



NOTICE OF RESCHEDULED MEETING

Notice is hereby given that the Committee of the Whole Meeting of the Elgin City Council on Wednesday, December 4, 2024, previously scheduled to begin at 5:00 p.m., will begin at 6:00 p.m. in the Council Chambers at City Hall, 150 Dexter Court, Elgin, Illinois.

**CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING AGENDA
DECEMBER 4, 2024 | 6:00 PM
CITY COUNCIL CHAMBERS**

Call to Order

Roll Call

**Approval of Minutes of Previous Meeting – November 13, 2024 (Special)
November 20, 2024 (Regular)**

Public Comments

Special Presentations and Reports

A. North Grove Redevelopment Area Plan

Objective: Lesley Roth of the urban planning consulting firm Lamar Johnson Collaborative is presenting on the conceptual land plan for the three sites in the redevelopment area that incorporates community feedback following her initial presentation in September 2023, including representative images of the potential forms of development and programmatic elements within each area.

B. Kimball Street Bridge Reconstruction—Aesthetic Enhancement Options

Objective: Public Services Director Mike Pubentz will be presenting conceptual design options for the replacement of the Kimball Street Bridge. His discussion will include an assessment of the relative viability and costs for the options being considered with the goal of obtaining consensus on the preferred bridge design and aesthetic elements.

Initiatives and Other Items

- C. Highland Woods 2025 Street Resurfacing Project—Design Engineering Services Agreement with Engineering Enterprises, Inc. (\$211,510)**
Objective: Analyze, design, and prepare construction documents for the resurfacing of various collector and residential streets for the 2025 neighborhood street and 2025 collector street resurfacing programs.
- D. Various East Side Streets 2025 Resurfacing Project—Design Engineering Services Agreement with Fehr Graham and Associates, LLC (\$174,000)**
Objective: Analyze, design, and prepare construction documents for the resurfacing of various residential streets for the 2025 various streets resurfacing program on the city's east side.
- E. Jurisdictional Boundary Agreement—Village of Pingree Grove (No Cost)**
Objective: Enter into a twenty-year intergovernmental agreement with the village of Pingree Grove governing its boundaries with Elgin to promote intergovernmental cooperation in land use development.
- F. 51 S. Grove Avenue (Dream Hall)—Building Improvement Program Agreement with RRIA I Properties, LLC (\$33,500)**
Objective: Enter into a building improvement program agreement to replace leaking grease interceptors at 51 S. Grove Avenue (Dream Hall).
- G. 830 Summit Street (Dunkin' Donuts and Wingstop)—Cook County Class 7c Commercial Property Tax Incentive Renewal with Shree Kaira, LLC (No Cost)**
Objective: Adopting a resolution supporting the request by Shree Kaira, LLC to renew its Cook County Class 7c commercial property tax incentive for financial assistance for the restaurants located at 830 Summit Street.
- H. Fire Protection Agreements—Illinois Tool Works and Covestro, LLC (\$90,172 Revenue)**
Objective: Provide an economically beneficial way for fire department resources to be utilized by properties located outside of city borders.
- I. Illinois Emergency Management Mutual Aid System (IEMMAS)—Master Agreement (No Cost)**
Objective: Enter into a master agreement with the Illinois Emergency Management Mutual Aid System (IEMMAS) to enable the city of Elgin to receive and provide emergency management mutual aid assistance to communities in need across state, county and local jurisdictional boundaries.

Announcements from Council

Announcements from Staff

Executive Session

J. Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees of the Public Body – Exempt Under Section 120/2(c)(1) of the Open Meetings Act

Adjournment

PLEASE NOTE: The City of Elgin is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Human Resources Department at (847) 931-6076 or TT/TDD (847) 931-5616 promptly to allow the City of Elgin to make reasonable accommodations for those persons.



**CITY OF ELGIN, ILLINOIS
COUNCIL AGENDA
CITY COUNCIL CHAMBERS**

Regular Meeting

7:00 P.M.

December 4, 2024

Call to Order

Pledge of Allegiance

Roll Call

Minutes of Previous Meetings – November 20, 2024

Communications – None.

Public Comments

Bids -

1. 24-061 Bluff City Cemetery Contract Burials and Maintenance (\$368,088 Annually)

Other Business (O)

1. Public Hearing for the 2025 Proposed City of Elgin Budget
2. Consideration of Petition 27-24; 1005 N. Liberty Street; Conditional Use for Planned Development to Construct a New Motor Vehicle Service Station with a Convenience Store
3. Public Hearing for First Amendment to Annexation Agreement (Wessman Parcel Contiguous to Shodeen Assemblage) with HPI-Elgin, LLC; First Amendment to Annexation Agreement (HPI-Elgin, L.L.C., East Assemblage) with HPI-Elgin, LLC; and First Amendment to Annexation Agreement (HPI-Elgin, L.L.C., West Assemblage) with HPI-Elgin, LLC
4. Resolution Authorizing Execution of a First Amendment to Annexation Agreement with HPI-Elgin, LLC (HPI-Elgin, L.L.C., East Assemblage)

5. Resolution Authorizing Execution of a First Amendment to Annexation Agreement with HPI-Elgin, LLC (HPI-Elgin, L.L.C., West Assemblage)
6. Resolution Authorizing Execution of a First Amendment to Annexation Agreement with HPI-Elgin, LLC (Wessman Parcel Contiguous to Shodeen Assemblage)
7. Resolution Authorizing Execution of an Agreement with Lakeshore Recycling Systems, LLC for Provision of Refuse, Recyclables, Yard Waste and Organic Material Collection Services
8. Resolution Ratifying the Acceptance of a Grant from the State of Illinois, Department of Commerce and Economic Opportunity and Ratifying the Execution of a Grant Agreement Relating Thereto in Connection with the Implementation of Lead Service Line Replacements within the Municipal Boundaries of the City of Elgin

***Consent Agenda (C)**

1. Resolution Authorizing Execution of an Agreement with Davey Resource Group, Inc. for Professional Services in Connection with RFP 24-059 Urban Forest Management Plan
2. Resolution Authorizing Execution of an Amendment Agreement No. 1 with KLM Engineering, Inc. for Supplemental Professional Engineering Services in Connection with the Baffle Wall Replacement Project at Leo Nelson Riverside Water Treatment Plant
3. Resolution Authorizing Execution of a Purchase Agreement with Cummins, Inc. for the Riverside Water Treatment Plant Generator Coupling Repair
4. Resolution Authorizing Acceptance of Illinois Department of Transportation Sustained Traffic Enforcement Program (STEP) Grant and Authorizing the Execution of a Grant Agreement (Agreement No. HS-25-033)
5. Resolution Authorizing Execution of a Change Order No. 4 with Clauss Brothers, Inc. for the Jack Cook Park Final Construction Phase (Bid No. 23-037A)
6. Resolution Authorizing Execution of a Change Order No. 2 with D & J Landscape, Inc. for the Mulberry Grove Park Renovation (Bid No. 23-065)
7. Resolution Authorizing Execution of an Agreement with Engineering Enterprises, Inc. for Professional Services in Connection with the Risk and Resilience Assessment (RRA)/Emergency Response Plan (ERP) 5-Year Review and Revisions
8. Resolution Authorizing the Execution of an Agreement with Lamp Incorporated for Professional Services in Connection with Construction of the Wing Park Golf Clubhouse (RFP 24-057)

9. Resolution Appointing Members to the Civilian Review Board
10. Resolution Approving a One-Time Bonus Payment to the City Manager

Miscellaneous Business (M)

1. Boards and Commissions Minutes
 - a. Parks and Recreation September 24, 2024
 - b. Committee of the Whole November 6, 2024
 - c. City Council November 6, 2024
2. Various Reports
 - a. Alcohol Tax
 - b. Cannabis Sales
 - c. Excise Tax
 - d. Hotel Motel Tax
 - e. Income Tax
 - f. Local Motor Fuel Revenue
 - g. Local Sales Tax
 - h. Natural Gas Tax
 - i. Riverboat Revenue
 - j. Sales Tax
 - k. State Use Tax
 - l. Video Gaming Tax

Announcements

Next Committee of the Whole Meeting, Wednesday, December 18, 2024, at 6:00 p.m., in the City Council Chambers

Next Regular Meeting of the Elgin City Council, Wednesday, December 18, 2024, at 7:00 p.m. in the City Council Chambers

Adjournment

*All matters listed under Consent Agenda are considered to be routine and non-controversial by the City Council and will be enacted by one motion and one roll call vote. There will be no separate discussion of these items. If discussion is desired by a Council member or citizen, that item will be removed from the Consent Agenda and will be considered separately immediately after approval of the Consent Agenda. Citizens desiring discussion on any item listed under the Consent Agenda should contact a Council member prior to the meeting and request that the item be removed for discussion.

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accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Human Resources Department at (847) 931-6076 or TT/TDD (847) 931-5616 promptly to allow the City of Elgin to make reasonable accommodations for those persons.