

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

I. CALL TO ORDER

Mayor Esposito called the November 9, 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 Administrator Marrero, Assistant to the Mayor and City Administrator M. Sarallo, Building and Zoning Administrator M. Dragan, Public Service Director C. Ward, Finance Coordinator J. Haug, 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

None.

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes of October 26, 2021

Motion to approve the minutes of the October 26, 2021, Regular City Council and Committee of the Whole as presented was made by Alderwoman Fitzgerald and seconded by Alderman Greco.

Ayes: Barbari, Fitzgerald, Beckwith, Greco, 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, NOVEMBER 9, 2021**

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: November 9, 2021, In The Amount Of \$664,938.01.
2. Ordinance No. 21-34: Ordinance To Approve And Authorize The Execution Of The Chief Of Police's Employment Agreement For The City Of Oakbrook Terrace, Illinois

Motion to approve all the items contained on the Consent Agenda as presented for November 9, 2021, was made by Alderman Rada, and seconded by Alderman Beckwith.

Ayes: Barbari, Fitzgerald, Beckwith, 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 Alderwoman Fitzgerald and seconded by Alderman Vlach

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

Nays: None

Motion passed.

X. MAYOR ESPOSITO

Mayor Esposito reminded everyone about the Veterans Appreciation Event on November 11th at 11AM in the City Council Chambers. All residents are welcome. Mayor Esposito also reminded City Council members to choose their desired picture for the new website and submit a short bio if they haven't already.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter of Recommendation: 17W675-731 Roosevelt Road.

Mayor Esposito referenced the memorandum in the agenda regarding the public hearing that was held on November 2nd. Building and Zoning Administrator Dragan stated that the Petitioner's request is to approve a special use in the B-3 General Retail Zoning District to permit the use of the first floor as a holistic center professional office. Building and Zoning Administrator Dragan also noted that the landlord Curtis Hurst has had difficulties renting

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

the space for retail due to lack of visibility from Roosevelt Road. If the City Council approves Restore, he will only have one space vacant in the shopping center. The Planning & Zoning Commission reviewed the applicant's request and approved the special use.

Business owner Scott Weinstein stated that Restore is a franchise that has over 100 stores open across the country. His group currently has three in the Chicago land area, one (1) in Evanston, Deerfield, and Northbrook. This will be the fourth (4th) location in the Chicago land area, and he just signed a lease a fifth (5th) location in the West Loop. He also explained the different services they offer and how they operate.

City Council members expressed concern regarding another service business going in the shopping center but are happy that the space will no longer be vacant.

Property owner Curtis Hurst noted that Oakbrook Terrace Square is approximately 120,000 square feet, and 90,000 of that is retail generated.

Mayor Esposito stated that he understands there has been challenges getting retail to occupy the space, especially these last 21 months. As a City we try to maximize our potential when there are revenue opportunities. Mayor Esposito also said that he hopes this new business brings more traffic to the shopping center.

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

2. Proposed Text Amendments To The Zoning Code.

Mayor Esposito referenced the memorandum in the agenda concerning proposed text amendments. Building and Zoning Administrator Dragan stated that she is proposing the following text amendments changes to be made to the Zoning Code.

1. Section 156.086 (H) of the Zoning Ordinance reads as follows:

Building height shall not exceed 40 feet, plus mechanicals.

In the B-2 Professional Office district, the allowable building height is 40 feet plus mechanicals. In the other business districts, B-1, B-3, B-4, B-5, and B-6 there is also a maximum allowable building height, however, mechanicals are included in the maximum allowable building height. Building & Zoning Administrator Dragan recommends the following options:

- a. To delete "plus mechanicals" in the B-2 District to be consistent with the other districts on how we calculate the building height.
- b. The City Council may choose to increase the height in the other business districts and add the language "plus mechanicals".
- c. Leave it as is and make no changes to the current code.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

The Council agreed with option a.

2. The second proposed Text Amendment refers to the number of freestanding signs allowed per zoning lot. In 2020, the Zoning Committee recommended only one freestanding sign to be allowed per zoning lot. The Zoning Committee felt that too many signs do not look esthetically pleasing. The Planning & Zoning Commission also concurred with the Zoning Committee's recommendation and the City Council approved Ordinance No. 20-29 passed on August 2020. This Ordinance states that "not more than one freestanding sign shall be allowed". The code in effect prior to 2020, allowed one freestanding sign as well, but on a corner or through lot, one freestanding sign was allowed to be erected along each frontage of the zoning lot.

Building & Zoning Administrator Dragan recommends deleting the previous code because it conflicts with the new code.

The Council agreed with the Building and Zoning Administrator's recommendation.

3. The third proposed Text Amendment is to amend Section 156.087 (B) to add item (85) Gaming Café as a permitted use for consistency with City Code of Ordinances, Business Licenses. Section 156.087(B) shows permitted uses in the B-3 General Retail District. There are currently 84 permitted uses, and the Building and Zoning Administrator's proposal would be to add item 85 Gaming Café.

Alderman Greco expressed concern regarding adding Item 85 gaming cafe as a permitted use in the B-3 Zoning District and stated he would like to handle it different and have the Council have a say on it when someone applies for a gaming license. Alderman Rada also agreed with Alderman Greco.

Attorney Ramello stated that you can still deny the gaming license and recommended to add a specific language that reflects that.

The Council agreed and directed Building and Zoning Administrator Dragan to schedule a public hearing for the proposed Text Amendments.

3. Presentation by Foster & Foster For The Actuarial Valuation For FY 2022.

Mayor Esposito referenced the memorandum received in the agenda for the Actuarial Valuation Report for 2022. Heidi Andorfor from Foster & Foster stated that the police pension fund performed very well this past year. The funded ratio has increased from 53% to 60%.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

Andorfor noted that the total accrued liability increased from \$27.8 million up to \$28 million. She stated that number is expected to increase as active officers continue to earn more services in the fund. The assets also increased significantly from \$14.8 million up to \$17 million, and the unfunded accrued liability decreased significantly from \$13 million to \$11.5 million. With the significant decrease in the unfunded accrued liability, this year, it naturally decreased the recommended contribution. Last year the total contribution recommended was \$1,563,000, this year the contribution is now recommended at \$1,474,000.

Andorfor also commented on the pension consolidation that was approved December 2019, where the police and fire funds are consolidated into a single fund for the purpose of a better rate of return on investments. The boards will still exist and have the authority to do what they do now, except investing the money into the fund. Investing the money will be done at the state level. City Administrator Marrero asked if Foster & Foster will still be performing evaluations for municipalities when everything is consolidated. Andorfor stated that is still being decided.

4. 2021 Property Tax Levy Determination/Municipal Compliance Report.

Mayor Esposito referenced the memorandum in the agenda regarding the actuarial recommendation of \$1,474,465 which is a decrease of \$88,766 from last year. Mayor Esposito noted the total levy requested is \$1,068,627 based on the consumer price index at 1.4%. That leaves \$405,838 that will be paid through the general fund.

Alderman Greco commented that he would like to contribute the same amount as last year. Discussion ensued regarding contributing more than the actuarial recommendation.

The Council concurred to contributing the amount of \$1,563,000, an additional \$89,000 for the proposed levy for consideration at the Tuesday, December 14, 2021, meeting.

5. 2021-2022 Bulk Rock Salt Contract.

Public Service Director Craig Ward stated that the city will be receiving 400 tons of salt from Compass Mineral at \$62.58 per ton. Public Service Director Ward noted that there is a salt shortage, and that is why the price went up 38%. Last year the city locked in a price for 2 years at \$42.48 per ton. Public Services Director Ward commented, because of the high salt demand, the lower price and the locked in option was not available.

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

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

XII. COUNCIL MEMBER COMMENTS

Alderman Fitzgerald stated that she appreciates the great break down on the financial quarterly report, and congratulated Finance Coordinator Haug on her new role. Alderman Beckwith commented that there was an increase in the census of 29% from 2010 and hopes that could raise the revenue sharing with the state. Alderman Beckwith inquired if the city has looked at GPS fleet trackers for Public Works vehicles. City Administrator Marrero answered that the Mayor and her have talked about it and need to discuss it further. Alderman Rada stated that Berkshire is working with a solar power company that will attend their January meeting for a presentation. Alderman Rada also stated that he officially becomes a member of the DuPage Visitors Bureau Board on November 16th and their first meeting is November 18th. Alderman Vlach noted that more residents are turning to solar power, and we are losing the electrical tax that the city imposes. Mayor Esposito commented that the percentage is very small. Alderman Rada inquired how much was gained from the electric tax, City Administrator Marrero answered approximately \$300,000.

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 Vlach and seconded by Alderman Beckwith.

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

Nays: None

Motion passed.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, NOVEMBER 9, 2021**

XVII. OLD BUSINESS

1. Ordinance No. 21-35: An Ordinance Granting A Special Use Permit To Allow The Use Of The First Floor As A Hyper Wellness And Cryotherapy Center Professional Office At The Property Commonly Known As 17w675-731 Roosevelt Road In The City Of Oakbrook Terrace, Illinois

Motion To Approve Ordinance No. 21-35: An Ordinance Granting A Special Use Permit To Allow The Use Of The First Floor As A Hyper Wellness And Cryotherapy Center Professional Office At The Property Commonly Known As 17w675-731 Roosevelt Road In The City Of Oakbrook Terrace, Illinois was made Alderman Beckwith and seconded by Alderman Greco.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderwoman Fitzgerald at 8:35PM

Motion carried unanimously.

Submitted,

Addy Lozano, Recording Secretary