

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, DECEMBER 14, 2021**

**I. CALL TO ORDER**

Mayor Esposito called the December 14, 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 Assistant to the Mayor and City Administrator M. Sarallo, 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**

None.

**V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS**

1. Regular Meeting Minutes of November 23, 2021

**Motion to correct the minutes of the November 23, 2021, Regular City Council and Committee of the Whole to include comments made by Alderman Beckwith and City Attorney Ramello was made by Alderman Beckwith and seconded by Alderman Greco.**

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

**Nays: None**

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

**VII. ACTION ITEMS/CONSENT AGENDA**

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1. Payment of City Bills: December 14, 2021, In The Amount Of \$137,184.40.
2. Treasurer's Report – November 2021.
3. Personnel & Payroll Report – November 2021.
4. Ordinance No. 21-36: An Ordinance Amending Schedule I Entitled "No Parking" Of Chapter 75 Entitled "Parking Schedule" Of Title VII Entitled "Traffic Code" Of The Code Of Ordinances Of The City Of Oakbrook Terrace.

**Motion to approve all the items contained on the Consent Agenda as presented for December 14, 2021, was made by Alderwoman Fitzgerald and seconded by Alderman Barbari.**

**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 Alderman Beckwith and seconded by Alderman Vlach.**

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

**Motion passed.**

**X. MAYOR ESPOSITO**

Mayor Esposito stated that the Children Santa Parade was a great turn out and was pleased to see all the residents and the children's excitement and thanked the Administration Staff and Public Service, for putting it together as well as the Police Department. Mayor Esposito stated that the Employee Appreciation Dinner will be Friday, January 21, 2022, at Drury Lane. Mayor Esposito reminded everyone that the City's Luminary will be Friday, December 24, 2021, and thanked resident Tracey Shellhorn for organizing the event. Mayor Esposito wished everyone a Merry Christmas and a Happy New Year and thanked all the departments for their hard work and dedication.

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**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Letter of Recommendation: 17W220 22<sup>nd</sup> Street.

Mayor Esposito referenced Ordinance No. 21-37 and memorandum included in the agenda regarding the approval of an amended landscape plan. The petitioner purchased the property in September 2021 and removed approximately 23 trees that were dead or falling. In the last two (2) months, he has done major cleaning of the exterior and added approximately 150 new trees. Mayor Esposito also added that there have been several meetings with residents that back-up to the building concerning the new landscaping, and they are very happy with the improvements. Building and Zoning Administrator Dragan added that the Planning and Zoning Commission reviewed the petitioners request to amend a previously approved landscape plan. Building and Zoning Administrator Dragan also added that the owner created a great buffer between residential and commercial. Elliott Danos, Partner of Comar Properties, stated that they are very happy with the progress that they have made and are pleased to work with the residents. Alderman Greco stated that he is happy to see all the new improvements.

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

2. Letter of Recommendation: 2021 Proposed Text Amendments.

Building and Zoning Administrator Dragan stated that the Planning and Zoning Commission reviewed the Proposed Text Amendments to the Zoning Ordinance concerning building height in the B-2 Professional Office District, number of freestanding signs allowed per zoning lot, and an amendment to the B-3 General Retail District. The Commission recommended approval as presented:

1. Building height shall not exceed 40 feet. It is proposed to delete “plus mechanicals” for consistency with other business districts.
2. No more than one (1) freestanding sign shall be permitted per zoning lot as approved in August 2020. An older code will be deleted because it conflicts with the 2020 code.
3. To add a new permitted use in the B-3 General Retail District for a café with video gaming permitted in the cafe only if the premises is granted a video license.

The Planning and Zoning Commission also reviewed the Proposed Text Amendment concerning short-term rentals. At the 9/28/21 City Council meeting, Attorney Ramello presented the draft ordinance and recommended to prohibit short-term rentals that are less than 28 days. The Planning and Zoning Commission recommended approval of the amendments concerning short term rentals presented at the 9/28/21 City Council meeting with a change to prohibit short term rentals that are less than 180 days, or appropriate number that conforms with the rental code instead of 28 days.

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The proposed amendment is not in conflict with the Rental Dwelling Ordinance.

City Attorney Ramello added that the ordinance was directed towards Vrbo and Airbnb type of rentals. Most of those rentals are very short-term and this ordinance is not aimed at people who want to rent their house for six (6) months, those are considered long-term rentals. That is why the 28 days was selected.

Mayor Esposito added that he doesn't think people will do Vrbo or Airbnb for such a long time and does not consider 180 days short-term.

Alderman Greco inquired if this new ordinance would affect what we currently have in the Zoning Code, that anything over the 28 days is considered long-term. Attorney Ramello answered, we are prohibiting rentals less than 28 days in the residential area, anything more than 28 days is allowed and would fall under the residential ordinance. Alderman Rada added that he agrees with the City's Attorney recommendation. Alderman Beckwith added that there might be some confusion with the Rental Dwelling Ordinance, which is not what this is about.

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

3. Extension Request For Comar Properties Monument Sign – 17W621 Roosevelt Road.

Mayor Esposito referenced the letter received from Comar Properties included in the agenda requesting an extension for a monument sign that was approved January 28, 2020, Ordinance No. 20-3. George Kourafas, representative for Comar Properties, stated that the intent of the sign is for tenant exposure but due to COVID-19 it was put on hold.

Alderman Barbari asked if this was the second extension request. Building and Zoning Administrator Dragan answered, yes.

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

4. Renewal of Property & Casualty Insurance for 2022.

Mayor Esposito referenced memorandum prepared by Assistant to City Administrator Sarallo, concerning the insurance renewal for 2022. Assistant to City Administrator Sarallo stated that Assurance, the City's insurance broker, went out to the marketplace and secured quotes for different coverages. The Property & Casualty increased \$1,333 from last year. The Cyber liability is also included with The Property & Casualty figure, this year the Cyber liability increased \$6,198 from last year due to all the new criminal hacking happening. This insurance covers all of the City's buildings, vehicles, and equipment.

Alderman Greco inquired if the City were to ever be the victim of a cyber-attack would the City be covered. Bob Davidson from Assurance Agency answered, yes. Alderman Rada

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asked if personal devices that are utilized for City work are covered. Bob Davidson answered, yes. Alderman Beckwith asked Bob Davidson if he could further discuss the range of quotes received for cyber liability. Bob Davidson stated that the City is currently covered with \$500,000 and they are recommending going to \$1,000,000 which is about average. Bob Davidson noted that a \$1,000,000 option price was given at \$17,693 and they are proposing a change to a different company with a \$1,000,000 limit at \$12,785.

Resident Bob Shanahan in the audience, inquired if Public Official liability covers things such as the red-light program and Boards of Commissions. Bob Davidson answered the red-light program is covered and all boards are covered under Public Official liability.

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

5. Renewal of Workers Compensation Insurance for 2022.

Assistant to City Administrator Sarallo noted that over the last year the City has created a Safety Committee and taken part in training to the point where Workers Compensation has had a significant reduction to \$284,327. In The past two (2) years the City has only had two (2) Workers Compensation claims.

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

6. Review of Various Property Tax Abatement Ordinances.

Mayor Esposito referenced Ordinance No. 20-40, 21-41, and 21-42 included in the agenda and stated that these are presented annually until the bonds are paid off. The city abates all the property taxes that would be extended to pay the annual debt service. City Attorney Ramello added that in order to get a lower interest on the bonds, we issue double barrel bonds, which are bonds are tied to certain revenue streams as well as the full faith and credit of the City that allows assurance of revenue from whatever revenue stream is used to pay the bonds.

Alderman Beckwith noted a correction to Ordinance No. 20-40 be changed to Ordinance No. 21-40.

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

7. Review of the Proposed Tax Levy Ordinance.

Mayor Esposito referenced Ordinance No. 21-43 included in the agenda and stated that the proposed tax levy is \$1,068,627 as discussed in the November 9, 2021, meeting.

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

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**XII. COUNCIL MEMBER COMMENTS**

City Council members wished everyone a Merry Christmas and Happy New Year. Alderman Greco thanked the Mayor and City staff for a great year. Alderman Beckwith stated he is looking forward to the next year and encouraged City Council members to write down ideas and thoughts for the Strategic & Comprehensive Plan. Alderman Rada expressed concern with the number of calls for service the Police Department has had in the last three (3) months.

**XIII. CITY ATTORNEY RAMELLO**

City Attorney Ramello wished everyone a Merry Christmas and Happy New Year.

**XIV. CITY CLERK SHADLEY**

City Clerk Shadley wished everyone a Merry Christmas and Happy New Year.

**XV. CITY ADMINISTRATOR MARRERO**

Assistant to City Administrator Sarallo wished everyone a Merry Christmas and Happy New Year.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Nays: None**

**Motion passed.**

**XVII. RECESS TO EXECUTIVE SESSION**

**Motion To Recess To Executive Session To Discuss Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employees Of The Public Body was made by Alderman Beckwith and seconded by Alderman Rada.**

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

**Nays: None**

**Motion passed.**

**XVIII. EXECUTIVE SESSION**

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1. Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employees Of The Public Body.

*See separate minutes.*

**XIX. RECONVENE THE REGULAR MEETING**

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

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

**Nays: None**

**Motion passed.**

**XX. NEW BUSINESS**

1. Ordinance No. 21-37: An Ordinance Granting An Amendment To A Previously Approved Landscaping Plan For 17W220 22<sup>nd</sup> Street (17W220 22<sup>nd</sup> LLC) In The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 21-37: An Ordinance Granting An Amendment To A Previously Approved Landscaping Plan For 17W220 22<sup>nd</sup> Street (17W220 22<sup>nd</sup> LLC) In The City Of Oakbrook Terrace, Illinois was made by Alderman Greco and seconded by Alderman Beckwith.**

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

**Nays: None**

**Motion passed.**

2. Ordinance No. 21-38: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Property And Casualty Insurance For The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 21-38: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Property And Casualty Insurance For The City Of Oakbrook Terrace, Illinois was made by Alderman Rada and seconded by Alderman Beckwith.**

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

**Nays: None**

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**Motion passed.**

3. Ordinance No. 21-39: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services, And To Accept The Proposal For Workers' Compensation And Employer's Liability Insurance For The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 21-39: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services, And To Accept The Proposal For Workers' Compensation And Employer's Liability Insurance For The City Of Oakbrook Terrace, Illinois was made by Alderman Vlach and seconded by Alderman Barbari.**

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

**Motion passed.**

4. Ordinance No. 21-40 An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 21-40: An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace was made by Alderman Beckwith and seconded by Alderman Rada.**

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

**Motion passed.**

5. Ordinance No. 21-41: An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$1,900,000 Of General Obligation Refunding Bonds, Series 2021, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 21-41: An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$1,900,000 Of General Obligation Refunding Bonds, Series 2021, Of The City Of Oakbrook Terrace was made by Alderman Beckwith and seconded by Alderman Vlach.**

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

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**Motion passed.**

6. Ordinance No. 21-42: An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 21-42: An Ordinance Abating The Tax Heretofore Levied For The Year 2021 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald.**

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

**Nays: None**

**Motion passed.**

7. Ordinance No. 21-43: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,068,627 For The Fiscal Year Beginning May 1, 2021 And Ending April 30, 2022 For The City Of Oakbrook Terrace, DuPage County, Illinois.

**Motion To Approve Ordinance No. 21-43: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,068,627 For The Fiscal Year Beginning May 1, 2021 And Ending April 30, 2022 For The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderwoman Fitzgerald and seconded by Alderman Beckwith.**

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

**Nays: None**

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderwoman Fitzgerald and seconded by Alderman Vlach at 8:36 PM.**

**Motion carried unanimously.**

Submitted,

Addy Lozano, Recording Secretary