

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 24, 2019**

I. CALL TO ORDER

Mayor Ragucci called the September 24, 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, and Assistant to the Mayor and City Administrator M. Sarallo, 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 10, 2019

Motion to approve the minutes of the September 10, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

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: September 24, 2019 In The Amount Of \$184,688.16.
2. Treasurer's Report August 2019.

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3. Personnel & Payroll Report August 2019.
4. Ordinance No. 19-47: An Ordinance Amending The Provisions Of Chapter 35 Entitled “Taxes” Of Title III Entitled “Administration” Of The Code Of Oakbrook Terrace, Illinois, By Imposing A Municipal Cannabis Retailers’ Occupation Tax.

Motion to approve all the items contained on the Consent Agenda as presented for September 24, 2019 was made by Alderman Rada and seconded by Alderman Barbari.

**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

Mayor Ragucci stated Christopher B. Burke Engineering installed traffic counters on Saturday, September 21 along MacArthur, Stillwell, and Hodges. The counters will be in place for two (2) weeks and then the results will be reported back to the Council. Mayor Ragucci invited everyone to attend the second annual Hilton properties Chili Cook-off on September 25, 2019 at the Salvation Army from 11:30AM – 1PM.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 17W710 22nd Street.

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission on September 3, 2019 and the Commission voted in favor of the applicant’s request for a Planned Unit Development (PUD), special uses, and exceptions from the PUD. In general, the remodeled building containing two (2) hotels will

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remain in substantial conformance for all exterior zoning purposes with modifications concerning the building height on the south side of the building, front entrance canopy, landscape plan, and sign package presenting an adjustment to the documents previously approved for LaQuinta.

Mayor Ragucci thanked Vishal Thakkar, property owner, for bringing forward this redevelopment project. Thakkar said he appreciated the Council's support and added he is very excited for the project to be in Oakbrook Terrace. Thakkar said he hopes all the Council members attend the ribbon cutting. Mark Daniel, the petitioner's attorney, stated that the Council previously reviewed this project back in 2017. The previous proposal included a reduction in the number of hotel rooms from 144 to 127, compared to the new proposal that includes 142 rooms. Daniel noted the hotel site endured a fire, a water leak, and a prolonged closure.

Daniel said the project received a unanimous recommendation from the Planning and Zoning Commission. The landscaping improvements from the former LaQuinta plan have been carried forward under this proposal as well. Daniel said the developer plans to spend \$4 million to remodel the property. Daniel indicated the developer is looking to preserve the prior in-conformities for financing purposes.

The hotel will operate under the national Choice Hotel chain. Choice Hotels has two (2) brands, namely Sleep Inn for shorter terms and Mainstay Suites for extended stays. The pricing for Mainstay Suites allows better occupancy and pricing than the Sleep Inn. There is no similar hotel in the area offering both short and long-term stays, which will make the hotel a better competitor.

The remodeled hotel will feature a modernized roof line and a new entryway canopy. Daniel said there is less signage than what was approved for the LaQuinta. Daniel said the Planning and Zoning Commission granted the authority for the developer to work with the BP Amoco owner to determine if there is an appropriate space to place a sign directing hotel guests where they can enter the property. Daniel noted replacement panels will still be used below the Denny's sign along 22nd Street. The 50 foot pole sign on the southwest corner should actually be higher so a three (3) feet increase for a 53 foot sign has been requested just in case modern engineering practices call for a stronger base. The sign itself will actually be smaller than what the former LaQuinta utilized. There will be sufficient parking even if the hotel has an occupancy rate of 91%. The petitioner requested a variation to form a possible shared parking agreement with neighboring properties.

Daniel noted the petitioner is requesting variations for above-ground-service facilities including two (2) transformers that will be within 200 feet of other transformers. Daniel said the hotel will be connected to the City's water system, once the new watermain is completed. Daniel noted the area businesses are happy with the redevelopment project. Daniel asked the Council for their approval of the proposed ordinance during the reconvened meeting.

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Alderman Esposito asked for clarification and noted the renderings looked like two (2) separate units, but actually the hotel will be operating as one hotel. Daniel responded that the development includes two (2) hotels, but one (1) building. Alderman Esposito said this is a great opportunity for the City. Alderman Esposito added the signage is needed and will help promote the hotel. Alderman Esposito indicated the property has been vacant and this project needs to be jump-started. Alderman Esposito said he welcomes this project.

Alderman Greco agreed with Alderman Esposito's comments. Alderman Greco asked about a generator at the site. Daniel noted there is not a generator planned for this site yet, but permission to add a generator at a later date has been requested. Alderman Greco asked why the generator would not be screened. Daniel replied spacing in general, but the generator if installed would be wrapped in landscaping. Alderman Greco said he would like to see some screening if the generator is installed. Alderman Greco expressed concern that a variation is necessary to allow landlords to form cooperative parking agreements. Daniel indicated the proposed ordinance includes permission to form shared and cooperative parking agreements going forward without City review. Alderman Greco said more businesses should do this. Alderman Greco asked if there will be any vending at the hotel. Daniel noted there will be daily breakfast and the renovated hotel includes a dining room, patio, fire pit, and pergola. Greco inquired why a sign would be placed at BP Amoco and not the other side of the street. Daniel replied the BP Amoco would be an easier location to see the sign based upon which direction a motorist is coming from. Daniel added that the property across the street has substantial landscaping and an extensive sprinkler system.

Alderman Barbari asked if the property will have a pool. Daniel replied the existing pool will remain as is. Alderman Rada asked if the franchise rights for the hotel were secured. Thakkar replied yes the Choice Hotel franchise has been secured. Alderman Rada asked if the suites included kitchenettes. Thakkar replied yes. Alderman Rada said more and more hotels are going with the dual branding.

Mayor Ragucci said this is a great location and a fantastic project. Mayor Ragucci thanked Thakkar for his efforts and wished him well with the project.

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

XII. COUNCIL MEMBER COMMENTS

Alderman Rada said there is an ongoing battle with a developer at Berkshire. Alderman Rada thanked Mayor Ragucci and Building and Zoning Administrator Dragan for all of their assistance. Alderman Vlach said he was pleased to see more squads throughout the subdivision. Alderman Barbari asked if the City provides \$6,000 to the Oakbrook Terrace Historical Society on a yearly basis. City Administrator Marrero explained this contribution is discussed each year during the budget hearings. Mayor Ragucci said this can be discussed further during the upcoming budget hearings.

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XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR A. MARRERO

City Administrator Marrero said the photographer will be on site before the Tuesday, October 22, 2019 Council meeting. City Administrator Marrero asked if everyone will be available for the group photos approximately one (1) hour before the meeting. The Council concurred that this date works.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Vlach and seconded by Alderman Rada.

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

Motion passed.

XVII. OLD BUSINESS

1. Ordinance No. 19-48: An Ordinance Designating A Planned Unit Development Special Use, Granting Special Uses And Approval Of Final Development Plans And Granting Exceptions From The Requirements Of The Zoning Ordinance For The Use Of 17W710 22nd Street (Formerly 1S666 Midwest Road) In The City Of Oakbrook Terrace, Illinois.

Motion To Approve Ordinance No. 19-48: An Ordinance Designating A Planned Unit Development Special Use, Granting Special Uses And Approval Of Final Development Plans And Granting Exceptions From The Requirements Of The Zoning Ordinance For The Use Of 17W710 22nd Street (Formerly 1S666 Midwest Road) In The City Of Oakbrook Terrace, Illinois was made by Alderman Greco and seconded by Alderman Esposito.

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

Motion passed.

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ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Barbari at 7:36PM.

Motion carried unanimously.

Submitted,

Aileen Haslett, Recording Secretary