

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JUNE 24, 2014**

I. CALL TO ORDER

The Mayor called the June 24, 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: Przychodni, Thomas, Vlach, and Mayor Ragucci

Absent: Esposito and Sarallo

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 June 10, 2014.

Motion to approve the minutes of the June 10, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Thomas.

Ayes: Przychodni, Thomas, Vlach, and Ragucci

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: June 24, 2014 In The Amount Of \$182,240.96.
2. Treasurer's Report: May 2014.

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3. Personnel Report: May 2014.
4. Ordinance No. 14-36: An Ordinance Amending Section 111.005 Entitled “Application For License, Application Fee” And Section 111.010 Entitled “License Fees” Of The Subchapter Entitled “Alcoholic Liquor Control” Of Chapter 111 Entitled “Food And Beverages” Of Title XI Entitled “Business Regulations” Of The Code Of The Oakbrook Terrace, Illinois, As Amended.

Motion to approve all the items contained on the Consent Agenda as presented for June 24, 2014 was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Przychodni, Thomas, Vlach, and Ragucci
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 Thomas.

**Ayes: Przychodni, Thomas, Vlach, and Ragucci
Nays: None**

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Proposal Renewal For Legislative Services: Fidelity Consultants

Ragucci stated Storino could not attend tonight’s meeting due to a meeting with Governor Quinn. Ragucci stated Storino’s firm secured \$90,000 in revenues for the digital billboard as well as \$70,000 for additional curbs and gutters. Ragucci noted Storino is currently working with IDOT for the red light cameras at 22nd Street and Route 83. Marrero said the Fidelity Consultant fee would remain the same at \$3,000 per month.

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

2. Letter of Recommendation: Twin Peaks & KIMCO

Dragan stated representatives from KIMCO (shopping center owner) and Twin Peaks (tenant) made a presentation of their proposed requests at a public hearing held before the Planning and Zoning Commission. Dragan noted the commercial area parcel includes: Home Depot, Big Lots, and the former Loyola Medical Office. Dragan explained the majority of the requests for the commercial property relate to the KIMCO shopping center and are intended to reflect prior zoning approvals. Dragan noted the new requests include a modification to the Planned Unit Development plan (PUD), signage variations, a request for a parking variation, and a request to allow a seasonal outdoor garden on the south side of the building, and storage area on the west side of the building to be used at the same time.

Dragan noted the request for the sub-area parcel, Twin Peaks, includes demolition of the existing building to allow construction of a single building containing two (2) tenant spaces, Twin Peaks and a future second tenant. Dragan explained the applicant requested approval for a special use permit to allow outdoor dining areas for Twin Peaks and the second tenant, a variation to allow the dining space area on each patio to exceed 25% of the area of the indoor dining space, signage variations, and variations for setbacks, yards, floor area ratio, loading zone dimensions, approval for above ground facilities, and to allow shared parking within the overall development parcel.

Dragan said the Planning and Zoning Commission did not recommend approval of the request for a modification to the PUD, but recommended approval of an amendment to the site plan for the commercial area parcel and approval of the site plan for the sub-area parcel, and granting approval of special use permits and variances requested by the applicant.

Thomas asked what is the nature of the business for Twin Peaks. Mark Daniels, attorney for the applicant, replied Twin Peaks is a restaurant that falls into the category of more a flashy sports bar. Daniels explained sports viewing is paramount at Twin Peaks and the restaurant caters toward the male population. Daniels said the year-round patio will be a feature of DuPage County and will seat approximately 100 people.

Thomas asked what will be stored on the west side of the building. Daniels responded the building will include cold storage for the full kegs and a fenced-in area for the used kegs. Thomas asked the nature of the business for the second tenant. Daniels replied the second tenant will be a fast dine-in experience similar to Chipotle. Thomas asked if the proposed new businesses will interfere with

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Home Depot. Dragan replied no and Home Depot is aware of the new businesses and did not express any concerns. Dragan also noted that KIMCO is working on attracting the second tenant, but at this time there is no signed lease.

Ragucci said the building is beautiful and the lot has been vacant for a few years. Ragucci welcomed the Twin Peaks representatives to the City. Ragucci said in this economy, the City is fortunate to have Twin Peaks establishing their business in town. The Council concurred to place this item on the next consent agenda.

3. Amending Traffic Regulations Chapter 71

Ragucci referenced the draft ordinance included in the agenda packet that references the minor amendment to Chapter 71.02, Excessive Running of Motor Vehicle. Ragucci said the revised Chapter will read as follows, "It shall be unlawful for any person to permit the running of an engine or the operation or maintenance of any device, instrument, or machinery of any stationary second division motor vehicle, as defined in Section 1-146 of the Illinois Vehicle Code, within a commercial area adjacent to a residential district within the corporate limits continuously for more than fifteen minutes between the hours of 8:00 p.m. and 6:00 a.m."

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

4. Status Report Payout Number 14: Harbour Contractor's Inc.

Ragucci referenced Harbour Contractor's application for payment number 14 in the amount of \$24,935.29 for the new Police Department/City Hall Renovation included in the agenda packet. Vlach asked how much the City has paid out to Harbour so far. Marrero replied she is tracking this on a spreadsheet and will report back to the Council with this information.

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

5. Consideration Of July 4th Sponsorships – Flood Brothers, Casualty Services Group, and Alphagraphics.

Ragucci asked the Council to consider the Flood Brothers sponsorship at the \$10,000 level, the Casualty Services Group at the \$500 level, and Alphagraphics at the \$500 level. The Council concurred to place these sponsorships on the next consent agenda.

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XII. COUNCIL MEMBER COMMENTS

Vlach expressed concern about the raccoon problem in the City. Vlach stated the City needs to become more proactive. Vlach said if you get raccoons in your house, it is a very expensive problem to fix. Ragucci suggested the new Community Service Officer could work with DuPage County Animal Control on this and possibly obtain some cages.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

None.

XV. INTERIM CITY ADMINISTRATOR MARRERO

Marrero said the bid packages for the curb and gutter program are available beginning today. Marrero also noted the right-of-way restoration is almost complete. Marrero noted the two (2) properties requiring restoration mentioned by Thomas at the last meeting are now finished.

Ragucci said the pension issue is out in the news currently. Ragucci said a lot of cities are really hurting right now. Ragucci said the police union negotiations are currently underway and he will advise the Council on this matter in the future. Ragucci said the City is pretty fortunate that businesses are continuing to build here.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

Ayes: Przychodni, Thomas, Vlach, and Ragucci

Nays: None

Motion passed.

XVII. OLD BUSINESS

1. Resolution No. 14-7: A Resolution To Approve And Authorize The Execution Of A Strategic Advisor Agreement Between The City Of Oakbrook Terrace, Illinois, And Fidelity Consulting Group, LLC.

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Motion to Approve Resolution No. 14-7: A Resolution To Approve And Authorize The Execution Of A Strategic Advisor Agreement Between The City Of Oakbrook Terrace, Illinois, And Fidelity Consulting Group, LLC. was made by Alderman Przychodni and seconded by Alderman Thomas.

**Ayes: Przychodni, Thomas, Vlach, and Ragucci
Nays: None**

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Vlach at 7:28P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary