

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, FEBRUARY 12, 2013**

I. CALL TO ORDER

The Mayor called the February 12, 2013, 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: Durham, Sarallo, Shadley, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were Deputy City Clerk C. Downer, City Manager J. Carpino, Finance Director A. Marrero, and Building and Zoning Administrator M. Dragan.

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 22, 2013

Motion to approve the minutes of the Regular City Council and Committee of the Whole Minutes of January 22, 2013 as presented was made by Alderman Durham, and seconded by Alderman Sarallo.

Ayes: Durham, 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 12, 2013 In The Amount Of \$321,734.35
2. Oakbrook Terrace Square: Letter of Credit (LOC) Reduction/Posting of \$5,000 Security.
3. Ordinance No. 13-7: An Ordinance Eliminating Below Grade Storage Parking Requirements By Amending The Provisions Of Subsection (E), Entitled "Business Commercial And Service Uses" Of Section 156.102, Entitled "Schedule Of Parking Requirements" Of Chapter 156, Entitled "Zoning Code" Of Title XV, Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois
4. Ordinance No. 13-8: An Ordinance Allowing For Off-Premises Signs In The M-U Mixed Use Zoning District By Amending The Provisions Of Paragraph (3), Entitled "Zoning District" of Subsection (C), Entitled "Additional Restrictions, All Signs" of Section 156.043, Entitled "Signs" Of Chapter 156, Entitled "Zoning Code" Of Title XV, Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois
5. Ordinance No. 13-9: An Ordinance Regarding Grand Opening Signs, Amending The Provisions Of Subsection (G), Entitled "Temporary Signs" Of Section 156.043, Entitled "Signs" Of Chapter 156, Entitled "Zoning Code" Of Title XV, Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois
6. Ordinance No. 13-10: An Ordinance Amending The Rear Yard Area Requirements For Business Districts As Set Forth In Sections 156.085(G)(3), 156.086(G)(3), 156.087(G)(3), 156.088(G)(3), And 156.089(G)(3) Of Chapter 156, Entitled "Zoning Code" of Title XV, Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois
7. Ordinance No. 13-11: An Ordinance Related To Massage Establishments, Amending The Provisions Of Subsection (B), Entitled "Permitted Uses" Of Section 156.085, Entitled "B-1 Professional Office" And Subsection (B), Entitled "Permitted Uses" Of Section 156.087, Entitled "B-3 General Retail" And Subsection (B), Entitled "Permitted Uses" Of Section 156.089, Entitled "B-5 Entertainment" Of Chapter 156 Entitled "Zoning Code" Of Title XV Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois
8. Resolution No. 13 - 2: A Resolution To Approve And Authorize The Execution Of A Professional Surveying Services Agreement By And Between Gewalt Hamilton Associates Inc. And The City Of Oakbrook Terrace For The New Police Facility and Renovation Of City Hall
9. Resolution No. 13 - 3: A Resolution To Approve And Authorize The Execution Of An Agreement For Geotechnical Engineering Services By And Between Testing Services Corporation And The City Of Oakbrook Terrace For The New Police Facility and Renovation Of City Hall
10. Payout Number One For The 2012 Curb And Gutter Work To Alamp Concrete Contractors Of Schaumburg In The Amount Of \$28,666.96

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11. Payout Number One For The Karban Road Culvert Replacement To Alamp Concrete Contractors Of Schaumburg In The Amount Of \$61,740

The Mayor asked the Council if there were any items to be removed from the Consent Agenda. Hearing none, he asked for a motion to establish a Consent Agenda.

Motion that the items listed on the meeting agenda for February 12, 2013 be considered under the Consent Agenda was made by Alderman Durham and seconded by Alderman Shadley.

Motion passed unanimously through a voice vote.

Durham stated she would like to see the 60 day provision for temporary signage in Ordinance No. 13-9 be enforced by the City. Ragucci stated Dragan distributed a letter to all the businesses in violation last week giving them 30 days to remove temporary signage. Ragucci said since the letter went out he has received numerous emails and letters regarding this matter. Durham commented she would also like to see the City enforce that only one (1) temporary sign be allowed. Ragucci said non-conforming businesses will receive an initial warning and then a citation for non-compliance.

Motion to approve all the items contained on the Consent Agenda was made by Alderman Durham, and seconded by Alderman Shadley.

**Ayes: Durham, 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 Durham and seconded by Alderman Sarallo.

**Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach
Nays: None**

The Regular Meeting recessed to the Committee of the Whole.

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X. MAYOR RAGUCCI

1. DuPage Mayors and Managers Conference Business Meeting on Wednesday, February 20, 2013 at 5:45PM at the Crown Plaza Hotel in Glen Ellyn. Contact Cheryl Downer to register.
2. Ragucci stated on Monday, February 4, 2013 he received an email from Alderman Sayyed indicating his resignation from the City Council. Ragucci said Sayyed resigned because he wished to dedicate his time to his campaign for the York Township Supervisor position. Ragucci thanked Sayyed for his years of service to the City.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. A Resolution To Approve And Authorize The Execution Of A Sign Lease Agreement By And Between Digital Greensigns, LLC And The City Of Oakbrook Terrace For A Highway Advertising Sign.

Ragucci referenced the proposed digital sign lease agreement with Greensigns. Ragucci polled the Council to determine how they will vote on the proposed agreement. Sarallo, Thomas, Vlach, and Shadley favored the agreement and Durham opposed it. Ragucci indicated he favored the agreement as well. The Council concurred to vote on this agreement during the reconvened meeting.

2. Presentation By The Hotel Commission

Don Hill, of the Oakbrook Terrace Hilton Hotels and Chair of the City's Hotel Commission, addressed the Council and reported that 2012 was a terrific year with a 12% increase in revpar (revenue per available room) over 2011 for the City compared to 10.3% for DuPage County as a whole. Hill also reported the City's hotels average rate for 2012 grew 11.5% over 2011 compared to 7.1% for DuPage County.

Hill noted the 12% growth in revpar is the greatest increase in the last six (6) years. Hill noted the Ryder Cup at the end of September helped the City's hotels. Hill predicted a lot of promise for the City's hotels in 2013. Hill indicated the beginning of 2013 is a little slow, but projected that the rest of the year will be strong.

Hill indicated several hotels recently finished some extensive renovations including the Courtyard by Marriot, Holiday Inn, and LaQuinta. Hill noted that Staybridge and Comfort Suites will renovate their facilities in 2013. Hill noted the Hotel Commission is currently discussing the merits of joining the American Bus Association to enhance tourism.

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3. An Ordinance Providing For The Issuance Of Not To Exceed \$4,000,000 General Obligation, Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace, DuPage County, Illinois, And Providing For The Levy And Collection Of A Direct Annual Tax For The Payment Of The Principal Of And Interest On Said Bonds.

Marrero said the purpose of the bond ordinance is to refund the 2008 Bonds. Marrero explained the refunding will be sold through a negotiated sale as opposed to a competitive sale. Marrero indicated at the last meeting, the Council approved the selection of Robert W. Baird to sell the bonds under the terms of a capped savings of at least \$250,000. Marrero explained approving this ordinance tonight will direct Baird to seek buyers of interest and then depending on the market, sell the bonds to achieve the City's \$250,000 savings goal. Marrero noted if the market does not work towards the City's favor, the Council will have to revisit this issue.

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

4. Presentation by Oakbrook Terrace Historical Society

Kelly Fik, son of Lorraine and Ed Fik, asked the Council to keep the home intact and preserve it. Fik stated his family purchased the lot in Oakbrook Terrace and then built the Sears Homart Kit home. Fik fondly recalled his parents' involvement in the City's government.

Maggie Murphy of 17W283 16th Street stated the mission of the Oakbrook Terrace Historical Society. Murphy indicated the Society is a non-profit education institution whose mission is to promote an understanding of the history of Oakbrook Terrace by collecting, preserving, exhibiting, interpreting the history and fostering an appreciation of its historical significance. Murphy noted there are photos, letter, maps, and a wealth of genealogical information accessible today and for future generations. Murphy noted the Society's essence is to illuminate the past as a way to shed light on the future. Murphy said the goal of the Society is to promote pride in both individual and community heritage. Murphy indicated the Society will be a vibrant place where people can learn about the past.

Ave Berkshire of 17W360 Karban Road stated she currently serves on the Historical Society's Board. Berkshire noted during the planning of the 50th Anniversary celebration five (5) years ago, the City offered the Fik House as a storage place for all of the historical items collected. Liz Bruhn, owner of the Edward Jones on Butterfield and Summit, stated that on January 3, 2013 Rebecca Hunter, Architectural Historian, authenticated the Fik Home as an original Sears Homart model. Bruhn indicated this model was only available for a couple of years following World War II. Bruhn said the City has one (1) of the only six (6)

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Homart homes in the nation. Bruhn said based upon this finding, the Historical Society hopes the Council supports the efforts to preserve the Fik home.

Bruhn said in order to work together with the City; the Society has taken steps to fundraise for the expenses of the house. Bruhn said the Society would like to begin a campaign for corporate sponsorships. Bruhn referenced the information included in the agenda detailing how some of the surrounding communities handle Historical Society relationships.

Berkshire stated one (1) of the goals of the Society is to revert the Fik house back to the original condition so that it may be registered as a national historic landmark. Berkshire noted that from 1988 to 1992, the City tirelessly attempted to purchase the former Keller home, which was a two (2) story residence representing early American architecture. Berkshire noted that much to everyone's disappointment the City was unable to purchase the property and this historic landmark was demolished. Berkshire pleaded with the Council to not allow this to happen to the Fik house as well.

Thomas read a letter from Oakbrook Terrace resident Steve Schneider asking the Council to preserve the Fik house. Ragucci asked the Historical Society what their intentions are. Dennis Greco, of 1S615 Nimitz Road, responded the Historical Society is not asking for something in particular, but rather wanting to continue the dialogue with the City so that the Fik house can be preserved. Durham stated she would hate to see the City lose this property. Durham suggested that the Fik house could be open to the public two (2) days out of the month similar to other area historical societies. Durham said the City needs to do everything in its power to preserve the house and then continue dialogue with the Historical Society on how the preservation of the house will be handled.

Sarallo stated he spent a lot of time at the Fik house growing up. Sarallo stated preserving the Fik house is going to cost the City extra money in terms of stormwater for the new buildings. Sarallo said he favors preserving the Fik house. Thomas said he would really hate to see it go and he favors preserving the house as well.

Vlach said when the Fik family sold their home to the City; there was no discussion of preservation at that time. Vlach said he does not understand the importance of a Sears Homart Kit home, which is why there are such few left today, because no one cared to preserve it. Vlach said the City is in dire straits with home values going down and residents losing their jobs. Vlach said he can not justify the additional hundreds of thousands of dollars in costs associated with preserving the Fik House.

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Vlach suggested the Historical Society purchase the home from the City for a \$1 and then relocate it to another lot, so that the City may use the lot for water retention as originally planned. Shadley said the house is going to cost the City money for any direction that the City decides to go. Shadley said he appreciates the residents supporting the Historical Society because it is a great thing. Shadley suggesting selling the Fik house to the Historical Society or demolish it.

Ragucci said this is a tough decision and he is in favor of doing something with the Fik house. Ragucci said he does not believe the City should own the Fik house because it will be a financial hardship on the City. Ragucci noted when the Fik house was purchased back in 2008; the Council at the time intended to demolish the house. Ragucci noted the City paid \$330,000 for the house.

Ragucci said if the Fik house is not demolished, the City will have to pay approximately \$380,000 for underground stormwater retention for the new Police Station. Ragucci noted if the City opts to demolish the Fik house, it will cost the City approximately \$123,000 to construct the retention pond at this location. Ragucci noted these costs do not include the costs to make the building ADA compliant and bring it up to code. Ragucci suggested the Historical Society purchase the house and operate it and see what happens and if it does not work out, the house could come back to the City.

Berkshire said the only reason why the Historical Society is coming to the Council now is because of the Architectural Historian's findings from January 2013. JoAnn McDonnell of Spring Road stated the pros of preserving the Fik house outweigh the cons. McDonnell said the Fik house is an unusual find and tourists will come to view the property. Marilyn DeVries of 17W355 16th Street said the Fik house is a jewel for the City and will be a future tourist attraction. DeVries favors preserving the home.

Bob Shanahan stated Rebecca Hunter reviewed the Fik house in December of 2012 and was very excited about the property. Shanahan stated the stamping on the home is what makes this house so significant, which is why the Historical Society is now requesting that the home be preserved. Shanahan said it would be a larger burden for the Historical Society to own and maintain the home. Shanahan noted the house needs to be restored as well with the vinyl siding and decking need to be replaced. Shanahan noted the Society is open to any dialogue for saving the house.

Ragucci asked if the Historical Society would be willing to purchase the home. Shanahan replied yes, but expressed concern over whether or not the Society will have the support to keep the house going through the years. Shanahan said the Society may need assistance from the City Council through the years. Shanahan estimated it would cost approximately \$500 per month to operate the house.

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Shanahan suggested a possible long term lease agreement whereby the City would continue to own the property and then lease it to the Historical Society. Shanahan said it would be astronomical for the Historical Society to purchase the house and then relocate it.

Durham said she does not see the City losing money in this deal, but sees it as more of an investment in history and for future education. Greco indicated the Society's biggest concern, given the timeframe, is for the Council to agree to not demolish the building. Carpino said he spoke with Mark Bushhouse of Williams Architects who indicated the storm water could be held under the new Police Station parking lot for an additional cost. Carpino indicated a decision would need to be made soon because the City sent out Request for Proposals (RFP) to several contractors for the project. Carpino said he favors saving a part of history of Oakbrook Terrace.

Carpino indicated he does not believe the City should be in the landlord business. Carpino said if the Historical Society does purchase the building and can not handle the operations, then it could revert back to the City.

Shirley Thomas, of 1S468 Monterey Avenue, stated the Historical Society has been very grateful to the City for the use of the Fik house for meetings and storage purposes. Thomas indicated the Historical Society only recently at the last minute wanted to preserve the building after realizing it is a landmark. Thomas said the Historical Society is looking for a commitment that it will not be torn down.

Ragucci said it looks like the majority of the Council members favor preserving the house. Lisa Fortuna of 1S576 Nimitz asked the Council members who have not visited the Fik house to come take a look. Durham said the City owes the Historical Society a debt of gratitude for making this discovery.

Ragucci said the house will not be demolished at this time and the financial requirements for maintaining the home will be prepared. Ragucci said the best option for the City would be for the home to be taken over by the Historical Society. Ragucci stated discussions with the Historical Society will continue once the financials are completed.

5. A Resolution To Approve And Authorize The Execution Of An Agreement For Fundamental Commissioning Of Building Energy Systems And Minimum Energy Performance (Energy Modeling) Services For The New Police Facility And Renovation Of City Hall.

Carpino said both McGuire and Elara submitted proposals to the City Attorney for energy modeling services. Carpino noted Elara's proposal was higher than

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McGuire's because it included more services beyond the scope requested by the City. Carpino indicated both firms will provide the silver level LEED certification. Carpino reported that McGuire provided similar services for the new Public Services Facility.

Durham asked what extra services Elara proposed. Ramello replied that Elara's proposal included the development of a systems manual to describe how to operate the heating, ventilating, lighting, water systems, and building automation systems, to the most energy efficient level. Ramello added Elara's proposal also included the documentation of how these systems operate in an energy efficient manner on the drawings of record.

Durham said Williams Architects has done many LEED buildings, so they know all of this and no one needs to tell them. Durham suggested selecting McGuire given that the City has already worked with them. The Council concurred to select McGuire for energy modeling services and to adopt the resolution approving the agreement during the reconvened meeting.

6. Request To Extend An Agreement With The Villa Park Library

Carpino said the way the formula is calculated for single family homes is based upon a state formula, while the multi-family amount is based upon the consumer price index (CPI). Durham said the fee charged to Oakbrook Terrace residents is based upon the property taxes that Villa Park residents pay towards the library. Durham said City residents pay 20% of this cost for a library card. The Council concurred to place this item on the next consent agenda.

7. Letter of Recommendation: Amendments To The PUD For Two (2) and Three (3) Lincoln Centre

Dragan stated ComEd is requesting approval for an amendment to the Planned Unit Development (PUD) ordinance and variations from the Zoning Code in order to allow the installation of the proposed generator along Butterfield Road adjacent to the DuPage Water Commission building and also for the installation of two (2) walkways. Dragan noted one (1) of the two (2) walkways was already installed as it was considered a non-substantial change to the PUD and no variations from the Code were needed. Dragan indicated the Planning and Zoning Commission voted in favor to recommend approval of the petitioner's request.

Thomas asked what the generator's noise level will be. Robert Wilson, of Jones Lang LaSalle and Program Manager for ComEd, replied the anticipated noise level will be relegated to the monthly testing for the unit to ensure its operation. Wilson noted the purpose of the generator is to support the mission critical call centers that recently relocated to the City. Wilson said on a day-to-day basis the

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noise level will be minimal, but if there is an emergency and the generator is activated there will be noise. Wilson noted the generator is not near any residents or businesses. Bernard Citron, of Thompson and Coburn, indicated the noise level from the unit will be hard to detect from the noise from the nearby streets. Citron noted the expectation is for the unit to only run once a month for a couple of minutes.

Durham asked if ComEd brought a computer aided drawing of the landscaping plan surrounding the generator. ComEd did not bring a rendering of the landscaping. Citron indicated that before the permit is issued, City staff will ensure the landscaping is done. The Council concurred to approve this item during the reconvened meeting.

XII. COUNCIL MEMBER COMMENTS

None.

XIII. CITY MANAGER CARPINO

Carpino stated the FY 2014 Budget books were distributed to the Council at tonight's meeting. Carpino noted the first budget meeting will take place on Wednesday, March 13, 2013.

XIV. CITY ATTORNEY RAMELLO

None.

XV. DEPUTY CITY CLERK DOWNER

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Durham, and seconded by Alderman Thomas.

Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach

Nays: None

The Regular Meeting of the City Council reconvened.

XVII. OLD BUSINESS

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8. Resolution No. 13-4: A Resolution To Approve And Authorize The Execution Of A Sign Lease Agreement By And Between Digital Greensigns, LLC And The City Of Oakbrook Terrace For A Highway Advertising Sign.

Motion To Approve Resolution No. 13-4: A Resolution To Approve And Authorize The Execution Of A Sign Lease Agreement By And Between Digital Greensigns, LLC And The City Of Oakbrook Terrace For A Highway Advertising Sign was made by Alderman Sarallo and seconded by Alderman Shadley.

Ayes: Sarallo, Shadley, Thomas, Vlach, and Ragucci

Nays: Durham

Motion passed.

9. Ordinance No. 13-12: An Ordinance Providing For The Issuance Of Not To Exceed \$4,000,000 General Obligation, Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace, DuPage County, Illinois, And Providing For The Levy And Collection Of A Direct Annual Tax For The Payment Of The Principal Of And Interest On Said Bonds.

Motion To Approve Ordinance No. 13-12: An Ordinance Providing For The Issuance Of Not To Exceed \$4,000,000 General Obligation, Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace, DuPage County, Illinois, And Providing For The Levy And Collection Of A Direct Annual Tax For The Payment Of The Principal Of And Interest On Said Bonds was made by Alderman Durham and seconded by Alderman Sarallo.

Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach

Nays: None

Motion passed.

10. Resolution No. 13-5: A Resolution To Approve And Authorize The Execution Of An Agreement For Fundamental Commissioning Of Building Energy Systems And Minimum Energy Performance (Energy Modeling) Services By And Between McGuire Engineers Inc. and And The City Of Oakbrook Terrace, Illinois For The New Police Facility And Renovation Of City Hall.

Motion To Approve Resolution No. 13-5: A Resolution To Approve And Authorize The Execution Of An Agreement For Fundamental Commissioning Of Building Energy Systems And Minimum Energy Performance (Energy Modeling) Services By And Between McGuire Engineers Inc. and And The City Of Oakbrook Terrace, Illinois For The

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New Police Facility And Renovation Of City Hall was made by Alderman Durham and seconded by Alderman Shadley.

Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach

Nays: None

Motion passed.

11. Ordinance No. 13-13: An Ordinance Amending The Final Planned Unit Development Plan For Lots 1 And 4 Of The Lincoln Centre Subdivision Unit 1 In The City Of Oakbrook Terrace, DuPage County, Illinois

Motion To Approve Ordinance No. 13-13: An Ordinance Amending The Final Planned Unit Development Plan For Lots 1 And 4 Of The Lincoln Centre Subdivision Unit 1 In The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Durham and seconded by Alderman Sarallo.

Ayes: Durham, Sarallo, Shadley, Thomas, and Vlach

Nays: None

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Durham, and seconded by Alderman Shadley at 8:30P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary