

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, AUGUST 26, 2014**

I. CALL TO ORDER

The Mayor called the August 26, 2014, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 P.M.

II. ROLL CALL

Roll call indicated the following Aldermen were in attendance:

Present: Esposito, Przychodni, Sarallo, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were City Clerk D. Greco, Interim City Administrator A. Marrero, Public Services Director C. Ward, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

The Mayor led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

None.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes Of August 12, 2014.

Motion to approve the minutes of the August 12, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Thomas.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: August 26, 2014 In The Amount Of \$167,774.33
2. Treasurer's Report July 2014.
3. Payroll Report July 2014.
4. Resolution No. 14-10: A Resolution Approving An Agreement Between The City Of Oakbrook Terrace And American Road Maintenance, Inc. For The 2014 Pavement Rejuvenation Project In The City Of Oakbrook Terrace, Illinois.
5. Approval Of Final Payout Number Three (3): J. Congdon Sewer Service, Inc., In The Amount Of \$23,634.48 For The Regency Place Water Main Extension.

Motion to approve all the items contained on the Consent Agenda as presented for August 12, 2014 was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

IX. RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Przychodni and seconded by Alderman Esposito.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

X. MAYOR RAGUCCI

Ragucci stated Laura Barron of the Oakbrook Terrace Park District resigned her position as Executive Director.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And West Side Mechanical For The

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Furnishing Of HVAC (Bid Package 15C) For The New Police Facility And Renovation Of City Hall.

Ragucci said the Interim City Administrator and Harbour Contractors recommended the HVAC contract be awarded to West Side Mechanical of Naperville, Illinois for a total of \$858,500. Dan Skiera of Harbour Contractors stated the HVAC design was based upon Trane equipment, and currently he is putting together a Carrier submittal to prove that this equipment meets the Trane specifications. Skiera explained the Carrier submittal must be approved by the architect and the mechanical engineer before moving forward.

Vlach asked what made Harbour decide on Carrier instead. Skiera replied the price and West Side Mechanical primarily deals with Carrier. Sarallo asked if a variable air volume system (VAV) would be used. Skiera replied no the VAV would be above the ceiling and would not be broken down to individual rooms. Skiera explained the system is based upon zones because at the outset the project engineer determined every person did not need their own thermostat. Sarallo asked if there would be automated controls. Skiera responded yes and added there will be a boiler for hot water reheat. Sarallo asked if the controls will be computerized. Skiera replied the controls will be computerized and include one (1) monitor. Sarallo asked what system would be used for the controls. Skiera replied Carrier will provide the system and a controls company would install it using Carrier software. Sarallo asked if ABC Controls were considered in this. Skiera replied that he does not know who West Side hired to do the controls yet and typically every HVAC company hires their own controls company. Skiera said if the City would like ABC Controls to be part of this discussion he can certainly inform West Side of this request.

The Council concurred to approve this contract during the reconvened meeting.

2. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Nelson Fire Protection For The Furnishing Of Fire Protection (Bid Package 15A) For The New Police Facility And Renovation Of City Hall.

Ragucci said the Interim City Administrator and Harbour Contractors recommended the Fire Protection contract be awarded to Nelson Fire Protection of Machesney Park, Illinois for a total of \$197,625. Esposito asked why there was such a big discrepancy between the first, second, and third bid proposals. Skiera replied Harbour sends the request for bids out to the vendors and then brings the top three (3) bids back to the Council for their approval. Skiera said Harbour has worked with these contractors in the past and some companies are hungrier than the other firms. Skiera said Harbour would not recommend anyone that they have not worked well within the past. Skiera noted Nelson is a responsible company

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and has done many jobs with Harbour in the past. Sarallo asked if Nelson will be installing the fire protection systems including the detectors. Skiera replied Nelson will run the piping and the electrician will install the panels and the detectors. Skiera explained Nelson will provide the dry and wet system for the sprinkler system. Skiera added part of Nelson's scope will be to work with the electrician to tie the different systems together. Sarallo asked what type of system this would be. Skiera said he would have to look back at the specifications. Sarallo asked Skiera to provide this information to the Interim City Administrator.

The Council concurred to approve this contract during the reconvened meeting.

3. An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Hufcor Chicago For The Furnishing Of Operable Partitions (Bid Package 10G) For The New Police Facility And Renovation Of City Hall.

Ragucci said the Interim City Administrator and Harbour Contractor's recommended the Operable Partitions contract be awarded to Hufcor Chicago of Addison, Illinois for a total amount of \$29,440. Ragucci noted there were only two (2) proposals because this is a very specialized field. Thomas asked what this contract was for. Skiera replied the partition will protect the City Council dais while police training seminars are taking place. Skiera explained the partition will be motorized and will be operated by the push of a button.

The Council concurred to approve this contract during the reconvened meeting.

4. Letter Of Recommendation ó 17W626 Butterfield Road

Dragan stated the property owner, John Wendland, is seeking approval of the Site Plan for the parking, curbs, and underground utilities for Specialty Café. Dragan noted Specialty Café will come before the Planning and Zoning Commission in September to present their plan and request approval for a special use permit to allow outdoor dining areas and necessary variations from the Zoning Code.

Dragan said at this time, the owner is seeking approval of the Site Plan and variations from the Zoning Code to allow service facilities to remain as existing and the variation to permit for a side yard for a paved area from five (5) feet to three and half (3½) feet. Dragan said the Planning and Zoning Commission recommended approval of this request. Dragan asked if the Council was in favor of the project; if they would allow Mr. Wendland to apply for the building permit with the understanding that the issuance of the permit would not occur until the ordinance was approved.

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John Wendland addressed the Council and stated he would like to start site work including: utilities, gas, electric, sewer, water, telephone, and internet, on the project now because he is concerned about the winter weather. Wendland said he is doing the site work on his own speculation that Specialty Café will be moving forward. Wendland indicated Specialty Café is prepared to winterize the project so they can open May 1, 2015. Wendland explained Specialty Café is a gourmet Panera and 50% of their business is catering. Wendland noted there are three (3) Specialty Cafes in downtown Chicago that are earning approximately \$2 million in annual sales.

Ragucci stated this is a beautiful business. The Council concurred to place this item on the next consent agenda.

5. Letter Of Recommendation ó 1S673 MacArthur Drive

Dragan stated the property owner built a second story addition on the existing house. Dragan said the detached garage is located six (6) feet away from the house instead of the ten (10) feet minimum requirement. Dragan said the property owners are requesting two (2) variations including: to allow the existing the garage to remain as is and a variation from the minimum required 30 feet front yard to permit a front yard of 25 feet to allow a roof with columns with open sides to be constructed on top of the existing front landing . Dragan explained the variation only applies to the landing not the entire house.

Ragucci said the house looks really nice and he concurs with the Planning and Zoning Commission. Esposito said a really nice job was done on the house. Esposito asked for clarification if the addition went up and back. Alan Mcnea, general contractor, replied yes. The Council concurred to place this on the next consent agenda.

6. An Ordinance Enacting And Adopting A Supplement To The Code Of Ordinances For The City Of Oakbrook Terrace, Illinois (Supplement No. 26).

Ragucci said with this supplement American Legal will update the codification of the City's ordinances. The Council concurred to place this on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Przychodni said he heard a really nice compliment from one of his fellow employees that the Oakbrook Terrace Police Department was very helpful to this motorist when his car broke down over the weekend at the corner of Midwest Road and Roosevelt Road. Przychodni added the police officers even helped the stranded motorist's car start again.

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Esposito indicated with all of the recent storms, lightning hit one (1) of the tree branches on the creek. Esposito suggested staff check the trees along the creek for any hanging branches. Esposito also reported there is deep standing water in the lot behind the former Barnes and Noble bookstore.

Sarallo said Alice Schellhorn recently passed away. Sarallo said Schellhorn started and organized the City's Youth Center and kept a lot of kids out of trouble. Sarallo said kids would gather at Schellhorn's house and she had so many kids that she was looking for another location. Sarallo said his father, former Mayor Richard Sarallo, offered the City Hall's basement to Alice for the youth gatherings. Sarallo said information on the memorial service will be forthcoming. Sarallo expressed his condolences to the Schellhorn family.

Vlach said he attended the open house on Sunday, August 24, 2014 for the new Remedy Pub. Vlach said the owner did a nice job of remodeling the interior of the building.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

Greco said he heard positive feedback from the parents at Stella May Swartz School regarding the police presence during the first week of school.

XV. INTERIM CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Przychodni, and seconded by Alderman Esposito.

Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach

Nays: None

Motion passed.

XVII. OLD BUSINESS

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1. Ordinance No. 14-47: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And West Side Mechanical For The Furnishing Of HVAC (Bid Package 15C) For The New Police Facility And Renovation Of City Hall.

Motion To Approve Ordinance No. 14-47: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And West Side Mechanical For The Furnishing Of HVAC (Bid Package 15C) For The New Police Facility And Renovation Of City Hall was made by Alderman Sarallo and seconded by Alderman Thomas.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

2. Ordinance No. 14-48: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Nelson Fire Protection For The Furnishing Of Fire Protection (Bid Package 15A) For The New Police Facility And Renovation Of City Hall.

Motion To Approve Ordinance No. 14-48: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Nelson Fire Protection For The Furnishing Of Fire Protection (Bid Package 15A) For The New Police Facility And Renovation Of City Hall was made by Alderman Sarallo and seconded by Alderman Esposito.

**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

3. Ordinance No. 14-49: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Hufcor Chicago For The Furnishing Of Operable Partitions (Bid Package 10G) For The New Police Facility And Renovation Of City Hall.

Motion To Approve Ordinance No. 14-49: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Hufcor Chicago For The Furnishing Of Operable Partitions (Bid Package 10G) For The New Police Facility And Renovation Of City Hall was made by Alderman Przychodni and seconded by Alderman Sarallo.

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**Ayes: Esposito, Przychodni, Sarallo, Thomas, and Vlach
Nays: None**

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Sarallo and seconded by Alderman Esposito at 7:27PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary