

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JUNE 26, 2018**

I. CALL TO ORDER

The Mayor called the June 26, 2018, 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, Greco, Przychodni, Swartz, Vlach, and Mayor Ragucci

Absent: Thomas

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, City Attorney R. Ramello, 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 June 12, 2018

Alderman Greco said the minutes need to be corrected to reflect that he stated Senator John Cullerton was the proponent of the Small Wireless Deployment Act.

Motion to approve the minutes of the June 12, 2018 Regular City Council and Committee of the Whole as amended was made by Alderman Vlach and seconded by Alderman Swartz.

Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: June 26, 2018 In The Amount Of \$153,896.60.
2. Treasurer's Report May 2018.
3. Payroll & Personnel Report May 2018.
4. Ordinance No 18-24: An Ordinance Amending Chapter 33 Entitled "Departments, Boards and Commissions" Of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois, Regarding Part-Time Police Officers.
5. Resolution No. 18-13: A Resolution Repealing The Guidelines For Requiring A Court Reporter For Public Hearings Before The Planning And Zoning Commission And Approving A Rule Of Procedure Regarding Record Of Proceedings Before The Planning And Zoning Commission Of The City Of Oakbrook Terrace.
6. Ordinance No 18-25: An Ordinance Amending Chapter 154 "Fees and Deposits" Of Title XV Entitled "Land Use" Of The Code Of Oakbrook Terrace, Illinois.
7. Ordinance No. 18-26: An Ordinance Decreasing The Number Of Class "A" 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, Illinois As Amended (En Fuego OBT, LLC d/b/a En Fuego Mexican Grille).

Motion to approve all the items contained on the Consent Agenda for June 26, 2018 as presented was made by Alderman Esposito and seconded by Alderman Przychodni.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach
Alderman Nays: None**

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

1. Ordinance No 18-27: An Ordinance Amending Chapter 95 Entitled "Public Rights-Of-Way" Of Title IX Entitled "General Regulations" And Chapter 154 Entitled "Fees And Deposits" Of Title XV Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois.

Alderman Greco reiterated his disapproval of the State of Illinois forcing this legislation upon municipalities and this will be a vote under protest. Alderman Greco commended the City Attorney for including the aesthetics portion in this ordinance.

Motion To Approve Ordinance No 18-27: An Ordinance Amending Chapter 95 Entitled "Public Rights-Of-Way" Of Title IX Entitled "General Regulations" And Chapter 154 Entitled "Fees And Deposits" Of Title XV Entitled "Land Usage" Of

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The Code Of Oakbrook Terrace, Illinois was made by Alderman Vlach and seconded by Alderman Swartz.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach
Alderman Nays: None**

Motion passed.

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.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach
Alderman Nays: None**

Motion passed.

X. MAYOR RAGUCCI

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter of Recommendation: 1S055 Summit Avenue.

Building and Zoning Administrator Dragan said a public hearing was held before the Planning and Zoning Commission to consider a request by the owner of the property to approve the rezoning, grant a special use, and to grant variations from the Zoning Ordinance. The petitioner's request includes: rezoning the property from B-1 professional office, to B-3 general retail, and a special use to allow offices, businesses, and professional on the first floor. The variations requested from the Zoning Ordinance reflect existing conditions. Following the applicant's request for rezoning, the property must be brought into compliance with the current Zoning Ordinance. At this time, the owner of the property is requesting approval for rezoning from B-1 to B-3 in order to allow a proposed gaming café to occupy the existing Flower De Jour space. Under the B-3 district, the gaming café is a permitted use, but a special use permit is required to allow office use in the B-3 district on the first floor of the building. Back in 2008, the City rezoned numerous properties, and the subject property was rezoned from B-3 to B-1.

Building and Zoning Administrator Dragan stated the Planning and Zoning Commission recommended approval of the applicant's request with the following conditions to be met by June 1, 2019:

1. the parking lot has to be resurfaced;

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2. the variance with respect to the parking space size is granted only for the front of the property and not the back, which means the rear parking spaces will need to be in compliance; and,
3. tuck-pointing of all brick exterior surfaces.

Alderman Esposito indicated he read the minutes of the Planning and Zoning Commission and apologized for the lack of professionalism conducted during that meeting. Alderman Esposito said the project is all positive and this is a step in the right direction for this area. Alderman Greco stated as the project progresses the property owners are living up to the standards expected by the Council. Mayor Ragucci thanked the owners for redeveloping the property and said this is a great project. Ragucci indicated he read the minutes from the Planning and Zoning Commission public hearing and noted that the meeting was unprofessional. Mayor Ragucci advised the Planning and Zoning Commission to discuss matters that pertain to the agenda only.

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

2. Addendum To The Economic Incentive Agreement Between The City Of Oakbrook Terrace And Oakbrook Terrace Holding, LLC.

Mark Daniel, the property owner's attorney, stated the water main for the new gas station and gaming café will run from the La Quinta hotel property to the new gas station. Daniel indicated the water main extension is estimated to be more costly than originally anticipated because DuPage County forced significant modifications to the project. DuPage County no longer allows watermain to be constructed below County roads. The current bid for the water main project is \$212,000. Daniel asked the Council for their consideration to increase the sales tax incentive rebate from \$138,000 to \$238,000 to cover the additional costs incurred.

Alderman Esposito asked if the project will be completed by October 2018. Daniel indicated there is a lot of work to be done and the contractor is ready to go. Alderman Greco indicated he is committed to this project and hoping to see it through. Alderman Vlach said he was anxious to see the project move along.

The Council concurred to approve the addendum during the reconvened meeting.

3. Resolution to Adopt a Mitigation Plan For The City Of Oakbrook Terrace.

City Administrator Marrero stated the proposed resolution concerns the adoption of a mitigation plan based on DuPage County and their multi-jurisdictional hazard mitigation plan, which was approved by FEMA, and adopted by DuPage County on June 12, 2018. Once adopted by the County, all communities must adopt the plan, which ensure that if natural hazards were to occur, the County, the City, and surrounding communities will be working from the same plan.

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XII. COUNCIL MEMBER COMMENTS

Alderman Esposito said he is looking forward to seeing everyone at the July 4th celebration. Alderman Greco asked if the City can give the creek more depth with retaining walls so that the water crests before it hits streets during a heavy rainfall. Alderman Vlach said a resident approached him about a neighbor mowing his lawn at 7:30AM on a Sunday morning. Alderman Vlach asked that this matter be discussed at the next meeting. Building and Zoning Administrator Dragan noted this can be addressed through an amendment to the property maintenance code. Mayor Ragucci said this can be discussed at the next meeting.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

City Administrator Marrero asked the Council if the City-wide garage sale should continue. Ragucci asked that this item be placed on the next agenda for discussion.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach

Alderman Nays: None

Motion passed.

XVII. OLD BUSINESS

1. Resolution No. 18-14: A Resolution To Approve And Authorize The Execution Of A First Addendum To The Economic Incentive Agreement Between The City Of Oakbrook Terrace And Oakbrook Terrace Holding LLC.

Motion To Approve Resolution No. 18-14: A Resolution To Approve And Authorize The Execution Of A First Addendum To The Economic Incentive Agreement Between The City Of Oakbrook Terrace And Oakbrook Terrace Holding LLC was made by Alderman Swartz and Alderman Vlach.

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**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, and Vlach
Alderman Nays: None**

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Esposito at 7:25PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary