

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 12, 2016**

I. CALL TO ORDER

The Mayor called the January 12, 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: Esposito, Greco, Przychodni, Vlach, and Mayor Ragucci

Absent: Swartz and Thomas

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

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 December 8, 2015.

Motion to approve the minutes of the December 8, Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

Ayes: Esposito, Greco, Przychodni, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: January 12, 2016 In The Amount Of \$1,303,731.40

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2. Treasurer's Report November 2015.
3. Personnel & Payroll Report November 2015.
4. Ordinance No. 16-1: An Ordinance Granting A Special Use For The Unenclosed Conduct Of Storage Or Merchandise Display, And Granting Variations From The Requirements Of The Zoning Ordinance For The Property Commonly Known As 1 East Roosevelt Road In The City Of Oakbrook Terrace, Illinois.
5. Approval Of The FY 2015 Comprehensive Annual Financial Report (CAFR)
6. Resolution No. 16-1: A Resolution Authorizing The Execution Of A Change Order To The Contract With Westside Mechanical For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois.
7. Resolution No. 16-2: A Resolution Authorizing The Execution Of A Change Order To The Contract With Caliber Construction Company For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois.
8. Approval Of Payout Number Two (2) For FBG Corporation, In The Amount Of \$74,836.00.
9. Approval Of Payout Number Nine (9) For Midwest Masonry, Inc, In The Amount Of \$39,449.11.
10. Approval Of Final Payout For Abby Paving Co., Inc, In The Amount Of \$14,256.75.
11. Approval Of Final Payout For Abby Paving Co., Inc, In The Amount Of \$18,130.60.
12. Approval Of Final Payout For Abby Paving Co., Inc, In The Amount Of \$834.08.
13. Approval Of Final Payout For All American Exterior Solutions In The Amount Of \$28,865.70.
14. Approval Of Final Payout For American Door And Dock, Inc, In The Amount Of \$3,415.60.
15. Approval Of Final Payout For Builders Concrete Services LLC In The Amount Of \$11,250.00
16. Approval Of Final Payout For Builders Concrete Services LLC In The Amount Of \$16,392.30.
17. Approval Of Final Payout For Cameo Electric, Inc, In The Amount Of \$52,462.50.
18. Approval Of Final Payout For Carney & Company, In The Amount Of \$1,223.50.
19. Approval Of Final Payout For Champion Drywall Inc In The Amount Of \$2,731.50.
20. Approval Of Final Payout For Champion Drywall Inc, In The Amount Of \$73,145.00.
21. Approval Of Final Payout For Concorde Sign & Engraving, Inc, In The Amount Of \$2,496.40.
22. Approval Of Final Payout For Fox Excavating In The Amount Of \$34,984.30.
23. Approval Of Final Payout For J. Hassert Landscaping, Inc, In The Amount Of \$9,958.10.
24. Approval Of Final Payout For Hufcor-Chicago, Inc, In The Amount Of \$3,466.00.

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25. Approval Of Final Payout For J&L Metal Doors Inc, In The Amount Of \$13,625.10.
26. Approval Of Final Payout For Libertyville Tile And Carpet In The Amount Of \$10,487.50.
27. Approval Of Final Payout For Libertyville Tile And Carpet, In The Amount Of \$9,605.90.
28. Approval Of Final Payout For LPS Pavement Company In The Amount Of \$7,216.25.
29. Approval Of Final Payout For Menconi Terrazzo LLC, In The Amount Of \$5,807.30.
30. Approval Of Final Payout For Mercedes Section Five Installations, In The Amount Of \$1,300.00
31. Approval Of Final Payout For Oosterbaan & Sons Co, In The Amount Of \$38,102.82.
32. Approval Of Final Payout For TGM Fabricating, Inc, In The Amount Of \$5,190.00.
33. Approval Of Final Payout For TGM Fabricating Inc, In The Amount Of \$3,098.00.
34. Approval Of Final Payout For Triumph Restoration, Inc In The Amount Of \$4,049.77.
35. Approval Of Final Payout For Total Window Treatments, In The Amount Of \$2,371.94.
36. Approval Of Final Payout For Valley Security Company In The Amount Of \$59,244.03.
37. Approval Of Final Payout For Westside Mechanical, In The Amount Of \$143,294.76.
38. Approval Of Final Payout For Westside Mechanical, In The Amount Of \$9,400.00.

Motion to approve all the items contained on the Consent Agenda for January 12, 2016 as presented was made by Alderman Greco and seconded by Alderman Esposito.

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

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

IX. RECESS TO THE COMMITTEE OF THE WHOLE

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Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Vlach and seconded by Alderman Przychodni.

Ayes: Esposito, Greco, Przychodni, and Vlach

Nays: None

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Request For Extension To Variation – 1S635 Halsey Road.

Dragan noted the petitioner is requesting a one (1) year extension from January 13, 2016 through January 13, 2017 for the variations previously approved back in January 2015. Esposito asked why the extension was requested. Dragan replied there were some issues with the architect and the owner hired a new architect. Esposito asked why the delay just because of an architect change. Dragan responded the property owner did not apply for a building permit and she notified the petitioner the variations would expire if they did not apply for a building permit until January 13, 2016.

Vlach recommended a six (6) month extension not a full year. Dragan noted if the Council grants a six (6) month extension the petitioner can apply for a building permit. The new architect, Susan Robaczewski, stated they are ready to submit plans as soon as the civil engineering work is completed. Ragucci asked the architect if the project will begin in six (6) months. Robaczewski replied yes.

The Council concurred to give the petitioner a six (6) month extension for the project.

2. Letter Of Recommendation – 1 & 2 Mid America Plaza.

Dragan stated the petitioner is replacing the light poles at Mid-America Plaza. Dragan stated a public hearing was held to discuss the variation request for poles that are higher than the 16 feet maximum currently allowed. Dragan stated the Planning and Zoning Commission approved the new poles which are 23 feet and six (6) inches in height.

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

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3. Proposed Amendments To Chapter 121 Rental Dwellings.

Dragan stated she met with the City Administrator to go over some proposed amendments to the City Code regarding residential rental dwellings. Dragan recommended the annual license fee be increased from \$150 to \$250. Dragan explained that no additional re-inspection fee would be charged, but that owners would be responsible for fines not less than \$150 to more than \$1,000.

Discussion ensued regarding changes to the rental dwellings rules and the possibility of charging the landlords every time a new tenant leases the property. Greco stated that the \$250 charge would be similar to a business license fee and every time a tenant turns over the owner would be responsible for an occupancy inspection fee of \$50. Esposito asked where the City is headed with 50 rental homes, where does the part-time inspection job turn into a full-time. Esposito said he is fine with the \$250 licensing fee and every time the home changes over an inspection should be required with a fee between \$75 to \$100.

Ragucci summarized the discussions and said all the Aldermen were good with the amended fee of \$250 and suggested that this be tabled until the next meeting so that Thomas and Swartz could provide their input as well. Ragucci said he wants all the changes to be approved before spring. The Council concurred to table this discussion until the next meeting.

Dragan said another proposed change to the current code is if the field inspection violations are not corrected within 30 days then the Building and Zoning Administrator shall deny a license to the property owner. Dragan noted she would be able to extend the repair time to 60 days if a hardship exists. Dragan said if the violation is not corrected within 60 days then she can terminate the temporary residential rental certificate in writing and start enforcement proceedings based upon the penalties. The Council concurred with this proposed amendment.

Dragan stated another proposed amendment is removing the \$75 re-inspection fee from the Code, since the licensing fee will be \$250. Greco asked once the license is revoked what it will take to re-instate the license. Dragan replied all the penalties would need to be paid. Greco recommended a higher fee for getting their rental license back. The Council concurred with this proposed amendment.

Esposito said back in November the Council had a great meeting with the residents and noted there is going to be expectations as to what the City implements regarding residential rentals. Ragucci said he agreed and this year will be a big year and he wants to see how it plays out with inspections, tickets, and compliance. Ragucci said the City Code will be enforced regarding residential rentals. Greco asked if all the rental units will be included in this program. Dragan said Versailles will not be included because it is managed by professional

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managers. Dragan said Berkshire and Oliviabrook are included in the rental inspection program. Ragucci said the Council will revisit these discussions in two (2) weeks.

4. Motor Fuel Tax Program.

Marrero referenced the City Engineer memorandum and the three (3) resolutions for the FY 2014, 2015, and 2016 MFT programs. Marrero recommended the Council approve these three (3) ordinances at the next meeting; so the City will be up to date. Marrero said for the past few years the City has been funding salt purchases as well as snow plow labor from the Motor Fuel Tax Fund.

The Council concurred to place these items on the next consent agenda.

5. Status Report Payout Number Two (2): B&B Networks, Inc.

Marrero recommend payment number two (2) in the amount of \$20,786.96 be paid to B&B Networks for the new phone system. Marrero noted a portion of the bill will be held for retainage purposes, while another portion of the bill is being disputed.

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

6. Status Report Final Payout: Harbour Contractors, Inc.

Ragucci said a final payout of \$323,968.82 is recommended to be paid to Harbour Contractors for their construction manager services with the new Police Station. The Council concurred to place this on the next consent agenda.

7. Status Report Final Payout: Unique Plumbing Company, Inc.

Ragucci referenced the final payout to Unique Plumbing Company, Inc. in the amount of \$81,044.49 for plumbing services for the new Police Station.

8. Status Report Final Payout: Caliber Construction Company (Drywall).

Ragucci referenced the final payout to Caliber Construction Company in the amount of \$37,579.90 for drywall for the new Police Station.

9. Status Report Final Payout: Caliber Construction Company (EIFS).

Ragucci referenced the final payout to Caliber Construction Company in the amount of \$2,801.80 for EIFS for the new Police Station.

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10. Status Report Final Payout: Caliber Construction Company (Acoustical).

Ragucci referenced the final payout to Caliber Construction Company in the amount of \$6,403.40 for acoustical ceilings for the new Police Station.

11. An Ordinance To Increase The Number Of Class “A” Liquor Licenses (Antonacci’s LLC, d/b/a Antonacci’s).

Ragucci indicated that Antonacci’s will be taking over the former Volare restaurant location. Ragucci said Volare will close Thursday, January 14, 2016. The Council concurred to approve this during the reconvened meeting.

XII. COUNCIL MEMBER COMMENTS

Greco stated the school lock down drills are going away and being replaced with a new standard called, “Run, Hide, Fight”. Greco said he would like to discuss the new approach with the Police Chief and see if the City could implement it. Greco said he would share the information with the Council. Ragucci said he thinks the Police Department is working on something like this and he will check into it.

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.

Ayes: Esposito, Greco, Przychodni, and Vlach

Nays: None

Motion passed.

XVII. OLD BUSINESS

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1. Ordinance No. 16-2: An Ordinance Increasing 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 *Alcohol Liquor Control*, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace (Antonacci’s LLC, d/b/a Antonacci’s)

Motion To Approve Ordinance No. 16-2: An Ordinance Increasing 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 *Alcohol Liquor Control*, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace (Antonacci’s LLC, d/b/a Antonacci’s) was made by Alderman Greco and seconded by Alderman Przychodni.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Esposito at 8PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary