

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, FEBRUARY 11, 2014**

I. CALL TO ORDER

The Mayor called the February 11, 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, Shadley, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were City Clerk D. Greco, Interim City Administrator A. Marrero, Building and Zoning Administrator M. Dragan, 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 January 28, 2014

Motion to approve the minutes of the January 28, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Shadley.

Ayes: Esposito, Przychodni, Sarallo, Shadley, 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: February 11, 2014 In The Amount Of \$280,868.59.
2. Ordinance No. 14-8: An Ordinance Approving A Rider Extending The Term Of Agreement For Library Services Between The City Of Oakbrook Terrace And The Villa Park Public Library Dated December 17, 1987.
3. Resolution No. 14-2: A Resolution Approving An Agreement Between The City Of Oakbrook Terrace And Melrose Pyrotechnics, Inc. For Fireworks Displays For The City's 2014-2016 Fourth Of July Celebrations.

Motion to approve all the items contained on the Consent Agenda as presented for February 11, 2014 was made by Alderman Shadley and seconded by Alderman Esposito.

**Ayes: Esposito, Przychodni, Sarallo, Shadley, 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 Shadley and seconded by Alderman Przychodni.

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

The Regular Meeting recessed to the Committee of the Whole.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Status Report: Oakbrook Terrace Square.

Ragucci stated that Curt Hurst was unable to attend the meeting this evening, but he will be in attendance at the next meeting.

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2. Proposed Text Amendment To The 2009 International Property Maintenance Code.

Dragan referenced her memorandum regarding the proposed amendments to the Property Maintenance Code. Dragan noted that the Code does not address in detail the exterior maintenance of principal buildings, homes, garages, and sheds. Dragan also noted that the Code does not address landscaping on private property. Dragan said the proposed code amendments will require the owners to maintain the exterior of all premises. Ragucci said about two (2) years ago he along with Vlach discussed amending the Code. Ragucci said the proposed amendments are a good idea and will help the City have a uniform look.

Thomas asked how the City would enforce the program. Ragucci responded it might possibly take two (2) years to review all the homes in town. Ragucci added the City would give the homeowners enough time to comply with the City Code. Ragucci said the proposed code amendment is a way to start the program and kept the community looking good. Przychodni said the goal is to make the community look better as opposed to penalizing people. Ragucci said we are not here to penalize people, that this option would be utilized as a last resort.

Sarallo asked if the home examinations would be from the street or if the City would go on private property. Ragucci replied in other communities the code enforcement staff would go on the property to get a closer look at the gutters or fence. Ragucci said a worksheet will be provided to the homeowner on the areas that need to be repaired. Ragucci said the City will enforce the bigger items such as peeling paint or falling gutters. Ragucci asked that Dragan prepare a sample property maintenance code checklist for distribution at the next Council.

The Council concurred to place this item on the next consent agenda.

3. Proposed Text Amendment To The Zoning Code To Require All Utilities For New Construction To Be Underground.

Ragucci said this proposal is a good idea and currently the City Code does not require that new homes bury their electrical lines. Ragucci suggested that the proposed code amendment apply to significant remodels as well. Dragan replied that it would be appropriate for remodels involving over 50% of the property. Greco said once a remodel goes over 50% it is almost new construction anyway.

Sarallo asked the reasoning behind this proposal. Ragucci replied that eventually more and more of the electrical lines are getting buried. Ragucci said it helps with power outages and it is a start because fewer homes will be without power. Esposito stated that from an aesthetics standpoint he would rather not have lines running through the backyard like most homeowners do. The Council concurred to direct a

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public hearing before the Planning and Zoning Commission to discuss these proposed changes.

4. Proposed Contractor's Registration Program.

Ragucci stated the proposed registration program will allow the City to monitor the contractors working in the community. Ragucci said the contractor registration program will be a good idea; because staff can give residents a list of contractors actively working within the City. Dragan stated 300 building permits were issued this year, but that many of the contractors are the same. Dragan explained regardless of how many projects a contractor is working on, the contractor will only be charged the \$100 registration fee once a year. Dragan explained that the registration period will begin on May 1 and end April 30. Dragan said she would like to use May 1 as the base because building permits and public hearing cases are all numbered with this as the start date. Dragan proposed that the registration fee be pro-rated to 50% in the middle of year for the period of November 1 through April 30.

Thomas asked if this would be for new construction only. Dragan replied no that the registration fee would be for any type of work. Thomas asked if an item needed repair would the contractor be required to register with the City. Dragan explained for maintenance and repairs a permit is not required and therefore the registration would not be required. Thomas noted that ultimately the customer would be paying the \$100 fee. Vlach said this program is a good idea and that twice in the last year; the City was able to provide some contractor references on some household projects.

Greco asked if the criteria would include only licensed trades or if a carpenter would be required to register. Dragan replied that carpenters do not hold a license. Dragan asked if the Council would want to consider a carpenter a subcontractor and require them to register. Dragan referenced her memorandum where she defines contractor and subcontractor. Dragan said residential landscapers should not be required to register with the City. However, Dragan noted that landscapers for new construction or major projects should be required to register as a contractor with the City. Dragan said if the Council agrees with the registration program, the City Attorney can prepare an ordinance for the next meeting.

Thomas said he was not opposed to the program, but wondered what the residents would think of it. Dragan replied that often new contractors ask if registration is required because many other towns implement similar programs. Dragan said the program is a good thing for the City and will help track the contractors working in the town. The Council concurred to place this item on the next consent agenda.

5. Approval Of A Video Gaming Location License And Increasing The Number Of Video Gaming Terminals – J&S Hospitality, Inc. d/b/a Holiday Inn-Chicago/Oakbrook Terrace (Bar Louie) 17W350 22nd Street.

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Ragucci referenced the proposed ordinance approving four (4) video gaming machines at Bar Louie. The Council concurred to place this on the next consent agenda.

6. Status Report Payout Number Ten (10): Harbour Contractor's Inc.

Ragucci referenced Payout Number Ten (10) to Harbour Contractor's in the amount of \$1,934.46. The Council concurred to place this item on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

The Council members praised the Public Services staff for their salting and snow removal efforts. Przychodni asked about the City's salt situation. Ragucci estimated that the City has 500 tons of salt remaining. Ragucci said on a big storm the City may use 200 tons. Sarallo expressed concern regarding the strip mall's high piles of snow along Butterfield and Roosevelt. Sarallo asked if there is anything that the City can do to have the strip mall reduce these piles for safety reasons. Ragucci said for the safety of our people if the strip malls do not reduce these piles, then City staff can provide assistance to knock the snow back.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

Greco asked if the snow height maximum could be added under the property maintenance code. Ragucci and Dragan replied that it would be difficult to enforce because if the snow melted.

XV. INTERIM CITY MANAGER MARRERO

Marrero reported that the proposed FY 2015 Budget was distributed tonight. Marrero reminded the Council that budget meetings will take place on Wednesday, March 12 and Wednesday March 19. Marrero added that budget questions can be directed towards her or Aileen Haslett. Marrero thanked Denise Mark and Aileen Haslett for their efforts in compiling the budget.

Marrero said Williams completed the revised drawings and submitted them to Harbour to prepare the bidding documents. Marrero also said the process to obtain the necessary permits has started and that a public hearing will be held on February 27, 2014 to discuss shifting the building to the east.

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Marrero said an unofficial counter-offer was made to BP Amoco. Marrero said BP Amoco originally requested a sales tax incentive consisting of reimbursing 50% of sales and MFT taxes. Marrero said staff found this request reasonable, but that BP Amoco should be responsible for the tap-on fee and the actual cost of the watermain to connect to the City's water system. Marrero explained that BP Amoco's response to this counter-offer was positive and encouraging. Marrero said the City should have a response from BP Amoco within the week. Vlach asked how long the sales tax rebate would be in place. Marrero replied five (5) years.

Ragucci offered his condolences to Shadley whose mother-in-law passed away a week ago.

Ragucci said he along with staff has met with several new businesses that wish to locate in Oakbrook Terrace. Ragucci projected that possibly three (3) new restaurants will be opening up within the year.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

The Regular Meeting of the City Council reconvened.

XVII. OLD BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Sarallo at 7:37P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary