

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 28, 2017**

I. CALL TO ORDER

Mayor Ragucci called the March 28, 2017, 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: Alderman Esposito, Alderman Greco, Alderman Przychodni, Alderman Swartz, Alderman Thomas, Alderman 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

Mayor Ragucci 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 March 14, 2017.
2. Budget Meeting Minutes Of March 8, 2017.
3. Budget Meeting Minutes Of March 15, 2017.

Motion to approve the minutes of the March 14, 2017 Regular City Council and Committee of the Whole and the Budget Meeting Minutes of March 8, 2017 and March 15, 2017 as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

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

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: March 28, 2017 In The Amount Of \$129,253.97.
2. Treasurer's Report February 2017.
3. Personnel & Payroll Report February 2017.
4. Approval Of Request For A Sixty (60) Day Extension Of Special Use Permit For Oakbrook Terrace Park District.

Motion to approve all the items contained on the Consent Agenda for March 28, 2017 as presented was made by Alderman Thomas and seconded by Alderman Swartz.

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

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

1. Approval To Waive Permit Fee For Oakbrook Terrace Park District For The Redevelopment Of Heritage Park. (\$9,876.00).

Motion To Waive The Permit Fee For Oakbrook Terrace Park District For The Redevelopment Of Heritage Park (\$9,876.00) was made by Alderman Vlach and seconded by Alderman Swartz.

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

Motion failed.

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 Przychodni o and seconded by Alderman Greco.

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

Motion passed.

X. MAYOR RAGUCCI

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1. Easter Spring Event And Kite Fly, Noon, Saturday April 8th, 2017.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – One Parkview Plaza.

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the applicant's request for a special use for a research laboratory at One Parkview Plaza. Building and Zoning Administrator Dragan noted ACH Foods has been a tenant since 2005 and currently occupies 30,000 square feet. Building and Zoning Administrator Dragan stated ACH is considering relocating their corporate headquarters from Memphis, Tennessee to Oakbrook Terrace. Building and Zoning Administrator Dragan added ACH is considering expanding the current location by approximately 6,000 square feet, of which 900 square feet will be used for a test kitchen. Building and Zoning Administrator Dragan explained a special use permit is required for the test kitchen. Building and Zoning Administrator Dragan noted the Planning and Zoning Commission recommended approval of this request.

Mayor Ragucci said this will be a great addition to the City and he was happy that ACH is staying in town. The Council concurred to place this on the next consent agenda.

2. Letter Of Recommendation – Two Trans Am Plaza

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the applicant's request for an amendment to the PUD and an exception from the Zoning Ordinance to permit a carport with a total area of 1,944 square feet instead of the maximum permitted total area of 800 square feet. Building and Zoning Administrator Dragan noted Hyundai, the largest tenant, at Two Trans Am Plaza would like to construct a carport to cover 12 parking spaces in the northwest corner of the parking lot. Building and Zoning Administrator Dragan noted the Planning and Zoning Commission recommended approval of this request.

Suzanne Reynolds, the property owner's representative, displayed some renderings of the proposed carport.

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

3. Review Of Amendments To The 2017 Zoning Map

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Building and Zoning Administrator Dragan said in 2016, the City Council approved an annexation and subdivision of one lot into two (2) lots at the southwest corner of Luther and 16th Street to allow for the construction of two (2) new homes. Building and Zoning Administrator Dragan added in 2017, the City Council approved a preliminary and final plat of subdivision for the property located at 1S666 Midwest Road. Building and Zoning Administrator Dragan explained based upon these changes; the 2017 Zoning Map and Land Use Plan were revised accordingly. Building and Zoning Administrator Dragan stated this must be approved every year by the end of March.

The Council concurred to approve the amended Zoning Map during the reconvened meeting.

4. Amending The Provisions Of Chapter 51 Entitled “Solid Waste Disposal and Recycling”.

Building and Zoning Administrator Dragan stated the proposed code amendment requires a dumpster as follows:

1. for construction of a new residential or non-residential building which has a building footprint of 800 square feet or more;
2. for major remodeling of an existing residential or non-residential building which increases the building footprint by 800 square feet or more;
3. for major alteration of an existing residential or non-residential building that results in the change of 50% or more of the gross square footage of the existing structure for reconstruction, rehabilitation, removal of walls, or other improvements; and,
4. for demolition of a residential or non-residential building which has a building footprint of 1,000 square feet or more.

Building and Zoning Administrator Dragan stated if a garage is demolished it would not require a dumpster. Mayor Ragucci said the City has received some complaints about residential remodeling projects that are not utilizing a dumpster for construction debris. Mayor Ragucci said this is something the City needs to do. Alderman Greco said he likes the amendment and that ultimately it is a code enforcement problem and the City needs to step up code enforcement for construction sites.

Alderman Esposito asked why a garage demolition would not require a dumpster. Building and Zoning Administrator Dragan said the proposed ordinance requires a dumpster for major construction projects. Building and Zoning Administrator Dragan said she would welcome any changes to the proposed ordinance prior to approval. Mayor Ragucci said the ordinance can be fine-tuned. Alderman Vlach said he was surprised a dumpster can sit for such a

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period of time. Alderman Greco said Flood Brothers places a time limit on the dumpster. Alderman Greco suggested staff speak with Flood Brothers about their dumpster time limit policy. Mayor Ragucci said this proposed ordinance should be placed on hold until the next meeting to clear up the garage demolition concerns and see if Flood Brothers can handle the availability for the dumpsters. Mayor Ragucci suggested the Council revisit this at the next meeting.

5. Amending Title VII Entitled “Traffic Code” Of Chapter 78 Entitled “Seizure And Impoundment Of Motor Vehicles”

City Administrator Marrero said the current ordinance only allows administrative tows to be paid with cash bonds, while the proposed amendment allows violators to pay with a credit card as well.

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

6. An Ordinance Decreasing The Number Of Class “A” Liquor Licenses – Antonacci’s LLC, d/b/a Basta Pasta.

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

7. An Ordinance Decreasing The Number Of Class “E” Liquor Licenses – Blaze II Store 11, LLC, d/b/a Blaze Pizza.

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

XII. COUNCIL MEMBER COMMENTS

None.

XIII. CITY ATTORNEY RAMELLO

City Attorney Ramello stated he filed a motion to dismiss for the Village of Oak Brook versus the City of Oakbrook Terrace lawsuit.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. NEW BUSINESS

1. Ordinance No. 17-11: An Ordinance Approving And Authorizing The Publication Of A Revised Zoning District Map For The City Of Oakbrook Terrace, Illinois.

Motion To Approve Ordinance No. 17-11: An Ordinance Approving And Authorizing The Publication Of A Revised Zoning District Map For The City Of Oakbrook Terrace, Illinois was made by Alderman Thomas and seconded by Alderman Vlach.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Przychodni at 7:22P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary