maine South Air Quality report and whether it is up on the City's website. Acting Mayor Maloney indicated that there were also two Supplemental EIS reports. He will make sure staff has these reports posted to the City's website.

E. Historic Preservation – Ald. Shubert

Ald. Shubert reported on the specifics regarding of the Seventh Annual Historic Preservation Poster Contest which focuses in local landmarks and is open to all third through fifth grade students who reside or attend school in Park Ridge. The goal is to increase awareness among youth about the importance of historic preservation. Rules and regulations are available through schools, on the City's website, or at City Hall. April 3 is the entry deadline.

F. Procedures and Regulations Committee – Ald. Mazzuca

No report.

G. Public Works Committee – Ald. Shubert

No report.

H. Public Safety Committee – Ald. Milissis

No additional report.

1. Approve the purchase order for one Multi-Force Door Forcible Entry Door Simulator from Firehouse Innovations Corp., Seaford, NY in the amount of \$6,880.15 / Approved by omnibus vote

2. **Approve a one (1) year extension for Ambulance Billing and Management Reporting Service (FN-FY16-01) to PST Services, Inc., Alpharetta, GA / Approved by omnibus vote**

- I. **Finance and Budget Committee – Ald. Moran**
 1. **Approve FY17 warrants for period ending February 28, 2017 in the amount of \$1,452,553.37 reviewed by Alderman Milissis / Approved by omnibus vote**

 2. **Approve a 3-year contract for Audit Services, FN-FY17-02, to BKD, LLC of Oakbrook Terrace, IL / Approved by omnibus vote**

 3. **Approve a purchase order increase for Delta Dental in the amount of \$29,000.00 / Approved by omnibus vote**

 4. **Approve a budget amendment to the Motor Fuel Tax Fund / Approved by omnibus vote**

 5. **Approve Financial Support Agreement with Advocate Lutheran General Hospital from May 1, 2017 to April 30, 2020**

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

Acting City Manager Gilmore explained his memorandum regarding the 3 year financial support Agreement that the City has had with Advocate Lutheran General Hospital. In 2010, the hospital made a decision not to charge for parking. The hospital and City agreed on a monthly payment from the hospital of \$50,000 per month/\$600,000 annually) which would compensate the City on lost parking tax and to represent the hospitals desire to support community health services and social services.

Acting City Manager Gilmore also explained that he had an opportunity to talk to the City Attorney and with the representative from the hospital. The City Attorney had agreed that there is no mechanism to calculate an increase. Furthermore, the hospital had no desire to increase the payment since it no longer relates to lost parking revenue. The agreement would bring 1.8 million dollars to the City over three years.

Ald. Mazzuca recognized the wonderful partnership between the City and the Hospital. However, he was disappointed especially since the costs for services also increase over the years. He hopes that when this returns in 2020, the cost increase for services will be considered and recognized.

Ald. Van Roeyen was incredibly pleased that ALGH has partnered with the City; he is pleased it will continue.

ROLL CALL (main motion)

AYES: Ald. Maloney, Moran, Milissis, Van Roeyen, Shubert, Melidosian, and Mazzuca (7)

NAYS: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

Motion carried, 7 – 0.

6. **Approve a purchase order increase for Prescient Solutions / Approved by omnibus vote**

 7. **Approve a purchase order for six Panasonic Toughbooks and one Panasonic Toughpad from CDS Office Technologies in the amount of \$27,014 / Approved by omnibus vote**

 8. **Approve the sole-source procurement of EnerGov software package from Tyler Technologies / Approved by omnibus vote**
- IX. New Business – For announcement, deliberation, and/or discussion only; no official action will be taken.**

Ald. Melidosian spoke about the February 6 video that was missing off the website. Acting City Manager Gilmore indicated the video was just relinked to the site by the IT staff. He will check to see what happened.

Ald. Van Roeyen recognized the Boy Scouts in the audience. They were third grade students. Acting Mayor Maloney invited them back to lead the City in the pledge of allegiance at another time.

X. Adjournment

The meeting adjourned at 7:57 p.m.