

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, FEBRUARY 8, 2022**

I. CALL TO ORDER

Mayor Esposito called the February 8, 2022, 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:

Also, in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and City Administrator M. Sarallo, Building & Zoning Administrator M. Dragan, and City Attorney R. Ramallo.

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 January 25, 2022.

Motion to approve the minutes of the January 25, 2022, Regular City Council and Committee of the Whole was made by Alderman Greco and seconded by Alderwoman Fitzgerald.

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

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: February 8, 2022, In The Amount Of \$97,980.69.

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2. Treasurer's Report – December 2021
3. Personnel & Payroll Report – December 2021
4. Motion to Approve Fiscal Year 2021 Annual Financial Report.
5. Ordinance No. 22-06: An Ordinance Approving The Issuance Of Purchase Orders For A S76 T4 Bobcat Skid Steer Loader And A Bobcat L28 Small Articulated Loader For The City Of Oakbrook Terrace, Illinois.

Motion to approve all the items contained on the Consent Agenda as presented for February 8, 2022, was made by Alderman Rada and seconded by Alderman Beckwith.

**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 Vlach and seconded by Alderman Barbari.

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

Motion passed.

X. MAYOR ESPOSITO

Mayor Esposito reminded the Council that FY 22-23 Budget Meetings will be at 6:30PM on Wednesday, March 9, 2022, and Wednesday, March 16, 2022, in the City Council Chambers. Mayor Esposito also stated that City Hall will be closed Monday, February 21, 2022, in observance of President's Day.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 17W240 22nd Street.

Mayor Esposito referenced Letter of Recommendation included in the agenda packet prepared by Building & Zoning Administrator Dragan for 17W240 22nd Street. Building and Zoning Administrator Dragan stated that a Public Hearing was held on January 4, 2022, to consider the owner's request for an amendment to previously approved

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ordinances, and variations from the Zoning Ordinance in order to bring the property in compliance with the B-3 General District regulations. Building & Zoning Administrator Dragan also noted that the Planning & Zoning Commission reviewed the request, and recommended approval conditioned upon the petitioner installing arborvitaes on the rear 30 feet of the west line, in lieu of the proposed fence in the rear of the property and having a look back at the rear landscaping. The petitioner must submit a landscaping report and revised landscaping plan by June 14, 2022, and a landscaping review before the Planning & Zoning Commission on June 21, 2022.

Mark Daniel, representative for the petitioner stated that he has been working AVO Real Estate Holdings, LLC, the owners of the property, who have a client that will occupy the entire lower level for Ortho Sport & Spine. Daniel stated that the parking will remain the same and the only thing that will change is three (3) parking spaces that are 10' by 9' will be converted into parking for motorcycles. The number of accessible parking is very limited but does not see a problem since Ortho Sport & Spine is a medical office and not a rehabilitation center. Daniel noted that they will be getting rid of one (1) of the two (2) signs on site and will be preserving the taller sign next to Giordano's. Daniel also stated that in the front of the property there is a substantial change in grade elevation from the entrance of the parking lot level to the west lot line, there is an eight (8) foot drop that many are unaware of, and they are giving the City the ability to say it's a hazard and a fence is required above the retaining wall. Fences are not allowed in the front yard, a variance will be needed for that. With respect to the landscaping, a landscaping plan was approved last year prior to AVO taking ownership and stated that they have heard many concerns from the residents regarding the approved landscaping plan. AVO is willing to work with the residents to try and understand what the issue is. Daniel noted that the building has a narrow frontage on MacArthur Drive that has three (3) or four (4) rows of landscaping that was part of the approved landscaping plan. If there is a gap, they will plant five (5) additional trees in the middle row to create a better screen.

Mayor Esposito added that he would like to see AVO succeed and that there are some challenges with the unique design of the building. His biggest concern is the landscaping, AVO has worked with the City and has done what the City has asked for, but the trees that were installed were not mature, they didn't water them, and they died. Mayor Esposito also commented that he has heard many concerns from the residents who would like to see natural landscaping instead of a fence. Daniel stated that a lawn irrigation system will be installed, as part of one of the conditions of the permit, and instead of installing a fence the City can request a certain amount of money to install trees in the City's ROW (right-of-way) or a ROW License Agreement. Daniel added that the fence in the only way to screen within the property line.

Alderman Fitzgerald expressed concern with the limited amount of accessible parking spaces they are proposing and stated that most of the patients will have disabilities. Alderman Fitzgerald also inquired on the shared parking with Giordano's. Daniel stated that it is a level of cooperation between two (2) property owners. Alderman Barbari

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also expressed concern with the parking and stated that he would not like to see people parking in the residential area. Alderman Greco expressed concern with the landscaping and stated he would prefer the City installing and maintaining the landscaping in the City's ROW rather than installing a fence or a ROW License Agreement. Alderman Greco suggested having something in writing on how to enforce maintenance of landscaping in the commercial areas. Alderman Beckwith inquired on how people who park in Giordano's would get over to Ortho Sport & Spine. Daniel stated that there is a pathway that exists in the north of the building, and a stone path on the west line. Alderman Beckwith also stated that the landscaping plan is an oversimplification, AVO did what they were required to do but did not take care of it, in the meantime the new owners of 17W220 22nd Street installed new mature trees and made them look bad. Alderman Rada inquired on parking for future tenants for the remaining two floors, Daniel stated that it will have to be planned accordingly, and he believes there is enough parking if the entire building would be medical use. Mayor Esposito stated that he is not in favor of the City receiving money from AVO to plant and maintain the trees, and after speaking with the residents, what they would really like to see is more density they do not want a fence. If there is a supply demand, the City is willing to work with AVO and grant them an extension. Mayor Esposito also stated that he agrees with the Planning & Zoning Commission's recommendation to look back at the landscaping in June. Discussion ensued and the council agreed on the fence installation by Giordano's in the front yard, AVO must fill the back side on MacArthur Drive and on the west side of the building, and the City will work with AVO in replacing the trees on Karban Drive in the City's ROW.

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

2. Renewal Of Health/Dental/Vision/Life Insurance.

Mayor Esposito referenced memorandum included in the agenda packet prepared by Assistant to City Administrator Sarallo regarding health, dental, vision, and life insurance renewal. Assistant to City Administrator Sarallo stated that the City's insurance broker, Assurance, solicited the market for competitive pricing with different carriers for health and dental insurance. The City currently has an existing price guarantee for vision until 2025 and life insurance until 2023. Health coverage increased by 3.47% and dental coverage increased 4.04%. With these accumulated rates the annual premium rose \$25,915 on an annual basis.

3. Oakbrook Hotel, LLC (Mainstay/Sleep Inn) Reimbursement For Pavement & Concrete.

Mayor Esposito stated that on September 2021 Ordinance No. 21-26, An Ordinance To Approve A Certain Public Utility Easement Agreement And To Approve Certain Plats Of Easement For The Installation Of A Water Main Within The City Of Oakbrook Terrace was approved and referenced *Provision 3 Restoration: Maintenance Of The Improvement* included in the agenda packet, agreeing to reimburse \$21,914 to Oakbrook Hotel, LLC.

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City Administrator Marrero added that Oakbrook Hotel, LLC has submitted all lien waivers and the City can now reimburse the money.

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

XII. COUNCIL MEMBER COMMENTS

Alderman Barbari stated that in the corner of MacArthur Drive and Orchard Place there is a house for sale and suggested the City purchasing the house to make a nice park to have at the entrance of the subdivision. Alderman Greco suggested creating incentives for potential new buyers who are interested in residential new construction. Alderman Beckwith stated that the earlier discussion for 17W240 22nd Street is a good example of interworking between the Planning & Zoning Commission and City Council. Alderman Vlach suggested having more police patrol in the corner of Butterfield Road and MacArthur Drive due to vehicles not waiting for the light to turn green. Alderman Rada gave a report of what was discussed at the last the DuPage Visitors Bureau Board meeting.

XIII. CITY ATTORNEY RAMALLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

City Administrator Marrero invited The Council to attend a special chamber's meeting on February 9, 2022, that will be held at Venture X in Mid America Plaza.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Nays: None

Motion passed.

XVII. OLD BUSINESS

None.

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XVIII. RECESS TO EXECUTIVE SESSION

Motion To Recess To Executive Session To Discuss Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act And Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employees Of The Public Body was made by Alderman Beckwith and seconded by Alderman Greco.

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

Nays: None

Motion passed.

XIX. EXECUTIVE SESSION

1. Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act.
2. Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employees Of The Public Body.

See separate minutes.

XX. RECONVENE THE CITY COUNCIL MEETING

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

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

Nays: None

Motion passed.

XXI. NEW BUSINESS

1. Motion To Approve Certain Closed Session Minutes From September 2020 Through December 2021.

Motion To Approve Certain Closed Session Minutes From September 2020 Through December 2021 Was Made By Alderman Rada And Seconded By Alderman Beckwith.

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

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Nays: None

Motion passed.

2. Resolution No. R-22-02: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2021 Of The City Council Of The City Of Oakbrook Terrace, Illinois.

Motion To Approve Resolution No. R-22-02: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2021 Of The City Council Of The City Of Oakbrook Terrace, Illinois Was Made By Alderman Barbari And Seconded By Alderwoman Fitzgerald.

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

Nays: None

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Barbari at 9:59 PM.

Motion carried unanimously.

Submitted,

Addy Lozano, Recording Secretary