

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, FEBRUARY 14, 2017**

**I. CALL TO ORDER**

Mayor Ragucci called the February 14, 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 Thomas, Alderman Vlach and Mayor Ragucci.

Absent: Alderman Swartz

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Building and Zoning Administrator M. Dragan, 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 January 24, 2017.

**Motion to approve the minutes of the January 24, 2017 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.**

**Aldermen Ayes: Esposito, Greco, Przychodni, 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: February 14, 2017 In The Amount Of \$195,852.08.
2. Ordinance No. 17-6: An Ordinance Approving A Rider Extending The Term Of Agreement For Library Services Between The City Of Oakbrook Terrace And The Villa Park Public Library Dated December 17, 1987.

**Motion to approve all the items contained on the Consent Agenda for February 14, 2017 as presented was made by Alderman Vlach and seconded by Alderman Thomas.**

**Aldermen Ayes: Esposito, Greco, Przychodni, Thomas, and Vlach  
Aldermen 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.**

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

**Motion passed.**

**X. MAYOR RAGUCCI**

None.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Letter Of Recommendation – 17W740 22<sup>nd</sup> Street/Party City Corporation.

Dragan stated Party City is requesting approval of a wall sign with an area of 234 square feet on the south side of the building and the sign area is proposed to be 90 square feet more than permitted. Dragan added the window signs are totaling up to 582 square feet and are proposed to cover 100% of the window area on which they are applied.

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The petitioner's attorney, Dennis Lindell, displayed some renderings of the store's exterior. Lindell indicated the variance for the wall sign is requested because the store is 600 feet off the right-of-way in the back of the building. Lindell projected \$3 million in annual sales for the store.

Greco stated he was glad Party City chose Oakbrook Terrace to relocate their store. Esposito said Party City will be a great addition to the City. Esposito asked if this location will be a corporate or a franchise run store. Lindell replied the store will be corporate run. Esposito said the Oakbrook Terrace location will have improved parking over the current Oak Brook location.

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

2. Thorton's Proposed Development For The North East Corner Of Roosevelt Road.

Dragan stated she along with the City Administrator met with representatives of Thornton's to discuss the redevelopment of the North East side of Roosevelt Road and Euclid. Dragan said Thornton's indicated Villa Park requested the subject property be disconnected from the City of Oakbrook Terrace and annexed into Villa Park in order to provide utilities. Dragan added Thornton's also approached Villa Park about a 20 year sales tax sharing agreement with Oakbrook Terrace.

Scott Richmond, Thornton's Attorney, stated currently there are four (4) orphan lots at the subject location where there is a lack of utilities. Richmond indicated it is not cost effective for the City to construct utilities at the site. Richmond noted Villa Park can supply the location with utilities and offer Oakbrook Terrace a financial incentive for the City to disconnect the property and for Villa Park to annex it. Richmond indicated Villa Park is willing to split sales taxes at the site 50/50 for 20 years as part of a revenue sharing agreement. Richmond also noted during discussions a question arose as to whether video gaming would be allowed and he clarified there will not be any video gaming at the site. Richmond noted Thornton's does not participate in video gaming.

Jode Ballard, Thornton's Senior Manager of Development, said they are projecting \$13.6 million in annual revenues, which calculates to \$200,000 in local sales taxes. Ballard said this amount would be split 50/50 between the two (2) cities with each receiving approximately \$100,000 annually for 20 years.

Richardson also noted Villa Park will undertake the City's share of \$80,000 for the IDOT improvement project along Euclid and Roosevelt Roads. Ragucci asked if there will be a car wash at the location. Ballard replied no. Ragucci asked what Thornton's plans are for the current location across the street. Ballard

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responded Thornton's is still mulling over various options for the current site. Ballard said the current site is approaching functional obsolescence. Ballard said if Thornton's does not occupy the location that they will be looking to replace it with high quality retail.

Ragucci said he thought the location would be ideal for a truck stop with video gaming and said this is something that would have to be included in the agreement if it came to that. Ballard said the site does not meet the land area for a truck stop. Richmond added the State of Illinois requires 3 acres for a truck stop. Ballard also noted there will be no alcohol sales at the site because it is not permitted by Villa Park.

Esposito asked what Thornton's plans were for the current location since they are planning to rebuild next door. Ballard said the site will need to be decommissioned under the IEPA closure requirements. Ballard stated Thornton's will look for the best user and best price of the land. Esposito asked how much retail space at the current compared to the new location. Ballard responded the current location has 3,200 square feet and the proposed location will have between 4,400 and 5,500 square feet.

Greco said he was okay with losing the property for the greater good and asked if diesel fuel will still be sold at the location. Ballard replied yes. Greco also stated he wished to ensure that the revenue sharing agreement included everything possible. Richmond said they can look into this and it will all be spelled out in the intergovernmental agreement. Vlach expressed concern over the loss in property taxes for the City. Ragucci said this is something the City can look into. Ragucci said he was okay with moving forward for the better of both municipalities. Ragucci asked what the timeframe was and Ballard responded approximately one year and a half.

The Council concurred to move forward with the project contingent upon an intergovernmental revenue sharing agreement. Richmond said he will work on the formal agreement and prepare the plat of de-annexation.

3. Proposed City Of Oakbrook Terrace Senior Discount For Water Services.

Ragucci stated the City has discussed offering senior discounts on water service in the past and Marrero did some research regarding the program. Marrero referenced the survey of surrounding communities and noted most municipalities do not offer senior discounts.

Marrero recommended the following guidelines if the Council opted to offer a senior discount program.

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1. In order to be eligible, the total household income would be based upon levels established by:
  - a. United States Department of Housing and Urban Development uses \$21,000 as extremely low income level; or
  - b. United States Census Bureau income class uses \$18,000 - \$23,000.
  
2. The discounted rate could be based upon:
  - a. An annual rebate of 12,000 gallons per year equating to a discount of \$120 per year per user; or
  - b. Rebating 50% of their bill each year which would entitle the user to a \$180 credit per year.

Esposito said this will be a nice gesture to offer senior residents and said the 50% bill reduction would be easier to manage. Esposito said most of the customers who would qualify for this are probably not using 3,000 gallons per month. Greco recommended the program include some protections and caps. Greco said he supports the program and anyway to give back to residents. Vlach said the discount should not apply to rental properties. Ramello said if you limit the program to property owners you will eliminate most the rental homes because the property owners would not qualify for the program under the income guidelines.

Ragucci said we are going in the right direction on this and staff will continue to work on this and report back to the Council.

4. Final Payout: City Hall Renovation - FBG Corporation.

The Council concurred to approve the final payout of \$28,958.49 to FBG during the reconvened meeting.

**XII. COUNCIL MEMBER COMMENTS**

Vlach said the “For Sale” sign was removed from the Circle K Hardware location and asked if there has been any movement at the property. Dragan responded there are a number of interested parties but no pending contract is in place.

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. CITY CLERK SHADLEY**

None.

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**XV. CITY ADMINISTRATOR MARRERO**

Marrero said the City Hall will be closed on Monday, February 20, 2017 in observance of President's Day.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XVII. RECESS TO EXECUTIVE SESSION**

**Motion to recess to Executive Session to discuss pending litigation was made by Alderman Przychodni and seconded by Alderman Esposito.**

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

**Motion passed.**

**XVIII. EXECUTIVE SESSION**

1. Pending Litigation

*See separate minutes.*

**XIX. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

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**XX. OLD BUSINESS**

1. Approval of Final Payout For FBG Corporation In The Amount Of \$28,958.49.

**Motion To Approve Final Payout For FBG Corporation In The Amount Of \$28,958.49 was made by Alderman Esposito and seconded by Alderman Przychodni.**

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

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Vlach and seconded by Alderman Thomas at 8:45P.M.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary