

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

**I. CALL TO ORDER**

The Mayor called the October 8, 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: Esposito, Przychodni, Sarallo, Shadley, Vlach, and Mayor Ragucci

Absent: Thomas

Also in attendance were City Clerk D. Greco, City Attorney R. Ramello, 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 September 24, 2013

**Motion to approve the minutes of the September 24, 2013 Regular City Council and Committee of the Whole Minutes as presented was made by Alderman Przychodni and seconded by Alderman Esposito.**

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

**Nays: None**

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Ausaf Farooqi, the Attorney for TMY Holdings, addressed the Council and noted he submitted a traffic study and asked if the Council had any questions. Farooqi said he took the City Council's feedback to TMY Holdings and the Tawhid Center. Farooqi reported that if it turns out to be a long-term relationship, the Tawhid Center is prepared to offer financial compensation to the adjacent church. Farooqi also pointed out that the Tawhid Center said all large events would be held off-site.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

Eric Russell, of Kenig Lindgren O'Hara Aboona, provided some highlights of the traffic study that his firm prepared. Russell indicated the Friday prayer service around 1PM to 2PM will have the biggest impact on the parking lot during business hours. Russell explained that since this is the only activity that affects the parking lot during business hours, this was the focus of the traffic study.

Russell said his firm went out this past Friday during this timeframe and did traffic counts at the site's two (2) driveways and surveyed parking occupancy rates in the TMY Holdings lot and the two (2) facilities immediately west of TMY.

Russell said he found that there was not a lot of traffic on the driveway and that there were no issues on Summit Avenue in terms of turning left or right in or out of the parking lot. Russell said the TMY Holdings lot was a little under half filled, with 30 open spaces. Russell said he also surveyed the adjacent parking lots to the west that are not intended to be used but he surveyed out of curiosity and found that these lots were at 45% utilization. Russell said these lots had about 150 open spaces.

Russell said when his firm projected the traffic from the Friday services; they determined that there would not be much of an impact at all. Russell said the volume of traffic making use of the two (2) driveways would still operate at the same level of service. Russell said from a parking perspective, based upon the projections for the Friday service, he found that there will be enough parking at the TMY Holdings lot. Russell said the Tawhid Center has made arrangements with the adjacent church to accommodate an overflow if needed. Ragucci thanked Farooqi and Russell for their comments.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills, October 8, 2013 In The Amount of \$320,015.25.
2. Approval of Payout Number Six (6): Harbour Contractor's In The Amount Of \$5,618.52 For The New Police Station and City Hall Renovation.

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 approve the Consent Agenda.

**Motion to approve all the items contained on the Consent Agenda as presented for October 8, 2013 was made by Alderman Sarallo and seconded by Alderman Przychodni.**

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

**Nays: None**

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

**Motion passed.**

**VIII. ITEMS REMOVED FROM THE CONSENT AGENDA**

1. Ordinance No. 13-50: An Ordinance Amending The Provisions Of Subsection (C) Entitled “Special Uses” Of Section 156.086 Entitled “B-2 Professional Office” Of Chapter 156 Entitled “Zoning Code” Of Title XV Entitled “Land Usage” Providing For Community Centers Of The Code Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 13-50: An Ordinance Amending The Provisions Of Subsection (C) Entitled “Special Uses” Of Section 156.086 Entitled “B-2 Professional Office” Of Chapter 156 Entitled “Zoning Code” Of Title XV Entitled “Land Usage” Providing For Community Centers Of The Code Of Oakbrook Terrace, Illinois was made by Alderman Vlach and seconded by Alderman Shadley.**

**Motion To Table Ordinance No. 13-50: An Ordinance Amending The Provisions Of Subsection (C) Entitled “Special Uses” Of Section 156.086 Entitled “B-2 Professional Office” Of Chapter 156 Entitled “Zoning Code” Of Title XV Entitled “Land Usage” Providing For Community Centers Of The Code Of Oakbrook Terrace, Illinois was made by Alderman Sarallo and seconded by Alderman Przychodni. *(The Council only voted on the motion to table the ordinance.)***

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

**Nays: None**

**Motion passed to table Ordinance No. 13-50 to the October 22, 2013 meeting.**

2. Ordinance No. 13-51: An Ordinance Granting A Special Use For A Community Center On The Property Commonly Known As 1S270 Summit Avenue In The City of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 13-51: An Ordinance Granting A Special Use For A Community Center On The Property Commonly Known As 1S270 Summit Avenue In The City of Oakbrook Terrace, Illinois was made by Alderman Shadley and seconded by Alderman Esposito.**

**Motion To Table Ordinance No. 13-51: An Ordinance Granting A Special Use For A Community Center On The Property Commonly Known As 1S270 Summit Avenue In The City of Oakbrook Terrace, Illinois was made by Alderman Sarallo and seconded by Alderman Przychodni. *(The Council only voted on the motion to table the ordinance.)***

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

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

**Nays: None**

**Motion passed to table Ordinance No. 13-51 to the October 22, 2013 meeting.**

Ragucci said these ordinances will be tabled to the next meeting under Old Business. Ragucci explained that the Council needed time to review the traffic study.

**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 Sarallo.**

**Ayes: Esposito, Przychodni, Sarallo, Shadley, 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. Payout Number One (1) For The Regency Place Watermain Extension Project**

Ragucci referenced the invoice from J. Congdon Sewer Service Incorporated and subsequent payment recommendations from the City Engineer and Public Services Director included in the agenda packet. Ragucci said the pay request is for \$158,467.86, which represents 62% of the contract amount plus authorized additions.

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

**2. Letter Of Recommendation: Giordano's Restaurant 17W280 22<sup>nd</sup> Street**

Dragan said a public hearing was held before the Planning and Zoning Commission to consider the petitioner's request for an amendment to previously approved ordinances for Giordano's and a special use permit to allow an outdoor dining area on the south side of the building. Dragan noted the Planning and Zoning Commission recommended approval of this request with the condition of

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

a signed parking agreement between Giordano's and their neighboring business. Dragan noted that the Council received a letter from Giordano's attorney addressing the Commission's recommendation for the parking license requirement which creates a financial burden for Giordano's. Dragan noted that the City Code requires 51 parking spaces and 77 spaces exist, meaning an extra 26 spaces.

Neal Thompson, of Aria Group Architects Incorporated, stated his firm is the architect of record for the proposed remodeling at Giordano's. Thompson referenced the architectural renderings for the proposed exterior remodeling. Thompson explained that the remodeling project also includes new signage. Thompson indicated that the canopy on the west side of the building will be cut back. Thompson said three (3) new large overhead garage doors will lead to the new patio on the south side of the building. Thompson also displayed the new monument sign.

Sarallo asked about the parking agreement's necessity. Thompson said there is currently an informal agreement with the neighboring business for overflow parking. Thompson explained that Giordano's actually has more parking spaces than needed, so they would actually prefer not to have a formal agreement in place.

Sarallo asked if the parking lot agreement would place a burden on the neighboring property if they decide to expand in the future. Ramello said it possibly could. Dragan explained that if the special use permit is conditioned on this parking agreement then Giordano's would need to have a parking agreement with the neighboring business at any time. Dragan said it is possible that a new owner may not wish to continue the parking agreement, then the special use permit for Giordano's would be terminated and they would not be allowed to use the outdoor dining area. Dragan said Giordano's did not request a parking variation.

The Council concurred to place this item on the next agenda minus the condition for the parking agreement.

Thompson also asked for permission to submit their drawings prior to the Council's approval of the special use at the next meeting. The Council approved this request.

**XII. COUNCIL MEMBER COMMENTS**

None.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. CITY CLERK GRECO**

None.

**XV. FINANCE DIRECTOR MARRERO**

Marrero said the construction for the Regency Place water main is done and is currently connected to the City's water system. Marrero noted that the Courtyard by Marriot is also now connected to the City's water system. Marrero estimated that the City will receive approximately \$97,000 in annual water sales from this expansion project. Marrero said the landscaping at the site is currently being restored and some irrigation issues still need to be resolved.

Marrero reported that most of the infrastructure for the residential street lights on the west side of MacArthur is done. Marrero said the installation of the poles will be around Thanksgiving. Marrero said the City received final construction documents from Williams Architects for the new Police Station and City Hall remodel. Marrero said that both City staff and the construction manager will need to review these documents. Marrero said if there are no issues, then the project can go out to bid and break ground.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

**Ayes: Esposito, Przychodni, Sarallo, Shadley, 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 Esposito at 7:20P.M.**

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2013**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary