

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

I. CALL TO ORDER

The Mayor called the January 9, 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, Thomas, Vlach, and Mayor Ragucci

Absent: None

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 December 12, 2017

Motion to approve the minutes of the December 12, 2017 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

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

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: January 9, 2018 In The Amount Of \$374,177.50

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

2. Treasurer's Report November 2017
3. Personnel and Payroll Report November 2017
4. Ordinance No. 18-1: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W729 Roosevelt Road (JBP Oakbrook Terrace Property LLC) In The City Of Oakbrook Terrace
5. Ordinance No. 18-2: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 1S533 Halsey Road (Casey Puchlerz and Lydia Puchlerz) In The City Of Oakbrook Terrace, Illinois

Motion to approve all the items contained on the Consent Agenda for January 9, 2018 as presented was made by Alderman Vlach and seconded by Alderman Thomas.

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

Alderman 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.

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

Alderman Nays: None

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 1S630 MacArthur Drive

Building and Zoning Administrator Dragan stated the petitioners are seeking approval for variations from the Zoning Ordinance to permit construction of a detached garage of 1,000 square feet instead of 920 square feet and a height variation of 17 feet instead of

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

16 feet. The Planning and Zoning Commission voted unanimously in support of this request.

Alderman Greco said part of his platform has always been to support bigger homes and bigger garages. Alderman Thomas thought this proposal was a fantastic improvement. Mayor Ragucci said he supported the new garage.

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

2. Letter Of Recommendation – 17W619 Roosevelt Road.

Building and Zoning Administrator Dragan stated the 7-11 on Roosevelt Road is changing from Citgo to Exxon and the applicant is seeking approval for variations from the sign code concerning the height of the pylon sign, to allow an illuminated canopy, and to permit signs in excess of 25% of the structure to which they are applied. Building and Zoning Administrator Dragan said the signage will be comparable to the existing signs and the main sign will remain as existing. Building and Zoning Administrator Dragan noted the Planning and Zoning Commission voted in favor of this request.

Alderman Esposito said the proposed signage is a nice improvement. Alderman Greco agreed with Alderman Esposito and said signs is another item the Council should take a look at during the review of the Zoning Code.

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

3. Letter Of Recommendation – OBT Square – Dogtopia

Building and Zoning Administrator Dragan said the petitioners requested a proposed use to allow a dog daycare, boarding, spa services, and grooming. Building and Zoning Administrator Dragan explained this request is not permitted as a special use in the B-3 General Retail District. Based on this, the applicant is requesting approval for a text amendment to the City's Zoning Ordinance to permit the proposed use as a special use in the B-3 General Retail District. Also, an amendment to the final PUD because the existing building was previously approved for retail/restaurant and it will now be used for a dog daycare with an outdoor play area on the west side of the building. Building and Zoning Administrator Dragan noted the Planning and Zoning Commission voted in favor of this request.

Alderman Esposito expressed concern about the possible noise level's impact on the neighboring Brandywine subdivision. John Nania, Franchisee of Dogtopia, responded that there are no noise issues at the other Dogtopia locations and the outdoor area will be fenced in, which will absorb most of the sound. Nania added the dogs will be outdoors in the middle of the day.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

Alderman Greco said he loves pets and the idea behind this business, and asked about possible revenues because the proposal documents did not include this. Alderman Greco asked if the location will generate more foot traffic to the shopping center. Nania responded he will discuss the number of dogs expected which will lead into the final projections. Nania described the typical user as having \$2 million in net worth and their target base is millennial women and empty nesters, which will be good for the shopping center. Alderman Greco asked about competition. Nania replied the demographics for this facility is a home-run and there is not a lot of competition in the area for this.

Alderman Thomas asked if the business will be compatible with the proposed daycare also to be located at the shopping center. Nania replied both businesses will be complementary and in terms of safety there will be a solid eight (8) foot fence surrounding the outdoor play area. Nania added there is no exterior gate into or out of the outdoor play area. Alderman Thomas asked what is the capacity of the facility. Nania replied 140 dogs.

Mayor Ragucci said this will be bring in additional foot traffic and suggested a pet supplies store be located adjacent to the dog daycare. Curt Hurst, the shopping center owner, indicated he is reaching out to pet supply stores.

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

4. Letter Of Recommendation – OBT Square – Kiddie Academy

Building and Zoning Administrator Dragan indicated the applicant is requesting an amendment to the final PUD to allow construction of 10,500 square feet day care with a 4,500 square feet outdoor play area at the Oakbrook Terrace Square shopping center instead of the retail previously approved. Building and Zoning Administrator Dragan noted the petitioner is also requesting approval for a special use permit for a daycare. The final PUD shows plans for a 17,000 square feet retail building, which was not built so the proposed building is smaller than originally anticipated.

Alderman Esposito asked for clarification as to where the daycare would be located within the shopping center. Building and Zoning Administrator Dragan responded a new building will be constructed in front of the former Hokkaido restaurant. Alderman Greco asked how many daycare facilities are located in Oakbrook Terrace. Building and Zoning Administrator Dragan indicated there is the Gardner School and the new daycare at the corner of Summit and Morningside as well as some home daycares. Alderman Greco asked if a daycare could be located near a gaming facility. Alderman Greco said it is a beautiful project, but would not support this proposal given the nearby gambling establishments.

Ramello indicated a video gaming establishment cannot be located within 100 feet of a school or a place of worship and a school is defined as elementary or secondary school.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

Ramello said this daycare will not have facilities for elementary education, therefore the location would be permissible under the video gaming guidelines.

Chris Commarota, Vice President of Construction for Kidde Academy, said there are currently 200 Kidde Academies nationwide and there are six (6) competitors in the area but this new facility scored 30% higher than their system wide standards. Commarota indicated this location will be strong and perform well. Alderman Greco said he is on the fence with this proposal because the City wants more retail for this shopping center, but the daycare will create foot traffic. Commarota noted the facility will be secure with door passcodes required before entry.

Mayor Ragucci indicated he would like to have retail at the site, but understands where the developer is coming from because the site is landlocked. Mayor Ragucci indicated the daycare customers will patronize Pete's Fresh Market. Hurst indicated this project will generate more customers for the other shops.

Commarota said the current franchisee for the proposed locations owns six (6) other locations and has been awarded franchisee of the year. Alderman Esposito asked if the other locations are located in similar mall settings. Saj Rizvi, Kiddie Academy franchisee, said at their other locations there was an increase in foot traffic after the daycare opened. Alderman Vlach indicated he would support this proposal.

The Council concurred to place this on the next agenda. Alderman Greco asked that this item be included as a separate item on the agenda.

5. Annexation – 1S061 Myrtle Avenue

Building and Zoning Administrator Dragan indicated the homeowner at 1S061 Myrtle Avenue requested to annex into the City. Building and Zoning Administrator Dragan noted if the City were to annex the property then the adjacent streets would become part of the City as well. The entire area including streets to be annexed is almost one (1) acre. Building and Zoning Administrator Dragan said she reviewed the plat of survey and the property is in compliance with the City's codes.

Alderman Greco said it will be great to have you in the City. Mayor Ragucci said he supported this annexation and eventually most of the Westlands will probably annex into the City considering the cutbacks by DuPage County. Alderman Thomas asked about water service. Mayor Ragucci replied the Westlands already receive City water, but now this homeowner will pay the lower City rates rather than the higher unincorporated rates.

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

6. An Ordinance Approving The Bonds Of The Administrative Hearing Officers Of The City Of Oakbrook Terrace, Illinois

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

Mayor Ragucci said this ordinance provides for the bonds for an additional administrative hearing officer for the City's traffic light enforcement program. The Council concurred to approve this during the reconvened meeting.

7. Intergovernmental Agreement With DuPage County For The Upgrade Of the Computer-Aided Dispatch and Police Report Management System

City Administrator Marrero indicated the City's current system is obsolete and upgrading to the new system is mandatory. City Administrator Marrero explained the new system will be integrated and allow police departments to exchange information with and between DuPage County Court and the correctional facilities. The annual payment will be around \$30,000 over an eight (8) year period totaling approximately \$214,000. City Administrator Marrero said funding for this upgrade is included in the FY 2018 Capital Improvement Fund budget. Alderman Greco suggested looking into a pre-payment discount.

The Council concurred to approve this during the reconvened meeting.

8. Personnel Manual Policy Amendment – Prohibition Of Harassment & Discrimination

Ramello said under the new State of Illinois PA 100-554 the City is mandated to have a sexual harassment policy and this update brings the current policy into compliance with the new law.

The Council concurred to approve this during the reconvened meeting.

9. Surveillance Camera Rebate Update

Assistant to the Mayor and Administrator Sarallo noted he is working with the Oakbrook Terrace Home Depot to offer City residents a possible 10% discount on a security system. Assistant to the Mayor and Administrator Sarallo referenced the camera rebate form included in the agenda packet. Discussion ensued and the Council agreed to proceed with the rebate program and directed the City Attorney to prepare an ordinance accordingly. The Council also asked that existing systems be incorporated into the rebate form.

XII. COUNCIL MEMBER COMMENTS

Alderman Esposito asked about the status of the no solicitor ordinance and said Public Services did a good job with all the recent snow fall. Mayor Ragucci said Ramello is working on the no solicitor ordinance. Alderman Greco recommended informing the residents now that the City is working on this ordinance. Alderman Greco expressed disappointment that Curt Hurst left the meeting early because he wanted to discuss the need

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

for retail at the shopping center. Alderman Greco also said the new digital sign at Merry Richards is too bright and asked if staff could contact them regarding this.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

Clerk Shadley asked for information on why his homeowner's association located a 1S150 Spring Road recently was notified that their taxes increased. Mayor Ragucci said staff will look into this.

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 Greco.

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

Motion passed.

XVII. OLD BUSINESS

1. Resolution No. 18-1: A Resolution Approving And Authorizing The Execution Of An Intergovernmental Agreement Between The City Of Oakbrook Terrace, Illinois, And The County Of DuPage For The Upgrade Of The Computer-Aided Dispatch And Police Report Management System

Motion To Approve Resolution No. 18-1: A Resolution Approving And Authorizing The Execution Of An Intergovernmental Agreement Between The City Of Oakbrook Terrace, Illinois, And The County Of DuPage For The Upgrade Of The Computer-Aided Dispatch And Police Report Management System was made by Alderman Vlach and seconded by Alderman Swartz.

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

Motion passed.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 9, 2018**

2. Ordinance No. 18-3: An Ordinance Amending The City of Oakbrook Terrace Personnel Policy & Procedures Manual With Respect To Its Policy Against Discrimination And Harassment. Including Sexual Harassment

Motion To Approve Ordinance No. 18-3: An Ordinance Amending The City of Oakbrook Terrace Personnel Policy & Procedures Manual With Respect To Its Policy Against Discrimination And Harassment Including Sexual Harassment was made by Alderman Greco and seconded by Alderman Esposito.

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

Motion passed.

3. Ordinance No. 18-4: An Ordinance Approving The Bond of Richard F. Blass As An Administrative Hearing Officer Of The City of Oakbrook Terrace, Illinois

Motion To Approve Ordinance No. 18-4: An Ordinance Approving The Bond of Richard F. Blass As An Administrative Hearing Officer Of The City of Oakbrook Terrace, Illinois was made by Alderman Swartz and seconded by Alderman Thomas.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Esposito at 8:15PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary