

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

**I. CALL TO ORDER**

Mayor Ragucci called the January 24, 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, Police Chief C. Calvello, Public Services Director, C. Ward, 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 January 10, 2017.

**Motion to approve the minutes of the January 10, 2017 Regular City Council and Committee of the Whole as resented was made by Alderman Greco and seconded by Alderman Esposito.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: January 24, 2017 In The Amount Of \$199,544.30.
2. Treasurer's Report December 2016.
3. Personnel & Payroll Report December 2016.
4. Ordinance No. 17-2: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W300 22<sup>nd</sup> Street (M. Richards, Ltd. d/b/a Merry Richards Jewelers) In The City Of Oakbrook Terrace, Illinois.
5. Ordinance No. 17-3: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W621-631 Roosevelt Road (17W621 Roosevelt LLC) In The City Of Oakbrook Terrace, Illinois.
6. Ordinance No. 17-4: An Ordinance Decreasing The Number Of Class "A" Liquor Licenses By One (1), Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor Control, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace, Illinois As Amended (Mike Ditka's Oakbrook, LLC d/b/a Mike Ditka's Restaurant).
7. Ordinance No. 17-5: An Ordinance Amending The Provisions Of Title XI (Business Regulations); Chapter 124 (Video Gaming); Subchapter 124.22 (Number Of Licenses) Of The Code Of Oakbrook Terrace To Increase The Maximum Number Of Video Gaming Terminal Licenses (Anyway's Inc d/b/a ANYWAY's Chicago Restaurant & Pub 5 East Roosevelt Road).

**Motion to approve all the items contained on the Consent Agenda for January 24, 2017 as presented was made by Alderman Thomas and seconded by Alderman Przychodni.**

**Aldermen Ayes: Esposito, Greco, Przychodni, Swartz, 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 Vlach and seconded by Alderman Swartz.**

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

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

**Motion passed.**

**X. MAYOR RAGUCCI**

Mayor Ragucci recognized former Oakbrook Terrace Mayor Tom Mazaika in the audience this evening. Mayor Ragucci asked for a moment of silence for fallen Bloomingdale Police Officer Raymond Murell.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

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

Kandice Krettler, Villa Park Library's Head of Circulation and Outreach, thanked the Council for their continued support and reported some miscellaneous statistics about Oakbrook Terrace library patrons. Krettler indicated there are 279 Oakbrook Terrace accounts at the Villa Park Library. Krettler noted of these 128 are active accounts and currently there are 238 items checked out by Oakbrook Terrace residents.

Krettler noted as part of their outreach efforts, the Villa Park Library's is promoting little free libraries, where residents can borrow a book and replace a book. Krettler noted the Library is currently looking to place a little free library at the Oakbrook Terrace Park District. Krettler also discussed the library's other outreach efforts at Gardner School and the Terra Vista Assisted Living Facility.

Alderman Thomas asked where the little free library would be located. Krettler replied at the Oakbrook Terrace Park District Heritage Park location. Alderman Thomas asked if another could be located by the Fitness Center. Krettler said possibly and that currently they only have one free little library building. Krettler said they would love to see another location for this. Alderman Swartz indicated he enjoys the services provided by Villa Park Library.

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

2. Open Forum - Rental And Housing Development Concerns/Security Camera's For Residential Subdivision.

Mayor Ragucci stated back in November of 2015, residents were invited to provide input on rental and housing development issues within the City. Mayor Ragucci said tonight there will be an update on the rental and housing

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

development program. Mayor Ragucci added Chief Calvello will discuss the status of the residential security cameras.

Building and Zoning Administrator Dragan stated back in February 2016, the Council passed and approved Ordinance No. 16-9 which amended the Rental Dwellings Code as follows:

1. The initial annual license fee was changed to \$250;
2. The fee upon tenancy termination in the amount of \$100;
3. To deny the license if work is not corrected within 30 days unless proof of hardship; and,
4. Requiring a Certificate of Insurance.

Building and Zoning Administrator Dragan noted the Building and Zoning Department received concerns regarding the increase in the rental licensing fee and the certificate of insurance requirement. Building and Zoning Administrator Dragan reported 50 homes were inspected and the Rental Dwelling of Occupancy was issued. Building and Zoning Administrator Dragan said one (1) home was vacant and the application is pending an inspection. Building and Zoning Administrator Dragan noted in 2016, 14 citations were issued for non-compliance and 10 of these properties came into compliance without penalties, and four (4) owners received penalties totaling \$2,450.

Building and Zoning Administrator Dragan stated in 2014, the Council approved Ordinance 14-9, amending Chapter 157, Property Maintenance, to require owners to maintain the exterior of all premises including lawns, hedges, and tree trimming. Building and Zoning Administrator Dragan said in 2016, the cosmetic ordinance enforcement was completed for a total of 305 houses. Building and Zoning Administrator Dragan reported of these homes 35 properties received notices for non-compliance and were addressed as follows:

1. 23 homeowners complied;
2. 3 homeowners requested extensions; and,
3. 10 citations were issued.

Building and Zoning Administrator Dragan noted as of December 2016, two (2) property compliance tickets proceeded to the adjudication hearing on December 5, 2016, where one (1) ticket was dismissed one (1) ticket was continued to the next court date.

Building and Zoning Administrator Dragan said in August of 2016, the Council approved an ordinance regarding driveways. Building and Zoning Administrator Dragan explained there are 12 homeowners that still have gravel driveways, which have to be paved in order to comply with the new ordinance. Building and Zoning Administrator Dragan noted of these one (1) homeowner has complied and the remaining 11 have until August 2017 to gain compliance.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

Dan Dragovich expressed concerns about flooding in his backyard and asked for assistance. Public Services Director Ward said the ground is still frozen which is why the flooding occurred from the last rainfall. Dragovich said he also experiences flooding in the spring and summer months. Public Services Director Ward stated he will inspect the property.

Jim Wisinski, stated water draining is from a neighboring property on to his property and causing flooding. Wisinski indicated his shed flooded also. Mayor Ragucci asked Wisinski to provide the photos to Public Services Director Ward.

Dominick Sabella asked for clarification on the timeframe for fixing the cosmetic items and how to get an extension. Building and Zoning Administrator Dragan said a hardship is needed for an extension to be granted and it also depends upon the repair needed. Building and Zoning Administrator Dragan said the City has allowed some time for the repair and if Sabella could provide a date that the repair will be made she will be happy to meet with him to consider his request.

Donald Ventura stated there are a lot of dead ash trees along the pathway. Ventura added there is another dead tree behind his house. Public Services Director Ward replied the City has been removing the ash trees as they die. Mayor Ragucci said Public Services Director Ward will look into this.

Yvonne Santiago said she was unable to find any information about the cosmetic ordinance online. Santiago indicated her home was assessed a fine, saying she missed a court appearance, but never received anything in the mail detailing the time and date of the hearing. Building and Zoning Administrator Dragan said she was sorry about the situation and this was the only fine issued because of no cooperation. Santiago said they have been in touch with someone at the City about an extension because the timeframe was unreasonable. Santiago said the contractors indicated the repair should not be done due to the weather.

Mayor Ragucci asked Code Enforcement Officer Yannotti if he served the property. Code Enforcement Officer Yannotti replied yes and said he spoke with Alba Santiago and granted her an extension through November 24, 2016. Yannotti indicated he also provided a listing of concrete contractors to Alba Santiago. Yannotti said he heard nothing back from Alba Santiago so he issued the citation. Alba Santiago said none of the contractors got back to her. Santiago said other contractors said they can fix it but not in the winter. Alba Santiago said she would like the \$125 fine waived so she can use it towards repairing the concrete.

Mayor Ragucci said he understands there is a hardship here and believes staff went above and beyond to work with the homeowner. Mayor Ragucci said at the

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

next hearing on February 6, 2017 a continuance will be granted until the spring. Building and Zoning Administrator Dragan suggesting at the next hearing, the homeowner let the adjudication officer know when you will comply with the repair. Building and Zoning Administrator Dragan said the City can waive the fine if they provide a date when the concrete will be repaired.

Mayor Ragucci said the City has been fortunate since the rash of car burglaries this past fall. Chief Calvello said three (3) vendors submitted proposals for residential cameras. Chief Calvello said after some research it was discovered that the cameras cannot be attached to the City's street lights so an alternate power source is needed. Chief Calvello said ComEd has been contacted to see if the cameras could be placed on polls around the town. Chief Calvello said ComEd may be able to drop some electric on these poles for the cameras. Chief Calvello noted the City is trying to work this out with ComEd, because typically they do not allow anything to be attached to the poles. Public Services Director Ward added that ComEd will assess a fee for providing electrical service for the cameras.

Mayor Ragucci said this would be good avenue to go if the expense is not large. Mayor Ragucci said they will let the residents know of the cost before proceeding. Mayor Ragucci said a gated community is the wrong avenue to go. Mayor Ragucci explained a gated community would require key cards and manned posts that would be very expensive. Mayor Ragucci suggested a referendum be held if the residents feel a gated community is necessary. Mayor Ragucci said we have a safe community and there have not been any burglaries since the rash back in the fall.

Mayor Ragucci said cameras can be the next step dependent upon the costs involved. Mayor Ragucci also suggested extra patrols and hiring some of the retired officers to patrol the neighborhoods on the weekends. Mayor Ragucci said the City is in great financial shape, while most surrounding communities are in the red. Mayor Ragucci said the City always has money left over each year.

Doug Jackson, said as one of the victims of the burglaries, he would like to see the City continue with the increased patrols. Jackson said the police officers have been much more attentive. Jackson also suggested before spending money on cameras that the increased patrols continue.

Mike Mekhiel asked if the cameras would be located at the entrances and exits of the subdivision. Public Services Director Ward replied these are the areas targeted for the cameras. Public Services Director Ward added the five (5) cameras cost a total of \$25,000. Mekhiel asked if security was the sole purpose for the cameras. Chief Calvello responded the proposed cameras stemmed from the car burglaries

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

this past fall. Mekhiel said even though there is an added cost for a gated community it also benefits property values.

Donald Ventura said 20 years ago a gated community was tossed around, but the State of Illinois restricts tax dollars to work on the roads.

Christina Pavlik asked if and when the Council votes on cameras or gates if the residents will be notified. Mayor Ragucci replied yes. Pavlik asked how the City monitors if more people than expected move into a residential rental property. Building and Zoning Administrator Dragan replied the Code requires the inspection to be completed once a year, but if the City receives complaints then staff investigates. Building and Zoning Administrator Dragan said if the inspector determines non-compliance with the number of people allowed to be in the house depending on the square footage, then immediate action is taken.

Mayor Ragucci wrapped up the forum and said the City hired another inspector to enforce the cosmetic ordinance. Mayor Ragucci asked the crowd to call the City when they see something. Mayor Ragucci thanked everyone for attending tonight's open forum.

**XII. COUNCIL MEMBER COMMENTS**

Przychodni thanked everyone for attending the meeting and said it was great to hear the feedback. Alderman Esposito said the City is off to a good start. Alderman Esposito stated about a year ago the City went through this whole process. Alderman Esposito said Oakbrook Terrace is a desirable community and it's up to us to enforce what's going on in the community. Alderman Esposito said the City has to have a high standard for aesthetics. Alderman Esposito said the City should possibly survey some of the properties that are flooding within the City. Alderman Esposito asked if the police officers walk the creek within the City because his son found a hypodermic needle at the creek. Alderman Esposito expressed concern that this is being found in the City's parks. Chief Calvello said the City will increase patrols at the creek.

Alderman Greco asked residents to provide feedback about how the City should handle residential security improvements. Alderman Greco suggested holding a Community Watch or the Police Department providing security seminars for the residents. Alderman Thomas said Oakbrook Terrace is a good place to live. Alderman Thomas said many residents are remodeling older homes, which is an excellent sign that the City is a great community. Vlach said the water on driveways is due to the ground being frozen and the record rain experienced over the last few weeks.

Alderman Swartz said Berkshire invested over \$2 million in the subdivision with roof replacements, exterior repainting, and new fencing. Alderman Swartz added Berkshire replaced 12 ash trees.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 24, 2017**

Mayor Ragucci thanked everyone for coming out and said as far as flooding goes the City will be installing new curbs in highly needed areas which will help with the water run-off. Mayor Ragucci noted the City will hold another meeting once the cost of the cameras is known.

**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 Przychodni and seconded by Alderman Esposito.**

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

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**ADJOURN**

**Motion to adjourn was made by Alderman Vlach and seconded by Alderman Thomas at 7:43P.M.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary