

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 10, 2017**

I. CALL TO ORDER

Mayor Ragucci called the January 10, 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 Greco, Alderman Przychodni, Alderman Swartz, Alderman Thomas, Alderman Vlach and Mayor Ragucci.

Absent: Alderman Esposito

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 December 13, 2016.

Motion to approve the minutes of the December 13, 2016 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Greco.

Aldermen Ayes: 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: January 10, 2017 In The Amount Of \$353,718.86
2. Treasurer's Report November 2016.
3. Personnel & Payroll Report November 2016.
4. Ordinance No. 17-1: 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 Location Licenses And The Maximum Number Of Video Gaming Terminal Licenses (En Fuego OBT, LLC Inc, d/b/a En Fuego 17W648 22nd Street)

Motion to approve all the items contained on the Consent Agenda for January 10, 2017 as presented was made by Alderman Thomas and seconded by Alderman Vlach.

**Aldermen Ayes: 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 Swartz and seconded by Alderman Greco.

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

Motion passed.

X. MAYOR RAGUCCI

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter of Recommendation – 17W300 22nd Street / Merry Richards Jewelers

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the applicant's request.

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Building and Zoning Administrator Dragan stated the owner of Merry Richards Jewelers is seeking approval to add a 36 square feet per side digital sign above the existing panel signage for the property adding a total of 72 square feet. Building and Zoning Administrator Dragan noted the signs at the subject property, not including the window signs, are totaling approximately 176 square feet which is under the allowable 229 square feet for the property.

Building and Zoning Administrator Dragan explained the variations requested from the Zoning Code as detailed below.

1. To allow 316 square feet total of signs at the property (including existing window signs) instead of 232 square feet allowable.
2. To allow window signs which are in excess of 25% of the window area to remain as existing.
3. To reduce the clearance below the monument signs from six (6) feet to 0 feet.
4. To permit the removal of two (2) trees along the south lot line in order to increase the sign visibility.
5. To allow spacing of trees on the right-of-way at a distance greater than 50 feet.

Building and Zoning Administrator Dragan stated the Planning and Zoning Commission recommended approval of the applicant's request with a condition for permitting to request removal of the window signs advertising the dentist on the third floor within 30 days from installation of the digital sign since the dentist is one of the tenants sharing the advertising on the proposed digital sign.

Mark Daniel, the petitioner's attorney, addressed the Council and noted the proposed request has been in the works for about three (3) years. Daniel noted this is a tenant driven project. Daniel said the request includes the new digital sign as well as the removal of the two (2) trees. Daniel noted since the digital sign is being added, a sign inventory at the site was needed. Daniel noted the request includes maintaining the ground floor window coverings for security purposes at the jewelry store.

Alderman Greco commented the signs are well needed and favors the improvements to the site. Alderman Greco asked if the City could require the trees to be relocated to behind the building on the City's easement to provide a buffer between the business and residential areas. Daniel said he could work with City Attorney Ramello to get this condition drafted, but recommended that new trees be planted due to the liability associated with replanting trees. Alderman Greco asked if the dentist sign condition will be read into the motion or included in the ordinance. Building and Zoning Administrator Dragan replied the condition will be included in the ordinance.

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Mayor Ragucci said Esposito informed him that he supports the sign improvements at the site. Mayor Ragucci said he supports seeing the third floor signs being removed and favored Merry Richards retaining the ground floor window coverings for security purposes. Mayor Ragucci said he favors these improvements and this business generates a lot of taxes for the City.

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

2. Letter of Recommendation – 17W621-631 Roosevelt Road /Multi-Tenant Out-lot

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the applicant's request to permit the area of all wall signs not to exceed 428 square feet instead of the maximum allowed 386 square feet for the property and to permit window signs which totals 100 square feet to exceed an area of 25%, but not more than 50% of the windows to which they are applied. Building and Zoning Administrator Dragan noted the total proposed wall signs area for Oxford Insurance is 131 square feet instead of the allowable 89 square feet. Building and Zoning Administrator Dragan said the actual variance for the wall sign to advertise Oxford Insurance results in a request for an additional 48 square feet. Building and Zoning Administrator Dragan noted the space has been vacant since February 2016 and the property owner feels the additional signage for the specific tenant is needed. Building and Zoning Administrator Dragan stated the Planning and Zoning Commission recommended approval of the applicant's request for variations from the Sign Code.

Alderman Greco expressed concern about the precedent being set with this sign variation. Alderman Greco said he fails to see the hardship at the site to create a precedent for businesses as they leave and change hands that signs will become bigger and bigger. Alderman Greco said the end unit has the best signage in the strip mall with three (3) signs. Gus Danos, property owner, said the name of the business, Oxford Auto Insurance, is a lot of letters combined together, which is why a larger sign is necessary. Danos indicated the larger sign will help bring more business into the location. Danos said the sign will be professional and will not be huge. Alderman Greco stated he wished there was a way to ensure that this would be the only sign variation request at the site and future tenants would have to know the allotted sign area will not change.

Mayor Ragucci asked how many inches different is the proposed sign from the former sign. Building and Zoning Administrator Dragan said the previous sign is approximately 3 feet by 10 feet, while the proposed sign is 3 feet by 16 feet. Mayor Ragucci said he understands Alderman Greco's concern but has different views on this. Mayor Ragucci said a public hearing should not be required for this type of sign request. Mayor Ragucci suggested using dimensions for future sign

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requests to make the process simpler. Mayor Ragucci said he supported this sign variation. Danos said he can include in the lease restrictions that the signage cannot be increased beyond the existing. Alderman Greco said he appreciated this effort.

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

3. An Ordinance To Decrease The Number Of Class “A” Liquor Licenses In The City (Ditka’s)

Mayor Ragucci said Ditka’s went to a Class “L” license so now the Class “A” licenses needs to be decreased.

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

4. Approval Of Two Additional Video Gaming Terminal Licenses – Anyways 5 East Roosevelt Road, Oakbrook Terrace, Illinois

Mayor Ragucci said Anyways requested two (2) additional video gaming terminals at the business. Mayor Ragucci indicated there are already three (3) terminals on site. Mayor Ragucci said Esposito informed him that he supported the two (2) additional terminals.

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

XII. COUNCIL MEMBER COMMENTS

Alderman Greco asked if the City could look into when landscaping variations are granted, if the City could require these property owners to donate landscaping or money for the residential area. Alderman Greco said he would like the benefit of retaining this landscaping for the residential area. Building and Zoning Administrator Dragan noted in order to proceed with this; a public hearing would be required before the Planning and Zoning Commission to modify the Zoning Code. Building and Zoning Administrator Dragan suggested the Council discuss the amount expected for the donation before it goes before the Planning and Zoning Commission. Alderman Greco added the cash in-lieu of land donation could also be wrapped up into the whole discussion. Mayor Ragucci said he understands Alderman Greco’s concern, but if we place too many restrictions on businesses coming into the City then will they still want to come here. Alderman Greco said he would like to see this as an option that the Council has. Mayor Ragucci said it is something the City can look into.

Alderman Greco also noted the Ward map on the website is incorrect. Mayor Ragucci said this will be updated. Alderman Thomas suggested holding a holiday decorating contest next year. Mayor Ragucci also recommended possibly hiring a company to

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decorate for the City next year especially at Fik Point. Alderman Vlach suggested the next *Terrace Leaves* include information about electronics recycling so televisions are not sitting at the curb for two (2) to three (3) weeks.

Mayor Ragucci indicated Basta Pasta closed over the holiday and a possible new restaurant is being proposed at the site. Mayor Ragucci also indicated that a new restaurant Way Back Burgers is coming to the City. Mayor Ragucci added that Party City should be opening as well.

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 Greco.

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

Motion passed.

XVII. OLD BUSINESS

None.

ADJOURN

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

Motion carried unanimously.

Submitted,

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Aileen Haslett
Recording Secretary