

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, SEPTEMBER 26, 2017**

**I. CALL TO ORDER**

The Mayor called the September 26, 2017, Regular and Committee of the Whole Meeting of the City Council to order at 7:03 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, Code Enforcement Officer M. Collins, 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 12, 2017.

**Motion to approve the minutes of the September 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**

Resident Bruce Almeroth requested that something be done about the boarded up windows at Sal's Auto. Mayor Ragucci indicated the City is working on getting this property redeveloped through an intergovernmental agreement with the Village of Villa Park. Mayor Ragucci added the agreement should be ready by winter.

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**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: September 26, 2017 In The Amount Of \$60,293.17
2. Treasurer's Report August 2017.
3. Personnel & Payroll Report August 2017.
4. Approval Of FY 2019 Budget Action Calendar.
5. Resolution No. 17 – 9: A Resolution Appointing A Chief Of Police And To Approve And Authorize The Execution Of An Amendment To The Chief Of Police's Employment Agreement For The City Of Oakbrook Terrace, Illinois.
6. Resolution No. 17 – 10: A Resolution Appointing A City Administrator And To Approve And Authorize The Execution Of An Amendment To The City Administrator's Employment Agreement For The City Of Oakbrook Terrace, Illinois.

**Motion to approve all the items contained on the Consent Agenda for September 26, 2017 as presented was made by Alderman Thomas and seconded by Alderman Vlach.**

**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 Esposito and seconded by Alderman Greco.**

**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. An Ordinance Decreasing The Number Of Class "E" Liquor Licenses – Noodles & Company.

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Mayor Ragucci indicated that Noodles and Company will not be renewing their Class “E” liquor license. The Council concurred to place this on the next consent agenda.

2. An Ordinance Decreasing The Number Of Class “A” Liquor Licenses – Greek Islands Banquet Facility.

Mayor Ragucci informed the Council that the Greek Islands Banquet facility will not be renewing their Class “A” liquor license and other developers are currently interested in this prime restaurant location. The Council concurred to place this on the next consent agenda.

3. Proposed Modifications To The City Code For Rental Dwellings

Building and Zoning Administrator Dragan referenced her memorandum regarding the proposed modifications to the City Code concerning rental dwellings. Building and Zoning Administrator Dragan said back in February of 2016, the City Council approved stricter regulations for rental properties. Building and Zoning Administrator Dragan summarized some of the current issues with the rental dwellings at 1S481 Wainwright, 17W113 Elder Lane, and 17W170 Leahy Road. Building and Zoning Administrator Dragan explained based upon these concerns staff recommends the City Code amendments detailed below. Building and Zoning Administrator Dragan noted a public hearing is not required for these amendments and it is up to the City Council to consider these changes. Discussion ensued regarding each proposed amendment.

1. **The Building and Zoning Administrator or designee may request proof of repairs, invoices, and a certificate of mold remediation, if mold is found during the inspection.**

Building and Zoning Administrator Dragan said this will help when landlords are not cooperative with the rental inspection program. Greco indicated if the City sees the mold during an inspection or if the tenant complains about mold then the landlord should provide the City with the mold test results at no cost to the City. Alderman Greco said then the City can request a clearance test for the mold remediation.

The Council concurred to direct the City Attorney to prepare this City Code amendment for the next consent agenda.

2. **Add late fees if the completed rental application is not submitted by May 1, 2017.**

Building and Zoning Administrator Dragan explained in some cases the rental applications are incomplete when submitted to the City. Code Enforcement

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Officer Collins said 12 rentals paid on May 1, 2017, which is why he suggested the late fee. Code Enforcement Officer Collins noted the current status of the 50 rental properties as follows: 37 rental inspections have been completed, 4 rental properties failed the inspection, 1 property has been red-tagged as uninhabitable, 1 property has still not completed the rental application and received a \$150 judgment, and 7 properties still need to be inspected. Code Enforcement Officer Collins recommended the late fee so it is comparable to the business license application process.

Alderman Greco suggested fines should progressively increase in order for the rental owner to comply with the City's requirements. Mayor Ragucci suggested the late fee be an additional \$250 charge. Mayor Ragucci also suggested if they the landlord does not pay the late fee within 30 days, then it goes to the Administrative Hearing Officer.

The Council concurred to charge a \$250 late fee for rental applications and to direct the City Attorney to prepare this City Code amendment for the next consent agenda.

3. **To require a copy of the lease that reflects all tenant names and their relationship and to notify the City if any changes concerning the tenant names occur.**

Alderman Greco asked what happens if the landlord does not inform the City about tenant changes and if fines can be assessed. Code Enforcement Officer Collins said the City can find out if there are new tenants when changes are made to the water billing account. Mayor Ragucci said the City can assess fines if the City finds out there are new tenants.

The Council concurred to direct the City Attorney to prepare this City Code amendment for the next consent agenda.

4. **To require the landlord to rent the tenant house for residential use only and that the property will not be used during the lease term for the purpose of carrying on any business, profession, or boarding rooms.**

Mayor Ragucci asked if the City can prevent business occupations at rental properties. City Attorney Ramello replied the process for home occupations has to be the same for both owner occupied and rental dwelling properties and there cannot be different requirements. City Attorney Ramello said the City can regulate home occupations in a residential zone, but that they have to be the same for both owner occupied and rental properties.

The Council concurred to not include this as part of the City Code amendments.

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5. **To change the current code which shows the City Clerk's responsibility during the rental dwelling process, to the Building and Zoning Administrator.**

The Council concurred to direct the City Attorney to prepare this City Code amendment for the next consent agenda.

4. Surveillance Camera Survey Results

Mayor Ragucci said after some consideration he felt it was best if the Council determine whether or not surveillance cameras should be installed throughout the residential neighborhood. Alderman Esposito said the survey responses were close with 87 in favor of the cameras and 83 in opposition. Alderman Esposito said he was not sure if the cameras would prevent crime, but would most likely deter it. Alderman Esposito suggested the City may be better suited to offering a \$100 credit towards the purchase of an in-home security system, which would be more impactful. Alderman Greco suggested the estimated \$75,000 charge for cameras would be better spent in other areas and he sees the survey responses as more of a tie vote.

Alderman Vlach said it is important to provide security coverage to the entire neighborhood. Alderman Przychodni supported offering a monetary incentive with a maximum amount to homeowners to install their own security system. Przychodni added that this will alleviate any Big Brother concerns identified in the survey responses. Alderman Thomas favored offering a financial incentive as well. Alderman Swartz indicated his subdivision, Berkshire, does not favor the cameras.

Mayor Ragucci polled the Council to determine if the cameras should be installed. Alderman Esposito, Alderman Greco, Alderman Przychodni, Alderman Swartz, and Alderman Thomas opposed the installation of the surveillance cameras and Alderman Vlach supported the installation. Mayor Ragucci said staff will research a rebate program for in-house security systems and report back to the Council on this.

## **XII. COUNCIL MEMBER COMMENTS**

Alderman Esposito said he heard positive feedback for the newly installed landscaping on Spring Road. Alderman Esposito expressed concern about the many ComEd poles that are bent. Mayor Ragucci indicated that ComEd is actually checking into these poles right now. Alderman Esposito also suggested that the when a resident is informed of violations on the property maintenance field inspection checklist that the form be placed in the door and not as a door hanger. Alderman Esposito said sometimes the door hangers fly into the neighbor's yard.

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Alderman Greco said the Building and Zoning staff is doing a great job. Alderman Greco asked when the Building Code regulations will be revisited. City Administrator Marrero replied after January 1, 2018.

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. CITY CLERK SHADLEY**

None.

**XV. CITY ADMINISTRATOR MARRERO**

None.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

**Motion to reconvene the City Council 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.**

**XVII. OLD BUSINESS**

None.

**ADJOURN**

**Motion to adjourn was made by Alderman Thomas and seconded by Alderman Swartz at 8:03PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary