

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, DECEMBER 10, 2019**

I. CALL TO ORDER

Mayor Ragucci called the December 10, 2019, Regular and Committee of the Whole Meeting of the City Council to order at 7:00P.M.

II. ROLL CALL

Roll call indicated the following Council members were in attendance:

Present: Barbari, Esposito, Greco, Przychodni, Rada, Vlach, and Mayor Ragucci

Absent: None

Also, in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Public Services Director C. Ward, Assistant to the Mayor and Administrator M. Sarallo, 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 November 26, 2019

Motion to approve the minutes of the November 26, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Barbari and seconded by Alderman Rada.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: December 10, 2019 In The Amount Of \$299,419.32

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Motion to approve all the items contained on the Consent Agenda as presented for December 10, 2019 was made by Alderman Vlach and seconded by Alderman Esposito.

**Ayes: Barbari, Esposito, Greco, Przychodni, Rada, 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 Greco and seconded by Alderman Esposito.

**Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

X. MAYOR RAGUCCI

1. Mayor Ragucci wished everyone a Merry Christmas and Happy New Year.
2. Cancellation Of December 24th, 2019 City Council Meeting.
3. Reminder: City Hall will be closed for the Christmas Holiday, Tuesday December 24, and Wednesday December 25, 2019, and the New Year Holiday, Wednesday January 1, 2020.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Traffic Study- 22nd and MacArthur Drive

Public Services Director Ward stated the traffic study results indicated that there is not a lot of cut-through traffic in the subdivision. Public Services Director Ward suggested performing another study after the Macy redevelopment is completed and compare the new study to this baseline study. Alderman Barbari confirmed that Public Services Director Ward is recommending to wait on any changes until after the new Macy's build-out. Public Services Director Ward replied yes that it would be a good idea to see if a new study showed similar results after the Macy's buildout. Alderman Rada inquired on the possible expense o if the City proceeded with some traffic improvements. Public Services Director Ward said it depends on which avenue the City opts to go with and it would take IDOT a long time to perform the traffic improvements on their end before the City can

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even proceed with any changes. Alderman Esposito agreed with Public Services Director Ward's recommendation due to the minimal traffic reported in the study. Alderman Esposito said the bigger concern is the current cars not obeying the traffic signs throughout the subdivision. Alderman Esposito said this needs to be turned back over to the Police Department for monitoring. Alderman Greco indicated he likes that the Police Department stepped up surveillance of the subdivision and he was good with waiting to see how the Macy's redevelopment will impact traffic. Mayor Ragucci thanked Public Services Director Ward for coordinating the study and said the City will discuss this again when the Macy's redevelopment is completed.

2. Review of Various Property Tax Abatement Ordinances.

City Administrator Marrero indicated that the abatement ordinances are done annually and actually abate the bonds, so that the bonds do not increase property taxes. The bond payments are made from other revenue sources. Ordinance No. 19-59 and Ordinance 19-60 include the final abatements for the General Obligation 2010 A& B Bond Series because the City paid off these bonds.

The Council concurred to approve these during the reconvened meeting.

3. Review of the Proposed Tax Levy Ordinance.

City Administrator Marrero stated back in November the Council discussed the tax levy determination. The proposed tax levy included in the agenda packet confirms the tax levy determination and then once it is approved it is filed with the DuPage County Clerk's Office.

The Council concurred to approve this during the reconvened meeting.

4. Cerniglia Company Pay Application #1-2021 Midwest Road Water Main Extension Project.

5. Cerniglia Company Pay Application #2-Final-2021 Midwest Road Water Main Extension Project.

These two (2) items were discussed together.

Public Services Director Ward indicated the project was originally split into two (2) payouts because some patch work was outstanding that he did not think would be completed before the winter season. However, the contractor was able to complete the patchwork. Public Services Director Ward noted the 2021 Midwest Road Water Main project went well and now the much anticipated loop has been constructed.

6. Cerniglia Co. Pay Application #1 and Final-LaQuinta Redevelopment Water Main Extension.

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Public Services Director Ward noted this water main is fully operational at the new Choice Hotel property. Public Services Director Ward said the water main goes north/south from Comar Drive. Public Services Director Ward added the new water main will be able to handle any commercial customer for this area. Alderman Rada said the water main is an investment in our future.

7. Amendment to Final PUD, Midwest Office Center (lots 2-3).

Daniel Welz, Lakeside Bank Chief Operating Officer, stated that Lakeside is a \$1.8 billion bank that has been in business for 54 years and has six (6) branches in the Chicago and one (1) branch in Elmhurst. Lakeside is primarily a commercial real estate bank, but is also a full service bank. Lakeside is very active in the communities that it serves. Alderman Greco said he appreciates business involvement in the community.

Mark Daniel, attorney for Lakeside, provided a brief history of the project and explained Ordinance No. 19-3 designated the preliminary plat of subdivision, while Ordinance No. 19-4 was the preliminary Planned Unit Development (PUD), and Ordinance No. 19-18 adjusted the PUD for Lou Malnati's. Tonight Lakeside is asking for an ordinance for a PUD adjustment for Lot 3 and a minimal adjustment to Lot 2 to get the property in final form. The proposed bank will feature two (2) stories and typically Lakeside Bank buildings do not share building space with other businesses for security purposes. The proposed bank will be a single occupant building which is the first amendment requested from Ordinance No. 19-18.

Mark Daniel noted Lakeside carefully selects the communities to locate their banks and this site meets market demands. Lakeside plans to employ about 15 people at this location. Lakeside will be the contract purchaser of the property. Daniel explained that there will end up being three (3) ordinances for this redevelopment, because Viking Partners will still own Lot 1 Midwest Office Center. Each ordinance has particular applications for each different owner. Lakeside is requesting an exception for a reduction in the number of required parking spaces by one (1) so there will be 33 spaces. Lou Malnati's has significant authority over what other businesses can be located within this PUD and they have approved the Lakeside building and the monument sign, which is 15 feet. The proposed ordinance meets the PUD standards. Lou Malnati's will open first, with Lakeside Bank to follow. Alderman Esposito said the project looks excellent and is a massive improvement. Alderman Greco asked about fencing at the development. Jeffrey C. Miller of Watermark Engineering replied there is no fencing at this site. Alderman Greco said he appreciated the foresight to set the building back enough to get optimal patio views. Alderman Greco inquired if the digital sign conforms with the newer guidelines. Building and Zoning Administrator Dragan responded the digital sign was approved as a special provision in a previous ordinance and allows the business to install a digital sign as long as they apply for a permit prior to the issuance of the certificate of occupancy. Dragan further explained that once the bank is open, this digital sign provision

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is no longer valid. Daniel added with the requested relief he believes the understanding is that a digital sign in 2023 could come into play as long as it meets the applicable restrictions. Daniel said this property deal came along quickly, and they did not want to spend time negotiating a sign package. Alderman Greco suggested this be discussed more in detail. Daniel noted Lakeside would like more flexibility on this.

Alderman Barbari asked when the project will begin. Welz replied the hope is to start digging in the spring/early summer and then the construction process typically takes nine (9) to ten (10) months. Alderman Barbari asked what makes Lakeside different from other area banks. Welz replied Lakeside focuses on relationship banking.

The Council concurred to approve this during reconvened meeting.

8. Continued Discussions-Stella May Swartz Playground.

Mayor Ragucci referenced the letter received from Salt Creek School District Superintendent Jake Chung, which was included in the agenda packet. City Administrator Marrero referenced the emailed responses from the school which indicate the school received donations for about half of the estimated cost. City Administrator Marrero said the school district is asking the City Council to consider about a \$20,000 donation towards the new playground and it is up to the Council to decide on this.

Alderman Greco said his understanding is that the school has sufficient money for the playground project and any additional contributions will enhance the project. Alderman Greco indicated the School District 48 committed about \$125,000 towards the project, and the parent teacher group committed about \$25,000. From this, Alderman Greco surmised that the money donated by the City would enhance the project. Alderman Greco said he was not opposed to donating because he would like to show our support, but he would like to know what enhancements the City will be funding for this project. City Administrator Marrero indicated the playground renderings are still in the initial concept phase. Alderman Greco suggested maybe the City could match local business donations. Alderman Rada said he was involved in a similar project before and the early playground design is the base plan, with possible options at an additional cost. City Administrator Marrero said Superintendent Jake Chung is happy to discuss this in person with the City Council. Alderman Vlach said his constituents are opposed to funding this playground with City dollars especially with the schools taking 2/3 of property taxes.

Mayor Ragucci said the City will discuss this again and have Superintendent Jake Chung attend a future City Council meeting.

XII. COUNCIL MEMBER COMMENTS

The Council wished everyone a happy holiday. Alderman Przychodni thanked staff for doing an excellent job. Alderman Esposito indicated the new Choice Hotel looks really nice and it is

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an improvement over the former La Quinta property. Alderman Esposito said the children's holiday party was really nice and it is nice to see all the young children in attendance. Alderman Greco inquired if the trees will be replaced where the Karban Road water main was repaired. Ward responded that he will take of this. Alderman Barbari indicated he is looking forward to another year. Alderman Vlach said the City has done a good job of paying off bonds this year saving the City a lot of money. Alderman Vlach commended the snow removal efforts of the Public Services Department. Alderman Rada commended Officer Bryant for alerting him that his garage door open was open in the middle of the night.

XIII. CITY ATTORNEY RAMELLO

City Attorney Ramello said it was a pleasure to serve the City over the past year and wished everyone a Merry Christmas and Happy New Year.

XIV. CITY CLERK SHADLEY

City Clerk Shadley wished everyone a Merry Christmas and Happy New Year.

XV. CITY ADMINISTRATOR A. MARRERO

City Administrator Marrero wished everyone a Merry Christmas and Happy New Year.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Greco and seconded by Alderman Esposito.

**Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

XVII. OLD BUSINESS

1. Ordinance No. 19-58: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No. 19-58: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace was made by Alderman Przychodni and seconded by Alderman Greco.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

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Nays: None

Motion passed.

2. Ordinance No. 19-59: An Ordinance Abating The Tax Heretofore Levied For The Years 2019 Through 2030 To Pay Debt Service On \$3,930,000 Of General Obligation Bonds, Series 2010A, Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No. 19-59: An Ordinance Abating The Tax Heretofore Levied For The Years 2019 Through 2030 To Pay Debt Service On \$3,930,000 Of General Obligation Bonds, Series 2010A, Of The City Of Oakbrook Terrace was made by Alderman Esposito and seconded by Alderman Barbari.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Nays: None

Motion passed.

3. Ordinance No. 19-60: An Ordinance Abating The Tax Heretofore Levied For The Years 2019 Through 2030 To Pay Debt Service On \$325,000 Of General Obligation Taxable Business District Bonds, Series 2010B, Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No. 19-60: An Ordinance Abating The Tax Heretofore Levied For The Years 2019 Through 2030 To Pay Debt Service On \$325,000 Of General Obligation Taxable Business District Bonds, Series 2010B, Of The City Of Oakbrook Terrace was made by Alderman Greco and seconded by Alderman Barbari.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Nays: None

Motion passed.

4. Ordinance No. 19-61: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$2,810,000 Of General Obligation Bonds, Series 2012A, Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No. 19-61: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$2,810,000 Of General Obligation Bonds, Series 2012A, Of The City Of Oakbrook Terrace was made by Alderman Barbari and seconded by Alderman Przychodni.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Nays: None

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Motion passed.

5. Ordinance No. 19-62: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace.

Motion To Approve Ordinance No. 19-62: An Ordinance Abating The Tax Heretofore Levied For The Year 2019 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace was made by Alderman Vlach and seconded by Alderman Esposito.

**Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

6. Ordinance No. 19-63: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,027,578 For The Fiscal Year Beginning May 1, 2019 And Ending April 30, 2020 For The City Of Oakbrook Terrace, DuPage County, Illinois

Motion To Approve Ordinance No. 19-63: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,027,578 For The Fiscal Year Beginning May 1, 2019 And Ending April 30, 2020 For The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Rada and seconded by Alderman Przychodni.

**Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

7. Ordinance No. 19-64: An Ordinance Granting An Amendment To The Final Planned Unit Development Approved In Ordinance Nos. 19-4 And 19-8 (Amending Phase Two And Phase Three), Granting Exceptions From the Requirements Of The Zoning Ordinance, And Approving Amended Phase Two and Phase Three Redevelopment Plans For 18W072 – 18W100 22nd Street In The City Of Oakbrook Terrace, Illinois

Motion To Approve Ordinance No. 19-64: An Ordinance Granting An Amendment To The Final Planned Unit Development Approved In Ordinance Nos. 19-4 And 19-8 (Amending Phase Two And Phase Three), Granting Exceptions From the Requirements Of The Zoning Ordinance, And Approving Amended Phase Two and Phase Three Redevelopment Plans For 18W072 – 18W100 22nd Street In The City

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Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Vlach.

Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Nays: None

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 7:54PM.

Motion carried unanimously.

Submitted,

Aileen Haslett, Recording Secretary