

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JUNE 22, 2021**

I. CALL TO ORDER

Mayor Esposito called the June 22, 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, Fitzgerald, Greco, Rada, Vlach, and Mayor Esposito

Absent: None

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 Esposito led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

Mayor Esposito noted the Consent Agenda needs to be revised with the deletion of Ordinance No. 21-21 and the consecutive ordinances will be renumbered accordingly.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes of June 8, 2021

Motion to approve the minutes of the June 8, 2021, Regular City Council and Committee of the Whole as presented was made by Alderman Rada and seconded by Alderwoman Fitzgerald.

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

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

Norm Uress, President of the Berkshire Homeowner's Association, addressed the Council and stated he strongly supported the 1S560 Luther Avenue annexation ordinance.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: June 22, 2021 In The Amount Of \$150,080.97
2. Treasurer's Report May 2021.
3. Personnel & Payroll Report May 2021.
4. ~~Ordinance No. 21-21: An Ordinance Granting A Variation from the Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For One Oakbrook Terrace (EFN OBT1, LLC) In The City Of Oakbrook Terrace, Illinois.~~
5. Ordinance No. 21-22:21-21 An Ordinance Amending Section 152.05 Entitled "Deletions, Modifications And Amendments" Of Chapter 152 Entitled "Stormwater Management And Flood Plain Development" Of Title XV Entitled "Land Usage" Of The Code Of Oakbrook Terrace, Illinois.
6. Resolution No. 21-05: A Resolution For Maintenance Under The Illinois Highway Code.

Motion to approve all the items contained on the Consent Agenda as presented for June 22, 2021, was made by Alderman Barbari and seconded by Alderman Rada.

Ayes: Barbari, Beckwith, Fitzgerald, Greco, 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 Beckwith and seconded by Alderman Vlach.

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

Nays: None

Motion passed.

X. MAYOR ESPOSITO

Mayor Esposito noted the City was fortunate with the recent storm that there was minimal damage. Mayor Esposito said it was nice to residents attend the shredding and electronic recycling event on Saturday, June 19, 2021. Mayor Esposito thanked Flood Brothers for sponsoring the event.

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1. July 4th Picnic Registration Ended June 21st. Wristbands for the picnic are required and can still be obtained at City Hall.
2. Oakbrook Terrace Park District On The Go Truck Parade will be held on June 26th 10 a.m. To 11 a.m.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Continued Discussion Of Robinette Property.

Mayor Esposito noted the Council discussed the sale of the Robinette property at the March 9, 2021 meeting. Mayor Esposito noted the property is zoned B-4 Industrial. Kelly Disser, of NAI Hiffman, updated the Council on the potential sale of the Robinette property located at 0S.560 Route 83. Disser noted the property is under contract by Panattoni, which is one of the largest developers of distribution facilities in the nation. NAI Hiffman spent the last 90 days exploring retail and data center opportunities at the site. NAI Hiffman exhausted all efforts to bring retail to the site though contacting 50 to 60 major retailers such as Sam's Club, IKEA, and Bass Proshop. During the process to look for a buyer for the property, NAI Hiffman found there is not a retail or commercial demand at this site. Disser said his firm also explored the need for a data center at the property. However, the site is not viable for a data center because it would cost about \$30 million to install the electrical infrastructure. Furthermore, the nearest ComEd electrical substation is too far from the property. Disser noted his firm, and the Robinette family did everything within their power to explore the City's preferred uses. At this time, these options are not economically viable. Disser noted if the Panattoni contract does not move forward, the property could be perceived as a tainted market and not developable.

Disser asked for the City's consideration and support to move this development process forward with Panattoni with an industrial use at the site. Panattoni will develop the property on a speculative basis, meaning they do not know who the end user will be. The occupant will most likely be an e-commerce fulfillment and distribution center. Disser pointed out the Robinette family already performed a topographical, wetland, and Phase 1 engineering studies.

Alderman Rada said he appreciated the due diligence of the City's request made by the Robinette family and NAI Hiffman. Alderman Rada asked how traffic will flow at the site. Disser said a traffic study will need to be completed and this would be the next immediate step in the process. Disser noted trucks at the site will be less intensive than cars because they will be arriving during off-peak hours. Alderman Rada inquired if Disser has spoken with Villa Park yet. Disser replied they have not because they wanted to meet with the City first. Disser added Villa Park's cooperation will be key because they will be supplying the water and sewer service at the property. Alderman Vlach said he does not see retail going in at the site. Alderman Beckwith indicated the limited entrance and exit points for the property will narrow down the prospective tenant. Disser projected this will be a \$50 to \$60 million project and Panattoni has reviewed the access points. Alderman Barbari asked

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if the City will receive any additional income besides property taxes from the site. Disser replied currently the City receives about \$80,000 in property taxes from location and when the site is fully developed the City can plan on receiving about \$500,000 to \$600,000 per year in property taxes. Disser added the site will most likely have about 322 employees which would patronize Oakbrook Terrace stores and restaurants. Alderwoman Fitzgerald indicated the traffic flow is her primary concern and she would like to review the traffic study findings. Alderwoman Fitzgerald stated she would like to hear the feedback from Villa Park regarding the proposed development. Disser indicated his firm would love to be given the green light to at least move forward with the traffic study and share these findings with the Council. Mayor Esposito inquired about the timeline of the project. Disser said the purchase contract will most likely need to be revisited and extended. Disser estimated the closing should take place in about eight (8) or nine (9) months from today.

Jason Robinette shared the family history of the property and said the two (2) brothers who own the property plan on retiring. The Robinette family selected NAI Hiffman as the realtor because they are a local Oakbrook Terrace business and agreed to reach out to multiple developers for different uses including: retail, commercial, and entertainment. There was no positive responses for these uses. J. Robinette noted Panattoni is one of the strongest nationwide developers.

Alderman Greco said he appreciated the time the Robinette family spent exploring options for the property. Alderman Greco indicated the City does not have much of a choice regarding how the property is developed. Alderman Greco asked if the real estate deal falls through if the City would work with NAI Hiffman to do some of the ground-work and perform the studies of the property. Building and Zoning Administrator Dragan noted once she reviews the proposed site plans for the property, she may determine a public hearing is required. Building and Zoning Administrator Dragan asked if the City Council wished to see the results of the traffic study before the proposal goes to the Planning and Zoning Commission public hearing. The Council concurred to review the traffic study findings and Villa Park's discussions regarding the development before holding a public hearing on the development. Disser indicated NAI Hiffman's next step is to reengage with Panattoni. Disser expects Panattoni to move full speed ahead and prepare the next level of studies for the City's review and comment. Disser indicated Panattoni would appear before the City Council at a future meeting and respond to questions.

2. Annexation Of 1S560 Luther Avenue Property.

The property owner's representative, Attorney Carmine Trombetta, addressed the Council on behalf of the property owner, Alocs Hur. Trombetta asked for the Council's consideration for a voluntary annexation rather than an involuntary annexation. Trombetta noted there is already a development plan in place for the property and this way the property owner would not have to revert to square one. Trombetta noted the involuntary annexation could cause further delays to the property's development. Trombetta suggested a 30-day continuance on this matter so the details of a voluntary annexation could be worked out.

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Alderman Rada and Alderwoman Fitzgerald opposed granting a continuance at this time. Alderman Greco noted he preferred the City annexation so the City may control the development of the property. Mayor Esposito said he works in the best interests the residents and over the last several months he received multiple phone calls regarding the debris on the property. Mayor Esposito said he has had to send the City's Public Services staff to this location to clean-up the debris. Mayor Esposito said he did not favor a voluntary annexation at this time. Mayor Esposito said when he looks at the zoning map, this property should be in Oakbrook Terrace.

City Attorney Ramello noted the Old Business section of tonight's agenda includes an annexation ordinance for the subject property. Currently the property is located in unincorporated DuPage County, although it is wholly surrounded by the City of Oakbrook Terrace. The City is authorized to annex this property to the City because it contains less than 60 acres, the property is wholly bounded by the City, and is contiguous to the City. Upon approval of the ordinance, the property will become part of the City of Oakbrook Terrace. Notices went to the property owner, York Township, and DuPage County. Also, a notice was published in the Daily Herald. If the annexation is approved, then the property will be zoned R-1 single family detached. Upon annexation, the City will provide police services and street and sewer maintenance.

The Council concurred to approve this ordinance during the reconvened meeting.

XII. COUNCIL MEMBER COMMENTS

Alderwoman Fitzgerald and Alderman Barbari thanked staff for the July 4th decorations. Alderman Greco said the Dorothy Drennon improvements are almost complete. The City Council members shared they were looking forward to the July 4th celebration. Alderman Rada inquired if the City is still in a state of emergency. Mayor Esposito replied the City is no longer in a state of emergency.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

1. Ordinance No. ~~21-23~~:21-22 An Ordinance Annexing Certain Territory To The City Of Oakbrook Terrace, Illinois (1S560 Luther Avenue Oakbrook Terrace, Illinois).

Motion to Approve Ordinance No. 21-22: An Ordinance Annexing Certain Territory To The City Of Oakbrook Terrace, Illinois (1S560 Luther Avenue Oakbrook Terrace, Illinois) was made by Alderman Rada and Alderman Barbari.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Beckwith at 8:29PM.

Motion carried unanimously.

Submitted,

Aileen Haslett, Recording Secretary