

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

I. CALL TO ORDER

Acting Mayor Esposito called the March 23, 2021, Regular and Committee of the Whole Meeting of the City Council to order at 7:00P.M.

II. ROLL CALL

Roll call indicated the following Council members were in attendance:

Present: Barbari, Beckwith, Greco, Przychodni, Rada, Vlach, and Acting Mayor Esposito
Absent: None

Also, in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and City Administrator M. Sarallo, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

Acting Mayor Esposito led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

None.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Budget Meeting Minutes Of March 3, 2021.
2. Regular Meeting Minutes Of March 9, 2021.
3. Budget Meeting Minutes Of March 10, 2021.

Motion to approve the minutes of the March 3, 2021 and March 10, 2021 Budget Meetings and the minutes of March 9, 2021 Regular City Council and Committee of the Whole as presented was made by Alderman Barbari and seconded by Alderman Rada.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
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, MARCH 23, 2021**

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: March 23, 2021 In The Amount Of \$147,661.22
2. Treasurer's Report February 2021.
3. Personnel & Payroll Report February 2021

Motion to approve all the items contained on the Consent Agenda as presented for March 23, 2021 was made by Alderman Przychodni and seconded by Alderman Greco.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
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 Przychodni and seconded by Alderman Vlach.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

X. ACTING MAYOR ESPOSITO

Acting Mayor Esposito said it was nice seeing the residents at the spring event this past Saturday. Acting Mayor Esposito thanked staff for coordinating the event. On March 13, 2021, the Police Commission conducted new applicant testing and about 100 candidates were in attendance at Willowbrook High School. Acting Mayor Esposito thanked the Police Commission for their efforts. The consolidated general election will take place on Tuesday, April 6, 2021 and the polls will be open from 6AM to 7PM. Early-voting by mail is in progress. Acting Mayor Esposito provided an update on the DuPage County Health Department's vaccine distribution efforts.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation From The Hotel Commission.

Don Hill, of the Hilton properties and Chair of the Hotel Commission provided the quarterly marketing report for the City’s seven (7) hotels. Hill noted the last 12 months have been unprecedented. The City’s hotels have experienced a staffing decline of about 75%. Hill noted there is currently no group business. Hotel operators have learned a lot in the last 12 months and are reinventing their business models. Hill noted the hotels are slowly seeing some movement with leads for sporting events. Hill discussed the February 2021 statistics as detailed below. Hill projected that these percentages would improve in March 2021. Hill noted there are some projections reflecting that the hotel industry will not return to 2019 levels until 2024.

Year to Date - February 2020 vs February 2021	
Hotel Category	% Change
Occupancy	-49.3
Average Daily Rate	-24.3
Revenue Per Available Room	-61.6

Acting Mayor Esposito said hotels have been heavily impacted and it will be a slow build to improve the tourism industry. Acting Mayor Esposito added it will be a while before we return to 2019 tourism levels. Acting Mayor Esposito indicated the surrounding towns are also experiencing a decline in the hotel business. Alderman Barbari inquired if both Hilton properties were open. Hill replied the Hilton Garden Inn will reopen on May 1, 2021. Alderman Rada inquired about the typical percentage of business travel. Hill replied group travel is 20%, business is 60%, and the remaining 20% is leisure. Alderman Greco said the travel industry is not going to come back anytime soon. Alderman Greco added he would like to see the Hotel Commission brainstorm on how to proceed going forward. Hill noted due to low staffing the first two (2) hotel meetings of the year were canceled. The Hotel Commission did meet on March 10, 2021. Hill noted reinventing their business model is the most critical item facing the Hotel Commission.

Hill noted the Hotel Commission is planning for the Frida Kahlo exhibit that will be coming to Glen Ellyn this summer. The Hotel Commission is also encouraged by Drury Lane possibly resuming productions in September 2021. Acting Mayor Esposito thanked Hill for his contributions on the Hotel Commission.

2. Continued Discussion Of The Robinette Property.

Acting Mayor Esposito referenced the proposal included in the agenda from Houseal Lavigne Associates for the update to the City’s comprehensive plan. Houseal Lavigne Associates updated the City’s comprehensive plan 14 years ago. Acting Mayor Esposito welcomed John Houseal to the meeting. Houseal thanked the Council for the opportunity to discuss this update. Houseal noted his firm has provided zoning and plan review services to the City on several developments.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

Houseal explained a comprehensive plan covers a period of 10 to 20 years and are typically updated every 10 years. Houseal provided some background on why a comprehensive plan is necessary. There is enabling legislating that requires municipalities to have a comprehensive plan. The comprehensive plan completes three (3) things. First, it provides a current snapshot of the where the community is including any strengths and weaknesses. Second, the plan provides a guide of where the community wants to go. Third, the plan provides the steps on how the community can get to where they want to be. The plan helps identify future capital improvements. The plan also assists the decision-making process for approving or denying developer proposals. Houseal described the steps to update the comprehensive plan.

Acting Mayor Esposito inquired if the new plan would build off the current plan in place. Houseal replied part of the process in updating the plan is to data mine and then examine the existing plan. City Administrator Marrero suggested doing a separate stand-alone plan for the Robinette property because this appears to be the most time sensitive. Houseal replied that is not uncommon to update the comprehensive plan out-of-sequence because of higher priority projects. Houseal noted the Robinette could be reviewed first and expedited. Alderman Beckwith asked if it would be worth it to review just the Robinette and Krilich adjacent properties, instead of the entire town. Houseal replied some towns do request just one area but noted economies of scale are incurred when the comprehensive plan is completed at one time. Houseal estimated to just provide a plan for the Robinette property, would cost about \$35,000 to \$40,000. Alderman Beckwith inquired how long it would take to review this sub-area. Houseal replied about four (4) to six (6) months and it would take about six (6) to nine (9) months to complete the entire comprehensive plan. Alderman Greco indicated the City needs a comprehensive plan update. Alderman Greco said the City can dictate how they want to move forward with the Robinette property.

Discussion ensued regarding the comprehensive plan update. Alderman Beckwith agrees that a comprehensive plan is needed but asked if now is the best time to update the plan. Alderman Beckwith asked what would have changed if the comprehensive plan update was completed in 2008 instead of 2007. Acting Mayor Esposito agreed with Alderman Beckwith's concern and noted the 2008 economic collapse is similar to the current economy under COVID. Houseal replied it is an opportune time to update the plan. Back in 2008 and 2009 development dried up. Houseal indicated if the City is ready to set the table for economic success in a burgeoning new market with plans and regulations, then developers will approach the City. Acting Mayor Esposito wants to ensure an updated plan is something that the City works toward and is attainable. Alderman Rada asked if the seven (7) acre and the two (2) acre parcels that border the Krilich property is included in the plan. Houseal replied this land was included in the last comprehensive plan and the State allows municipalities to plan up to 2.5 miles beyond the boundaries into unincorporated parcels.

Alderman Greco suggested discussing the current comprehensive plan at the next meeting. Alderman Greco suggested with City Attorney Ramello's assistance, the City needs to determine what we need to do with the Robinette property and move forward. City

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

Attorney Ramello said as far as dictating uses, unless the property owner needs a zoning change, the owner can build any use permitted in the district. Alderman Greco suggested consulting with Houseal about the zoning at Robinette and then discussing it further. Acting Mayor Esposito asked what would change at the Robinette property in a new comprehensive plan from what was included in 2007. Houseal replied he would need to look at this further and it would depend on what the City wants and what the market realities are.

City Attorney Ramello indicated the controlling factor is when the developer submits an application for a building permit for a permitted use then they are locked into that zoning. Houseal said he will prepare a PDF link of the 2007 Comprehensive Plan. Alderman Rada indicated the City needs to be cognizant of the vacant property adjacent to the Krilich property. City Administrator Marrero noted there is the Butterfield Road Corridor Plan which has already been approved by the State of Illinois and DuPage County. A traffic light will be installed near the Home Depot's entryway and there will be some street widening as well. There are big development plans for the Krilich property including a park, hotels, and apartments. The current Krilich property is not connected to any water supply. Alderman Greco suggested tabling this and then the Council can discuss the current 2007 plan.

3. An Ordinance To Increase The Number Of Class "A" Liquor Licenses – Pearl Enterprise LLC d/b/a Sleep Inn/Mainstay 64 Choice 17W710 22nd Street, Oakbrook Terrace, IL.

Acting Mayor Esposito referenced the draft ordinance included in the agenda for a new Class "A" liquor license at the new Sleep Inn/Mainstay Suites Hotel. Alderman Greco asked what the liquor license was for. Acting Mayor Esposito replied for a bar at the property. Alderman Greco said it is his understanding that this is back to the old hotel and the hotel is not the greatest here. Alderman Greco indicated there is quite a few number of calls at the hotel already just like before, so all that has changed is the façade. Alderman Greco said how do we keep them from not having more reasons for police calls here. Acting Mayor Esposito indicated another hotel in town also has police calls. Acting Mayor Esposito noted the liquor license makes it more of a full-service hotel. Alderman Beckwith suggested more bar checks and police presence at the hotels. Acting Mayor Esposito noted the Police Department has increased the number of onsite calls, which is ongoing.

Alderman Greco asked that this item not be placed on the consent agenda for the next meeting. The Council concurred to place this on the next agenda as a separate item.

4. Discussion Of July 4th Event.

Assistant to the Mayor and Administrator Sarallo noted Melrose Pyrotechnics would like to know by April 1, 2021 if the City wishes to have fireworks on July 4, 2021. If the City opts to not hold the fireworks on July 4, 2021, then we could postpone the event until Labor Day on September 6, 2021. City Administrator Marrero noted the DMMC surveyed the surrounding towns and most plan on proceeding with July 4th fireworks this year.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

Discussion ensued on the July 4th fireworks, picnic, and band. Upon discussion, the Council concurred to move forward with the July 4th fireworks. Acting Mayor Esposito said we will continue to work on how the picnic and entertainment will work.

XII. COUNCIL MEMBER COMMENTS

Alderman Greco inquired if there is an update to the code enforcement efforts at the shopping center located along 14th Street and Summit. City Administrator Marrero replied Code Enforcement Officer M. Collins is working with the retailers at this location and some signage has already been removed. Alderman Beckwith shared wishes for the everyone to remain safe and asked everyone to vote.

XIII. CITY ATTORNEY R. RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR A. MARRERO

City Administrator Marrero noted the City is now registered with Nixle, which is an emergency alert system. Nixle will provide emergency notifications to residents. A flyer explaining Nixle will be distributed to residents encouraging them to participate. Training for the new website will take place this week. City Administrator Marrero plans to present the new website to the Council at a meeting in the near future.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach

Nays: None

Motion passed.

XVII. OLD BUSINESS

None.

XVIII. RECESS TO EXECUTIVE SESSION

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

Motion To Recess To Executive Session To Discuss the Purchase Of Real Property For The Use Of The City Of Oakbrook Terrace, Including But Not Limited To Whether A Particular Parcel Should Be Purchased, Pursuant To Section 2(c)(5) Of The Open Meetings Act was made by Alderman Barbari and seconded by Alderman Vlach.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

XIX. EXECUTIVE SESSION

1. Closed Session To Discuss The Purchase Of Real Property For The Use Of The City Of Oakbrook Terrace, Including But Not Limited To Whether A Particular Parcel Should Be Purchased, Pursuant To Section 2(c)(5) Of The Open Meetings Act.

See separate minutes.

XX. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Barbari and seconded by Alderman Przychodni.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

XXI. NEW BUSINESS

1. Ordinance No. 21-11: An Ordinance To Direct The Preparation Of A Real Estate Sale Agreement For The Acquisition Of Real Property In The City Of Oakbrook Terrace, Illinois.

Motion To Approve Ordinance No. 21-11: An Ordinance To Direct The Preparation Of A Real Estate Sale Agreement For The Acquisition Of Real Property In The City Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Beckwith.

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach
Nays: None**

Motion passed.

ADJOURN

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MARCH 23, 2021**

Motion to adjourn was made by Alderman Rada and seconded by Alderman Vlach at 9:10PM.

Motion carried unanimously.

Submitted,
Aileen Haslett, Recording Secretary