

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

**I. CALL TO ORDER**

The Mayor called the March 25, 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 March 11, 2014

**Motion to approve the minutes of the March 11, 2014 Regular City Council and Committee of the Whole as presented was made by Alderman Sarallo and seconded by Alderman Przychodni.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: March 25, 2014 In The Amount Of \$182,366.20.
2. Personnel & Payroll Report February 2014.
3. Treasurer's Report February 2014.
4. Ordinance: 14-14: An Ordinance Amending The Final Development Plans For The City Of Oakbrook Terrace Municipal Campus Government Planned Unit Development In The City Of Oakbrook Terrace, DuPage County, Illinois
5. Accept a \$500 Sponsorship From JRC Investments, LLC. And A \$500 Sponsorship From Wolf & Company For The City's July 4<sup>th</sup> Celebration.

**Motion to approve all the items contained on the Consent Agenda as presented for March 25, 2014 was made by Alderman Shadley and seconded by Alderman Przychodni.**

**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 Thomas.**

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

**The Regular Meeting recessed to the Committee of the Whole.**

**X. MAYOR RAGUCCI**

1. Reminder: Second Budget Meeting Wednesday, March 26, 2014 at 6PM.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Presentation By The Greater Oak Brook Chamber Of Commerce.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

Valentina Tomov of the Greater Oak Brook Chamber addressed the Council and discussed the Chamber's recent economic development efforts. Tomov indicated the Chamber had a busy 2013 and their efforts focused upon the retention of current tenants and attraction of new tenants. Tomov said the Chamber tracks absorption and vacancy rates. Tomov indicated 400 packets were mailed introducing the Chamber. Tomov said last year four (4) building fairs were held in Oakbrook Terrace reaching about 5,000 employees.

Tomov said the third annual commercial real estate luncheon was held this past November with over 100 landlord and tenant representatives attending. Tomov said the Chamber introduced new electronic tools including a commercial real estate newsletter and commercial real estate e-blasts which are sent to about 1,000 tenant representatives and site selectors each month. Tomov also said the economic development brochure has been expanded to eight (8) pages.

Tomov said the Chamber hosted two (2) international events. Tomov explained that the Chicago's Trade Commissioners Association participated in a discussion with the Chamber's large businesses and provided them with a tour of both towns. Tomov said the Chamber also hosted trade commissioners from other countries including Italy, France, and Hong Kong. Tomov noted these commissioners met with businesses here to discuss import/export and partnership opportunities.

Tomov said the Chamber is now awarding businesses that have the best workplaces. Tomov highlighted some of the 2014 initiatives. Tomov said the Chamber wishes to expand key partnerships with Choose DuPage, the Illinois Department of Economic Opportunity, and the U.S. Department of Commerce. Tomov stated the Chamber also wishes to retain and attract a talented workforce through connecting companies that offer training to companies that need training. Tomov said the Chamber also hopes to develop a video on why the City of Oakbrook Terrace and the Village of Oak Brook are great places to work. Tomov said the Chamber is also looking to improve retail and hospitality commerce in the area. Tomov noted the Chamber and Comcast will be creating some videos highlighting local companies throughout the year.

Ragucci thanked Tomov for her presentation.

2. Request For An Extension To The Construction Schedule: Hartz Construction Company For The Olivia Townhome Project.

Ragucci said the development is requesting an extension for another year and the townhomes are picking up. Mark Burt, General Counsel for Hartz Construction, addressed the Council and noted Hartz is requesting an extension of the construction permit for an additional year. Burt noted that in 2013, five (5) units were sold and so far one (1) in 2014. Burt noted that eight (8) units in total have

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

been sold over the life of the project. Esposito asked how many total units can be built. Burt replied 31 units. Doug Blocker, Senior Development Coordinator for Hartz Construction provided a status update regarding the project.

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

3. Ordinance Update: Change Remaining Sections Of The Code From City Manager To City Administrator.

Ramello explained that when the Code was amended last November some sections of the Code were omitted and the proposed ordinance covers these omissions. The Council concurred to place this on the next consent agenda.

4. Letter of Recommendation: To Allow For Underground Utilities For New Construction.

Dragan stated the City Council directed a public hearing before the Planning and Zoning Commission concerning a proposed text amendment for underground utilities. Dragan noted a public hearing was held on March 18, 2014 and the Commissioners voted in favor to require all new construction and proposed additions of 50% or greater to install underground utilities.

Discussion ensued as to how the additions of 50% or greater would be interpreted. After further discussions the Council concurred to direct the City Attorney to prepare an ordinance for the next consent agenda.

5. Letter of Recommendation: Proposed Code Amendment For Public Hearing Signs.

Dragan stated the City Code requires commercial property owners to erect a public hearing sign on the property. Dragan said the public hearing applicants pay approximately \$350 per sign to a sign company and for double frontage lots two (2) signs are required for a total of \$700. Dragan reported that the Building and Zoning Department surveyed neighboring communities and recommend a more generic sign.

Dragan explained with a generic sign the commercial applicant will pay \$50 to the City and then City staff will install and remove the signs after the public hearing. Dragan noted there will continue to be no cost for residential property owners. Dragan said if the Council concurs with the proposed text amendment; then the Council should direct a public hearing before the Planning and Zoning Commission.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

Sarallo recommended that the signs be purchased from a retailer in Oakbrook Terrace. After further discussion the Council concurred to direct a public hearing before the Planning and Zoning Commission to discuss this matter.

6. Approval Of A Video Gaming Location License And Increasing The Number Of Video Gaming Terminals – Stella’s Oakbrook Terrace, LLC; d/b/a Stella’s Place 17W454 22<sup>nd</sup> Street.

Ragucci referenced the proposed ordinance approving five (5) video gaming machines at Stella’s. The Council concurred to place this on the next consent agenda.

7. Consideration Of July 4<sup>th</sup> Sponsorships – Dana Investment Advisors.

Ragucci asked the Council to consider the Dana Investment Advisors sponsorship at the \$100 level. The Council concurred to place this sponsorship on the next consent agenda.

8. Status Report Payout Number Eleven (11): Harbour Contractor’s Inc.

Ragucci referenced Payout Number Eleven (11) to Harbour Contractor’s in the amount of \$10,860.86 for the new Police Station and City Hall remodel. The Council concurred to place this item on the next consent agenda.

**XII. COUNCIL MEMBER COMMENTS**

None.

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. CITY CLERK GRECO**

None.

**XV. INTERIM CITY ADMINISTRATOR MARRERO**

Marrero reported that the City would like to amend Harbour’s contract to reflect private bidding as opposed to public bidding. Marrero said the City Attorney generated an amendment to the Harbour contract, which Harbour is currently reviewing. Marrero said she hopes the amendment is on the next agenda. Marrero said once the contract is amended; the bidding process can begin. Vlach asked what brought up this change. Marrero replied that the City is at the bidding phase right now

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

and the City wanted to move ahead with private bidding so the Harbour contract needs to be amended.

Marrero said the City came to an agreement with BP Amoco, who will be building a new gas station at the corner of Summit and Butterfield Road. Marrero noted that a convenience store and car wash will also be located at the site. Marrero indicated that a sales tax incentive will need to be executed for the project. Marrero said the new gas station is not going to use the City's water, but rather retain the Village of Oak Brook as their water provider.

Marrero indicated that the digital billboard is installed and ComEd is running electric this week for the sign.

Marrero stated that the street lights are all installed, and that the contractor will begin restoration efforts next week.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**The Regular Meeting of the City Council reconvened.**

**XVII. OLD BUSINESS**

None.

**XVIII. RECESS TO EXECUTIVE SESSION**

**Motion to recess to Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the City, pay and benefits for certain classes of employees, and the review of Executive Session minutes was made by Alderman Sarallo and seconded by Alderman Esposito.**

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

**The Regular City Council Meeting recessed to Executive Session.**

*Alderman Esposito left the meeting at 7:48PM.*

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

**XIX. EXECUTIVE SESSION**

1. The Appointment, Employment, Compensation, Discipline, Performance, Or Dismissal Of Specific Employees Of The City.
2. Pay & Benefits For Certain Classes of Employees.
3. Review of Executive Session Minutes.

*See separate minutes.*

**XX. RECONVENE THE CITY COUNCIL MEETING**

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

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

**The Regular Meeting of the City Council reconvened.**

**XXI. NEW BUSINESS**

1. Ordinance No. 14-15: An Ordinance Revising The Annual Budget For The Fiscal Year Beginning May 1, 2013 And Ending April 30, 2014, For The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 14-15: An Ordinance Revising The Annual Budget For The Fiscal Year Beginning May 1, 2013 And Ending April 30, 2014, For The City Of Oakbrook Terrace was made by Alderman Shadley and seconded by Alderman Thomas.**

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

**Motion passed.**

2. Resolution No. 14-3: A Resolution To Authorize The Release And Retention Of Certain Executive Session Minutes For Meetings In The Years 1995-2014 Of The City Council Of The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Resolution No. 14-3: A Resolution To Authorize The Release And Retention Of Certain Executive Session Minutes For Meetings In The Years 1995-2014 Of The City Council Of The City Of Oakbrook**

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MARCH 25, 2014**

**Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Sarallo.**

**Ayes: Przychodni, Sarallo, Shadley, Thomas, and Vlach**

**Nays: None**

**Motion passed.**

3. **Motion To Approve Certain Closed Session Minutes From September 2013 Through January 2014.**

**Motion To Approve Certain Closed Session Minutes From September 2013 Through January 2014 was made by Alderman Shadley and seconded by Alderman Sarallo.**

**Ayes: Przychodni, Sarallo, Shadley, Thomas, and Vlach**

**Nays: None**

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Sarallo at 8:18P.M.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary