

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 23, 2018**

I. CALL TO ORDER

The Mayor called the January 23, 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, Swartz, Thomas, Vlach, and Mayor Ragucci

Absent: Przychodni

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Building and Zoning Administrator M. Dragan, Assistant to the Mayor and 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 January 9, 2018

Motion to approve the minutes of the January 9, 2018 Regular City Council and Committee of the Whole as presented was made by Alderman Greco and seconded by Alderman Esposito.

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

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

Resident Bruce Almeroth said 2017 was a great year for the City and thanked the Council for all they do to protect the residents. Almeroth added it was nice the new building projects in the *Terrace Leaves* newsletter, which is a good sign for 2018.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: January 23, 2018 In The Amount Of \$187,228.20.
2. Treasurer's Report December 2017
3. Personnel and Payroll Report December 2017
4. Ordinance 18-5: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 1S630 MacArthur Drive (Daniel Lindeen And Jessica Lindeen) In The City Of Oakbrook Terrace, Illinois.
5. Ordinance 18-6: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W619 Roosevelt Road (7-Eleven, Inc) In The City Of Oakbrook Terrace.
6. Ordinance 18-7: An Ordinance Regarding Dog Daycare, Dog Boarding, Dog Spa Services, And Dog Grooming With An Outdoor Play Area, Amending Section 156.087 Entitled, "B-3 General Retail", Of Chapter 156 Entitled, " The Zoning Ordinance Of The City Of Oakbrook Terrace," Of Title XV Entitled, "Land Usage," Of The Code Of Oakbrook Terrace, Illinois.
7. Ordinance 18-8: An Ordinance Annexing Certain Territory To The City Of Oakbrook Terrace, Illinois (1S061 Myrtle Avenue Oakbrook Terrace, Illinois).

Motion to approve all the items contained on the Consent Agenda for January 23, 2018 as amended was made by Alderman Thomas and seconded by Alderman Vlach.

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

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

8. Ordinance 18-9: An Ordinance Amending The Final Planned Unit Development Plan And Granting A Special Use For A Day Care Center And Preschool For The Property Located At 17W677-725 Roosevelt Road In The City Of Oakbrook Terrace, DuPage County, Illinois.

Motion To Approve Ordinance 18-9: An Ordinance Amending The Final Planned Unit Development Plan And Granting A Special Use For A Day Care Center And Preschool For The Property Located At 17W677-725 Roosevelt Road In The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Swartz and seconded by Alderman Esposito.

Alderman Greco said he does not think this is the right use for this center and the City would be better off holding out for retail. Alderman Greco also said the architecture

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does not fit the site. Esposito agreed with Alderman Greco that the aesthetics do not fit the shopping center. Alderman Esposito expressed concern over whether if the business failed, if this building could be converted into another type of business. Curt Hurst, owner of the shopping center, responded from an architecture standpoint, the design is appealing and adds character to the shopping center. Hurst indicated he is committed to this shopping center, and he would do anything financially to repurpose this building if necessary in the future. Alderman Greco said he would like to hear from Hurst that he is committed in the future for tax revenue businesses at the center. Hurst said he is willing to commit to that and he is currently marketing a portion of the center to a banquet-based business.

**Alderman Ayes: Esposito, Swartz, Vlach and Mayor Ragucci
Alderman Nays: Greco and Thomas**

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 Thomas and seconded by Alderman Swartz.

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

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Request To Renew The Service Contract With The Villa Park Library.

Kandice Krettler, Deputy Director of the Villa Park Library, addressed the Council and stated currently there are 242 Oakbrook Terrace Library Cards of which 102 are active and 230 items are currently checked out to residents. Krettler indicated in May 2017 a *Little Free Library* was installed at Stella May Swartz School.

Krettler said the Villa Park Library has been involved with many outreach events in Oakbrook Terrace including monthly presentations at Terra Vista Assisted Living and story times at the Oakbrook Terrace Park District. Krettler indicated there is currently a building project at the Villa Park library which includes an addition and a complete interior renovation as well as a drive-up book return. Swartz indicated he was pleased

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with the Library's reciprocal borrowing privileges. Alderman Greco said he was impressed with the Library's outreach efforts in Oakbrook Terrace. Mayor Ragucci indicated he was impressed that Oakbrook Terrace residents continue to sign up every month for library cards. Mayor Ragucci thanked Krettler.

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

2. Economic Incentive Agreement – Oakbrook Terrace, LLC.

The property owner's attorney, Mark Daniel, addressed the Council regarding the proposed economic development agreement for Oakbrook Terrace Holding, LLC. Daniel noted the former Burger King site has been vacant for about six (6) or seven (7) years. Daniel stated the new gas station, convenience store, and gaming cafe will be connect to the City's water system. Daniel said the property owner requested to waive the water connection fee. Daniel said he compared the owner's current Roselle location to the planned Oakbrook Terrace site. Daniel projected a 5% to 8% increase in volume over the Roselle location, which generated \$400,000 in sales taxes for 2016. Daniel projected \$33,000 sales taxes for the 2018 fourth quarter for Oakbrook Terrace of which half is eligible for a rebate. Daniel estimated for CY 2019 over \$130,000 in sales taxes of which half will be eligible for a rebate. Daniel explained the maximum rebate is \$138,000 over the course of about seven (7) years.

Alderman Vlach said the property owner should pay for the legal fees for this agreement. Daniel replied the agreement has customary terms. Alderman Esposito asked how much water will the car wash use. Daniel replied on a monthly basis, the car wash is estimated to use 73,080 gallons. Alderman Greco asked for clarification on how the rebate will actually work. Daniel said the maximum rebate is \$138,000. Alderman Greco expressed concern about traffic building up on the street and if the City has any flexibility to step in if traffic becomes an issue at the property. Ramello responded the City does not have to wait for 10 car accidents to occur before intervening about traffic problems. Alderman Greco asked what repercussions does the City have if the property is not developed. Daniel replied then the rebate money is not paid because the rebate is only made after sales taxes are generated.

City Administrator Marrero explained the City will be okay for the \$138,000 rebate. City Administrator Marrero estimated the gaming café to generate \$14,000 so combined the City is looking at an additional \$152,000 in revenues for the General Fund. City Administrator Marrero said she visited the property owner's facility in Roselle and indicated it was very nice and aesthetically pleasing. Mayor Ragucci said he supports this agreement because it is a win for the City and the property has been vacant for a long time. Daniel noted the anticipated closing date is January 31, 2018 and the owner is moving as fast as he can.

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

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3. Amendments To Title XI Entitled “Business Regulations” – Chapter 120 Contractor Registration.

City Administrator Marrero said the City has received several complaints from homeowners who are required to pay the contractor registration fee when performing work on their own house. This amendment will remove the requirement for contractor registration for homeowners working on their own homes or acting as a general contractor. Building and Zoning Administrator Dragan noted staff surveyed 10 neighboring communities and found that they do not require homeowners to purchase contractor registrations when working on their own home. Building and Zoning Administrator Dragan said if the homeowner does not reside at the property then a contractor registration will be required. Alderman Greco recommended when homeowners are acting as a general contractor that any subcontractors would still need a contractor registration. Building and Zoning Administrator Dragan noted the building permit process will remain the same as well as all inspections.

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

4. Creating A New Class Of Liquor License – Class “M”

City Administrator Marrero indicated the owner of EnFuego recently contacted the City about selling the tequila he makes himself. Many customers expressed an interest in purchasing the tequila for home use. City Administrator Marrero explained the new Class “M” would enable the owner to sell packaged tequila for off-premise consumption similar to the way Ditka’s sells their own house brand wine to restaurant customers. Mayor Ragucci indicated he spoke with the owner today and he really appreciates the Council’s efforts to allow tequila sales at EnFuego.

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

XII. COUNCIL MEMBER COMMENTS

Alderman Thomas inquired about the resident holiday light decorating contest results. City Administrator Marrero replied the results were posted in the most recent *Terrace Leaves* and five (5) homeowners participated. Assistant to the Mayor and Administrator Sarallo said all the homeowners received a prize and hopefully more residents will participate next year.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

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XV. CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

1. Resolution 18-2: A Resolution To Approve And Authorize The Execution Of an Economic Incentive Agreement Between The City Of Oakbrook Terrace And Oakbrook Terrace Holding LLC.

Motion To Approve Resolution 18-2: A Resolution To Approve And Authorize The Execution Of an Economic Incentive Agreement Between The City Of Oakbrook Terrace And Oakbrook Terrace Holding LLC was made by Alderman Greco and seconded by Alderman Esposito.

**Alderman Ayes: Esposito, Greco, Swartz, Thomas, Vlach and Mayor Ragucci
Alderman Nays: None**

Motion passed.

XVIII. RECESS TO EXECUTIVE SESSION

1. **Motion To Recess To Executive Session To Discuss The Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employee's Of The Public Body was made by Alderman Swartz and seconded by Alderman Vlach.**

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

Motion passed.

XIX. EXECUTIVE SESSION

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1. Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employee's Of The Public Body.

See separate minutes.

XX. RECONVENE THE CITY COUNCIL MEETING

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

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

Alderman Nays: None

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 8:27PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary