

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, SEPTEMBER 23, 2014**

**I. CALL TO ORDER**

The Mayor called the September 23, 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, 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 September 9, 2014.

**Motion to approve the minutes of the September 9, 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, 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: September 23, 2014 In The Amount Of \$181,645.60.
2. Treasurer's Report August 2014.
3. Payroll Report August 2014.
4. Approval Of Road Salt Purchase With The Illinois Department Of Central Management Services' Joint Purchasing Program For 500 Tons Of Road Salt At \$82.41 Per Ton For The 2014-2015 Winter Season.
5. Ordinance No. 14-55: An Ordinance Decreasing The Number Of Class "L" Liquor Licenses By One (1), Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor Control, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace, As Amended (OPA Estiatorio Inc.).
6. FY 2016 Budget Action Calendar.
7. Approval Of Payout Number Sixteen (16): Harbour Contractor's, Inc In The Amount Of \$49,879.83 For The New Police Department/City Hall Renovation.

**Motion to approve all the items contained on the Consent Agenda as presented for September 23, 2014 was made by Alderman Thomas and seconded by Alderman Vlach.**

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

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

**Nays: None**

**Motion passed.**

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**X. MAYOR RAGUCCI**

Mayor Ragucci stated the State of Illinois Attorney General's Office called and invited the Council to a Consumer Fraud and Identity Theft roundtable discussion on Tuesday, September 30, 2014 at 9:30AM. at the Park District of LaGrange Park.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Ordinance To Approve And Authorize The Execution Of A Material Purchase Order Between The City Of Oakbrook Terrace, Illinois And J & L Metal Doors For Hollow Metal & Hardware (Bid Package 08A) For The New Police Facility And Renovation Of City Hall.

Ragucci stated Harbour Contractor's along with Marrero recommend the City award the hollow metal and hardware bid to J & L Metal Doors of Tinley Park, Illinois for a total amount of \$145,000. Dan Skiera of Harbour Contractors stated J & L Metal Doors will provide all the doors, hardware, metal frames, and keys for the new Police Facility and City Hall renovation.

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

2. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois and Caliber Construction Co. For The Furnishing Of Metal Framing & Drywall (Bid Package 09A) For The New Police Facility and Renovation Of City Hall.

Ragucci stated Harbour Contractor's along with Marrero recommend the City award the metal framing and drywall bid to Caliber Construction Company of Woodridge, Illinois for a total amount of \$472,510. Ragucci noted this bid came in with a savings of \$20,759 from the construction budget. Dan Skiera of Harbour Contractors stated Caliber will install all the interior framing, drywall, walls, and ceilings except for the detention area for the new Police Facility and City Hall renovation.

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

3. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois and Caliber Construction Co. For The Furnishing Of Acoustical Ceilings (Bid Package 09B) For The New Police Facility and Renovation Of City Hall.

Ragucci stated Harbour Contractor's along with Marrero recommend the City award the acoustical ceilings bid to Caliber Construction Company of Woodridge,

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Illinois for a total amount of \$74,140. Ragucci noted this came in at \$7,470 over budget.

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

4. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois and CAD Contract Glazing, Inc. For The Furnishing Of Storefront Window System (Bid Package 08C) For The New Police Facility and Renovation Of City Hall.

Ragucci stated Harbour Contractor's along with Marrero recommend the City award the storefront window system bid to CAD Contract Glazing, Inc. of Wheeling, Illinois for a total amount of \$157,500. Dan Skiera, of Harbour Contractors, stated CAD will install an automated door at the entrance for the new Police Facility and new entrance doors for City Hall.

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

Ragucci asked Skiera to provide a status update on the new Police Facility. Skiera said the good weather has enabled the contractors to work steadily on the new Police Facility. Skiera noted all the footings are in and the walls are 70% complete and will be poured out by Thursday. Skiera said the plumbers will start on Friday with the underground work. Skiera said the site utility contractor will begin on Monday. Skiera said the electrician will follow the plumber.

Vlach asked for an update regarding the bad soil. Skiera replied Flood Brothers will be hauling the bad soil, which will save the City about \$25,000. However, Skiera explained that the City will still be responsible for the Waste Management tipping fees, which could cost between \$25,000 to \$30,000.

4. Letter of Recommendation: Twin Peaks & KIMCO

Dragan stated the City Council reviewed the Letter of Recommendation and minutes from the public hearing in June, and at this time the request is for the Council to consider approval of the two (2) ordinances. Dragan noted since June, the petitioner requested the draft ordinances to be placed on hold as some issues had to be worked-out between the landlord and one (1) of the tenants. Dragan explained one (1) ordinance refers to the commercial area parcel which includes: Home Depot, Big Lots, and the former Loyola Medical Office. Dragan said the other ordinance refers to sub-area parcel which includes the proposed new building for Twin Peaks and a future second tenant. Dragan said if the Council concurs with the draft ordinances, she requested that they be approved during the reconvened meeting.

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The Council concurred to approve these items during the reconvened meeting.

5. Letter Of Recommendation: Specialty Café & Bakery Inc.

Dragan said the City previously approved subdivision of the one (1) lot into three (3) lots, and Gardner School is built on the one (1) of the three (3) lots. Dragan noted Specialty Café is proposed to be built on the lot along Butterfield Road and there is the remaining undeveloped lot along Summit Avenue. Dragan stated recently the City approved the owner's request to allow construction of the parking lot on the existing vacant lot along Butterfield Road.

Dragan said on September 2, 2014 a public hearing was held for the proposed tenant, Specialty's Café. Dragan indicated the proposed restaurant is approximately 5,000 square feet with an interior dining area of 1,550 square feet, and an outdoor dining area of 1,225 square feet, which represents approximately 80% of the indoor dining space. Dragan added there is a total of 115 seats inside and 72 seats outside.

Dragan said the City Code requires 28 parking spaces and the applicant is providing 39 spots. Dragan reported the Planning and Zoning Commission recommended approval of the special use permits and variation requests. Dragan added there were some Commissioners that did not support parking on the lot facing Summit Avenue. Dragan explained with respect to parking, Specialty's meets the code for the required number of parking spaces. However, Dragan explained the applicant also requests to permit additional parking for the restaurant on Lot 2, the existing vacant lot along Summit Avenue.

Dragan said the petitioner's attorney, Mark Daniel, submitted two (2) letters to the City Council which were included in your packets, and asked Daniel to explain the applicant's request. Daniel stated parking is an important aspect of the project and the applicant hopes to begin site work as soon as possible in order to open in late spring with a possible May 2015 opening.

Daniel explained one of the letter addresses how the petitioner is requesting 22 parking spaces on Lot 2 be dedicated for Specialty's. Daniel said the property owner, John Wendland, has agreed to allow Specialty's to use Lot 2 for parking. Daniel said even with the use of these spaces, Lot 2 can still be occupied with a reasonable sized development.

Daniel said the other letter requests the petitioner be allowed to move forward with the permit process if there are no additional concerns about this matter. Daniel noted the permit application will include the lease addendum allowing the parking on Lot 2. Daniel indicated the parking will be provided in two (2) phases:

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code compliant curb and gutter drainage style parking will be the second phase, while the first phase will be a temporary parking lot.

Vlach asked if Daniel expected any parking problems when the final building is occupied. Daniel said he does not expect any problem and noted the preliminary plan shows that between 41-46 parking spaces can fit in this location dependent upon the configuration. Daniel noted a building with a square footage between 4,200 and 5,000 could fit on Lot 2. Vlach confirmed that the parking requirements for the remaining lot are not known, because it depends on its use. Dragan agreed. Vlach asked if the maximum parking requirement would be maintained regardless of what occupies the vacant lot. Daniel replied yes.

Thomas asked what if the third tenant requires more parking and could this be changed. Dragan replied the footprint of the building will need to be smaller. Daniel agreed the new building would need to be smaller because the 22 spaces are being set aside for Specialty's. Daniel further noted that you are not going to get more than a 5,000 square feet building on the property because of the height restriction, which only allows a single story building. Dragan noted that Mr. Wendland knows how to market the property to the appropriate use. Thomas said it should not be just Mr. Wendland's position, but the City has a right to protect its growth.

Daniel said another entity like Specialty's is not going to be interested in the third lot and the business will most likely be retail sales or office use. Daniel said another restaurant would be difficult given the proposed Specialty's as well as the Gardner School. Thomas asked if Specialty's would be selling liquor. Daniel replied no.

Ragucci said Specialty's is going to be a beautiful building and a great addition to the City. Ragucci stated parking is always going to be an issue. Ragucci said Specialty's is too good to pass by and is going to be landmark on Butterfield Road. Thomas said he did not want to be misunderstood; he favors Specialty coming here.

The Council concurred to place this item on the next consent agenda. The Council also concurred to allow Specialty's to begin the permit process prior to October 14, 2014 meeting.

6. Status Report Payout Number Seventeen (17): Harbour Contractor's Inc.

Ragucci referenced Harbour Contractor's application for payment number 17 in the amount of \$37,546.95 for the new Police Facility and renovation of City Hall included in the agenda packet. The Council concurred to place this item on the next consent agenda.

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**XII. COUNCIL MEMBER COMMENTS**

Sarallo asked if there was any news on the disconnection of the ComEd street lights. Marrero said Ward continues to work with ComEd on this matter. Marrero added this is part of the Lumquest agreement as well, which is why the City has not paid the final bill to Lumquest yet. Sarallo said the double lights in areas looks horrendous. Vlach said the street resurfacing program has not been done yet by the main entrances of the City. Vlach asked if these areas will be resurfaced. Ragucci replied yes and noted that half of the resurfacing project is complete and the other half will be done soon. Thomas said the contractors did a great job.

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. CITY CLERK GRECO**

None.

**XV. INTERIM CITY ADMINISTRATOR MARRERO**

Marrero wished the Mayor a belated happy birthday and invited everyone to stay after the meeting for cake.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Nays: None**

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**XVIII. RECESS TO EXECUTIVE SESSION**

**Motion to recess to Executive Session to discuss the review of Executive Session Minutes was made by Alderman Thomas and seconded by Alderman Esposito.**

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

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

**XIX. EXECUTIVE SESSION**

1. Review Of Executive Session Minutes

*See separate minutes.*

**XX. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XXI. NEW BUSINESS**

1. Ordinance 14-56: An Ordinance Authorizing The Issuance Of A Purchase Order To J & L Metal Doors For Hollow Metal & Hardware (Bid Package 08A) For The New Police Facility And Renovation Of City Hall For The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance 14-56: An Ordinance Authorizing The Issuance Of A Purchase Order To J & L Metal Doors For Hollow Metal & Hardware (Bid Package 08A) For The New Police Facility And Renovation Of City Hall For The City Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Sarallo.**

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

**Motion passed.**

2. Ordinance 14-57: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City of Oakbrook Terrace, Illinois And Caliber Construction Co. For The Furnishing Of Metal Framing & Drywall (Bid Package 09A) For The New Police Facility And Renovation Of City Hall.

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**Motion To Approve Ordinance 14-57: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City of Oakbrook Terrace, Illinois And Caliber Construction Co. For The Furnishing Of Metal Framing & Drywall (Bid Package 09A) For The New Police Facility And Renovation Of City Hall was made by Alderman Thomas and seconded by Alderman Vlach.**

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

**Nays: None**

**Motion passed.**

3. Ordinance 14-58: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City of Oakbrook Terrace, Illinois And Caliber Construction Co. For The Furnishing Of Acoustical Ceilings (Bid Package 09B) For The New Police Facility And Renovation Of City Hall.

**Motion To Approve Ordinance 14-58: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City of Oakbrook Terrace, Illinois And Caliber Construction Co. For The Furnishing Of Acoustical Ceilings (Bid Package 09B) For The New Police Facility And Renovation Of City Hall was made by Alderman Przychodni and seconded by Alderman Sarallo.**

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

**Nays: None**

**Motion passed.**

4. Ordinance No. 14-59: An Ordinance To Approve and Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And CAD Contract Glazing, Inc. For The Furnishing Of Storefront Window System (Bid Package 08C) For The New Police Facility And Renovation Of City Hall.

**Motion To Approve Ordinance No. 14-59: An Ordinance To Approve and Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And CAD Contract Glazing, Inc. For The Furnishing Of Storefront Window System (Bid Package 08C) For The New Police Facility And Renovation Of City Hall was made by Alderman Thomas and seconded by Alderman Przychodni.**

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

**Nays: None**

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**Motion passed.**

5. Ordinance No. 14-60: An Ordinance Granting Special Uses, Approving A Site Plan, And Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W744 22<sup>nd</sup> Street (“Subject Property”) And Relating To 17W714, 17W734 And 17W740 22<sup>nd</sup> Street (“Commercial Area Parcel”) In The City Of Oakbrook Terrace, Illinois

**Motion To Approve Ordinance No. 14-60: An Ordinance Granting Special Uses, Approving A Site Plan, And Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W744 22<sup>nd</sup> Street (“Subject Property”) And Relating To 17W714, 17W734 And 17W740 22<sup>nd</sup> Street (“Commercial Area Parcel”) In The City Of Oakbrook Terrace, Illinois was made by Alderman Thomas and seconded by Alderman Esposito.**

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

**Nays: None**

**Motion passed.**

6. Ordinance No. 14-61: An Ordinance Granting Special Uses, Consolidating And Amending The Site Plans, And Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W714, 17W734, and 17W740 22<sup>nd</sup> Street (“Commercial Area Parcel”) And Relating To 17W744 22<sup>nd</sup> Street (“Subject Property”) In The City Of Oakbrook Terrace, Illinois

**Motion To Approve Ordinance No. 14-61: An Ordinance Granting Special Uses, Consolidating And Amending The Site Plans, And Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W714, 17W734, and 17W740 22<sup>nd</sup> Street (“Commercial Area Parcel”) And Relating To 17W744 22<sup>nd</sup> Street (“Subject Property”) In The City Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Sarallo.**

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

**Nays: None**

**Motion passed.**

7. Resolution 14-11: 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.

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**Motion To Approve Resolution 14-11: 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 was made by Alderman Thomas and seconded by Alderman Przychodni.**

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

**Nays: None**

**Motion passed.**

8. **Motion To Approve Certain Closed Session Minutes From March 2014 Through April 2014.**

**Motion To Approve Certain Closed Session Minutes From March 2014 Through April 2014 was made by Alderman Esposito and seconded by Alderman Przychodni.**

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

**Nays: None**

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Thomas at 7:44PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary