

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JUNE 28, 2016**

**I. CALL TO ORDER**

The Mayor called the June 28, 2016, 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 Deputy City Clerk C. Downer, City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, Building and Zoning Administrator M. Dragan, 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 June 14, 2016.

**Motion to approve the minutes of the June 14, 2016 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Greco.**

**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: June 28, 2016 In The Amount Of \$222,381.08.
2. Treasurer's Report May 2016.
3. Personnel & Payroll Report May 2016.
4. Resolution No. 16-11: A Resolution Approving An Engagement Letter For Professional Auditing Services Between The City Of Oakbrook Terrace And BKD LLP For The Fiscal Year That Ended April 30, 2016.
5. Approval Of Payout Number Two (2): FBG Corporation, In The Amount Of \$100,000.00 For The City Hall Renovation Project

**Motion to approve all the items contained on the Consent Agenda for June 28, 2016 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 Przychodni.**

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

**Motion passed.**

**X. MAYOR RAGUCCI**

Mayor Ragucci said the City's new welcome signs have been installed in front of Park View Plaza, at Butterfield and Summit, and Ardmore and Roosevelt. Mayor Ragucci also said the Oakbrook Terrace Park District will not be supplying a food truck this year for July 4<sup>th</sup>, so if the Lions Club wants to provide food service they are welcome to.

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**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Letter Of Recommendation: 17W675 Roosevelt Road – Pete’s Fresh Market

Building and Zoning Administrator Dragan stated Pete’s Fresh Market is seeking approval for an amendment to the previously approved PUD plans to permit a one (1) story cooler approximately 4,200 square feet to be attached to the west side of the grocery store. Building and Zoning Administrator Dragan explained the new cooler will be located at zero feet from the western property line and there is a request to allow 220 parking spaces instead of the required 246 parking spaces. Building and Zoning Administrator Dragan noted the PUD allows shared parking between the businesses throughout the shopping center and at this time parking is available as other buildings are not completed. Building and Zoning Administrator Dragan noted the City Engineer has no objections to the proposed addition. Building and Zoning Administrator Dragan reported the Planning and Zoning Commission voted in favor of this request.

Alderman Esposito asked if the rear parking spots for the shopping center’s other will be impacted by this cooler. Eugene Grzynkowicz, of Pete’s Fresh Market, replied the nine (9) parking spots behind Pete’s will be comprised for the cooler, but the other spots to the west will not be and are not dedicated spots. Alderman Esposito asked if the new cooler will interfere with garbage pickup. Grzynkowicz replied no and the area is wide enough for truck deliveries. Alderman Vlach said the Council was told that the employees would park in the back of the building, but it appears the employees park in the front. Alderman Vlach recommended staff park in the back of the building. Grzynkowicz replied as soon as the cooler expansion project begins, staff will have dedicated spots in the back of the building. Grzynkowicz explained one of the reasons for the cooler expansion is to push the liquor department into the existing produce cooler to control the theft. Grzynkowicz explained with the change there will be a dedicated register for liquor and only one way in and one way out. The Council concurred to place this on the next consent agenda. Mayor Ragucci thanked Pete’s Fresh Market.

2. Letter Of Recommendation: Southwest Corner Of 16<sup>th</sup> Street And Luther Avenue.

Building and Zoning Administrator Dragan stated recently the Mayor and City Council reviewed and agreed with the request for annexation of the property located at 16<sup>th</sup> Street and Luther Avenue. Building and Zoning Administrator Dragan added the applicant also requested a waiver from the Subdivision Code concerning sidewalk installation, trees, City water connection, and land or cash donation for parks. Building and Zoning Administrator Dragan reported the Planning and Zoning Commission reviewed the proposed request and voted in favor to recommend approval.

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The Council concurred to place on the next consent agenda.

3. Letter Of Recommendation: 5 East Roosevelt Road - Anyway's Restaurant

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the owner's request to allow additional signs increasing total area of all signage on the property to 366 square feet. Building and Zoning Administrator Dragan noted other requests included the replacement of the existing free standing sign on the north side of the building with a digital sign; to allow the sign at zero feet from the property line instead of three (3) feet; and to allow the sign height up to 17 feet instead of the maximum 15 feet.

Building and Zoning Administrator Dragan noted the applicant is also seeking approval for an additional free standing sign to identify the parking lot extension in addition to free standing signs for the Roosevelt Road frontage, and the sign for the entrance from Ardmore. Building and Zoning Administrator Dragan stated in addition to variations from the Zoning ordinance for signage, the applicant is seeking approval for a variation from the Zoning Ordinance to allow the existing building and additional roof line over part of the patio to be within 17 feet of the north property line instead of the 19 feet because the State purchased a portion of the land for the Roosevelt Road expansion.

Alderman Esposito said he supports the applicant's request. George Lamberis, Anyway's owner, said the City has been great partners to work with and has been part of his business's success. Lamberis said with the State purchasing a portion of his property for the Roosevelt Road improvement project, he always wanted to change the main sign.

Alderman Greco said as far as signage goes and this may be something the Council wishes to address down the road, but he has an issue with the gaming signs. Alderman Greco recommended that gaming be advertised on the digital sign and the gaming sign be eliminated. Lamberis replied the gaming sign is targeting the adjacent gas station customers. Alderman Greco asked if there is a way the City can control the brightness of the digital sign so that it is not obstructive. Lamberis said the digital sign will not be too bright because then no one can read it. Alderman Greco said he would like to see consistency across the City in regards to digital signs. Discussion ensued regarding possible digital sign regulations.

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

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4. Discussion To Continue City Wide Annual Garage Sale

Mayor Ragucci said attendance for the garage sale has decreased over the past few years. Downer stated about 20 residents typically sign up to hold garage sales. Mayor Ragucci suggested letting the residents decide whether the garage sale should continue. Discussion ensued whether to continue with the garage sale. Alderman Vlach suggested hosting the garage sale every other year and moving it back to the first week in June. Alderman Thomas suggested each Alderman poll their Ward to see if the garage sale should continue. Alderman Thomas added the City could discontinue it because people can hold their own garage sales.

Alderman Greco said he would like to see more community events so if the garage sale goes away this is one less community-wide event. Alderman Greco said he likes the idea of polling their wards or letting the residents decide the garage sale's fate. Alderman Greco said he would like to keep the garage sale. Alderman Esposito said the number of garage sales has tapered off over the last couple of years. Alderman Esposito indicated if the garage sale is going to continue then the City needs to advertise the event more. Alderman Esposito said as of right now he would say discontinue this event. Alderman Przychodni said he agrees with Alderman Greco and this is a community-wide event.

Mayor Ragucci said everyone's ideas are good and the City has a year to decide whether to continue with it. Mayor Ragucci said staff can put something together and the Aldermen can speak with their constituents.

5. Change Order Number Two (2): FBG Corporation

Administrator Marrero said the original contract for the partial City Hall remodel included an option to replace the roof for \$75,000. Administrator Marrero said the City Hall's roof needs to be removed and replaced. Administrator Marrero asked the Council to approve the change order during the reconvened meeting so that work can begin next week. Alderman Esposito asked how old the roofing is. Assistant to the Mayor and Administrator Sarallo replied nearly 30 years. Mayor Ragucci said this change order also includes new administrative offices as well. The Council concurred to approve this during the reconvened meeting.

6. An Ordinance Amending The Provisions Of The Subchapter Entitled "Hotel-Motel Room Tax" And The Subchapter Entitled "Long-Term Stay Hotel-Motel Tax" Of Chapter 35 Entitled "Taxes" Of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois.

Ramello stated the City was one (1) of the named plaintiffs in litigation with the online travel companies. Ramello said late last year the City entered into

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settlement agreements with the online travel companies to work out hotel tax payments. Ramello explained since the City settled with the online travel companies, the City was dismissed from the lawsuit. Ramello said recently the Judge ruled against 12 of the 13 remaining plaintiffs. Ramello said the proposed amendment makes it clear that the services the City is taxing include but are not limited to, amounts charged for the making, servicing, or facilitating reservations.

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

7. A Resolution Authorizing The Execution Of An Air Rights Lease Estoppel Certificate And A Consent And Release By The City Of Oakbrook Terrace, Illinois.

Ramello said back in 1988 the City and the Oakbrook Terrace Park District (OBTPD) entered into an agreement with a developer to develop Parkview Plaza. Ramello said back in 1988 rather than selling the land to the developer, the air rights were sold. Ramello explained the air rights are the rights to occupy the space above the ground. Ramello said the City owns the land and leases it to the OBTPD who leases out the air rights. Ramello said leasing the air rights financed the building of certain recreation facilities for the OBTPD. Ramello said the current owner of the property is leasing the property to a new owner.

Ramello stated under the 1988 lease, the City must consent to the new owner of the office building. Alderman Thomas asked if the City still owns the air rights. Ramello replied the City owns the ground and has leased away the air rights and after the lease expires in 2070, then the City will own the air rights again.

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

8. A Resolution Agreeing To Indemnify The State Of Illinois For Equipment Attached To IDOT Facilities.

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

**XII. COUNCIL MEMBER COMMENTS**

Alderman Greco said he would like to bring something formal to the residents to show them what the City has done to improve the aesthetics of the community. Alderman Greco said he would also like to see the Council discuss cash in lieu of land donations so that the City can benefit from these in the future. Alderman Greco expressed concern over feather and banner signs within the City. Mayor Ragucci said the code enforcement officer will look into this. Mayor Ragucci said the City hired an additional code officer who will be reviewing cosmetic items and every house will be

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inspected. Mayor Ragucci said another meeting regarding this matter will be held in September or October and everyone will be invited.

**XIII. CITY ATTORNEY RAMELLO**

Ramello said IDOT issued a memorandum indicating all highway projects will cease July 1, 2016 due to the Illinois budget stalemate and encouraged the Council to contact their State representatives.

**XIV. DEPUTY CITY CLERK DOWNER**

None.

**XV. CITY ADMINISTRATOR MARRERO**

None.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Aldermen Nays: None**

**Motion passed.**

**XVII. NEW BUSINESS**

1. Approval Of Change Order Number Two (2): FBG Corporation in the amount of \$75,000.00.

*Ramello asked the Council to find that the circumstances necessitating the change order were not foreseeable at the time the original contract was signed and the change order was in the best interest of the City.*

**Motion to approve Change Order Number Two (2) to FBG Corporation in the amount of \$75,000 was made by Alderman Przychodni and seconded by Alderman Vlach.**

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

**Aldermen Nays: None**

**Motion passed.**

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**ADJOURN**

**Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 8P.M.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary