

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, SEPTEMBER 27, 2022**

**I. CALL TO ORDER**

Mayor Esposito called the September 27, 2022, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 P.M.

**II. ROLL CALL**

Roll call indicated the following City Council members were in attendance:

Present: Beckwith, Fitzgerald, Greco, Rada, Vlach, and Mayor Esposito  
Absent: Barbari

Also in attendance were City Administrator A. Marrero, Assistant to City Administrator A. Raffel, Finance Director M. Hoffman, 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 September 13, 2022

**Motion to approve the minutes of September 13, 2022, Regular City Council was made by Alderman Rada and seconded by Alderwoman Fitzgerald.**

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

**Nays: None**

**Absent: Barbari**

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Resident, Mr. Bob Shanahan from the Oakbrook Terrace Lions Club wanted to thank the Mayor and the City Council for allowing the Lions Club to participate in the Summer Concert Series. The Lions Club attended all the concert series and sold 687 slices of pizza with generous help from Giordano Pizza. Sold 172 bottles of water and 194 cans of soda, thanks to the generous donation of Pete's Market. Mr. Shanahan also said they sold 69 bags of chips and 188 ice pops. Twenty-four volunteers helped with the concessions and stated they had a

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great time serving and enjoying the music with neighbors. Mr. Shanahan said that after all the expenses, the Lions Club received \$741 in cash donations with a net profit of over \$4,000. He hopes the summer concert series happens again next year and have the ability to participate. Mr. Shanahan also noted that the Terrace Leaves promoted the annual Lions Club Christmas Holiday Tree sale. They ordered 100 trees this year and hope everybody participates in making the community look festive. Ms. Shanahan thanked everyone again. Mayor Esposito thanked the Lions Club for all their hard work at the concerts. Mr. Shanahan explained that the summer concert series was their biggest fundraiser since they have not been able to host a spaghetti dinner night, and candy sales are a challenge. He informed City Council that the Someone Special would occur sometime in February. Mr. Shanahan explained that funds raised would be used within the community with events like Someone Special.

Resident Lisa Pesce spoke to the Council regarding the Spring Road Tributary Restoration Project and is looking forward to hearing the phase plan. She stated that residents and strangers are approaching her, asking her questions about the project, and want her to be their voice for them. Ms. Pesce attended the town hall meeting, walked the path with everyone, and the biggest concern was the saving of trees. Her concern with the revision of the plan is the value of trees, and she understands City Council will be discussing change orders relating to Hodges Rd and the number of trees planted in the area. Ms. Pesce stated she knew the original plans had described the planting of eight (8) trees. She knows this will change, but with the original plan to take down over 150 trees, there should be a better balance. Ms. Pesce pointed out in Chapter 53 of the Oakbrook Terrace Code Book discusses the value of trees and how they assist with erosion and reduce energy consumption. She emphasized that this is an extremely sensitive project. The residents are looking for more of an ecosystem than just an erosion plan; they are looking for something more holistic. Ms. Pesce stated she is looking forward to the consultative work relating to the landscape architect and outside arborist to help revise the plan. She said that she respects the engineering expertise of Christopher B. Burke, Ltd., pertaining to roads and bridges, which reflects in their actual documentation online. Ms. Pesce feels they are trying to fit that expertise into a residential plan, and she feels that is not the look residents want in Oakbrook Terrace. She wants to make sure the trees and her oasis stay. Ms. Pesce is speaking on behalf of her neighbor, who has been in contact with individuals at the Morton Arboretum, specifically about working with municipalities to assist with planting trees due to a desperate time with our climate. She has been working with individuals there, and they have provided her with helpful documents that she is willing to share. Ms. Pesce stated that many residents have given their names to her for support and want to make sure the revised plan does not look like a phased plan of the original plan. She stated that growing up; public works had a maintenance plan to clear the invasive species. Ms. Pesce said she understands that maintenance would cost money but eliminating vegetation so you don't have to maintain the creek, and adding gravel and grass is not what the residents want. She said there are kids in the neighborhood or plenty of cheap labor within the community to maintain the bank of the stream. Ms. Pesce stated that her dad was part of delivering black soil to the area and digging out some of the large rocks placed throughout town. She also said that they provided some of the soil to residents for gardening, and the remaining created the path many residents walk on

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today. She also noted that the stream may have started as a runoff stream, but due to its history and the residents, it has become more endearing to each of us.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: September 27, 2022, In the Amount Of \$129,674.00.
2. Treasurers Report August 2022
3. Personnel & Payroll Report August 2022
4. Ordinance No. 22-30: An Ordinance To Approve And Authorize The Execution Of A Local Agency Agreement For The Jurisdictional Transfer Of A Portion Of Ardmore Avenue Between The City Of Oakbrook Terrace, Illinois, And The York Township Road District
5. Approval Of The FY 2024 Budget Action Calendar
6. Appointment Of Nicole Berkshire To The Planning And Zoning Commission For A Term To Expire On June 1, 2025

**Motion to approve all the items contained on the Consent Agenda as presented for September 27, 2022, was made by Alderman Greco and seconded by Alderman Beckwith. Roll call was taken.**

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

**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 Rada and seconded by Alderwoman Fitzgerald. An acclamation vote was taken.**

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

**Motion passed.**

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**X. MAYOR ESPOSITO**

Mayor Esposito introduced Mr. Matt Hoffman to the City of Oakbrook Terrace as our new Finance Director. He explained that Mr. Hoffman came to the City with seventeen (17) years of financial accounting, budgeting, development, and capital asset management series. Mayor Esposito welcomes Mr. Hoffman and looks forward to working with him. Mayor Esposito stated that the Oakbrook Terrace Park District had removed several trees at Terrace View Park. He explained that some trees were located by the band stage at the top of the hill. Park District officials claim those trees were dead and others down by the pond area. Mayor Esposito said he had spoken to Park District Director Kathy Fallon, and she assured him they have a replanting plan.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Spring Road Tributary Restoration Project – Phase Plan.

Mayor Esposito reminded everyone at the last Council meeting that he laid out the restoration project and the steps into a phased development. He said that at this point, the project continues to be placed on hold except for the areas of Hodges Rd and the Terrace View Lake outlet, which is almost complete. Mayor Esposito further explained the mitigation plan that Mr. Jedd Anderson will discuss and the retaining wall being constructed at Kreml Park, which was agreed upon. He said the phase plan and steps have been discussed, agreed upon, and will be brought forth. The handout given to everyone and the City Council details these proposed plans. Mayor Esposito asked Mr. Jedd Anderson from Christopher B. Burke, Ltd., to come to the podium and walk us through the new phase plan for the Spring Road Tributary Restoration Project.

Mr. Anderson summarized that the work completed to date is in the area south of Hodges. He stated that the landscape plan presented for approval tonight or for review around Terrace View Park had been completed, and Kreml Park has been started on the north bank with the installation of landscape blocks. Mr. Anderson explained that the two or three Chinese Siberian Elm in question are on the south side, are diseased, and are non-native trees that are right in the way of the boulder wall. Mr. Anderson said we need to discuss this with the residents and hope to have the tree removed so the work can be completed.

The tree and brush removal from Eisenhower to MacArthur, east of Kreml Park to Karban Rd, and into Terrace View Park will be walked with the residents. The work would include the installation of sides, stabilization practices, seed blanketing, some rip rap installation, and tuck stone along the stretch of Eisenhower from the pedestrian bridge up to Karban Road. Mr. Anderson explained that from Karban Rd on the south side to the lake, there is no riprap or draining on that section of Karban into the lake, so it's strictly just brush removal. He said the tree and shrub installation north of Hodges is detailed in

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the phased plan pamphlet. Mr. Anderson said he would discuss further the supplemental tree and shrub replacement with residents.

Mr. Anderson proposes removing all the buckthorn, weed brush, and trees, one inch or less in diameter, from the channel that has not been cleared. He explained that the plan is to remove all the non-native invasive species from the channel. Mr. Anderson stated that if we brought in any outside consultants, they would say to remove the buckthorn, the honeysuckle, and all other non-native so native plants can establish and thrive. He stated that preserving the current vegetation degrades the habitat but understands it is a great view for people walking along the path. Mr. Anderson feels the non-native material needs to be removed so that the native vegetation can become a benefit to the area. He said trees larger than one inch would be preserved at this time. Our plan is to walk the areas with the stakeholder group and tag trees for removal. Mr. Anderson further explained that the original proposed project was to remove the vegetation with heavy equipment. Going forward, the field crew would use trimmers, clippers, and chainsaws to clear the buckthorn. It was also explained that areas that were not graded would be saved for reevaluation later. Mr. Anderson said we would walk the path together as a group and decide which tree would stay. He emphasized that the contractor knows that anything greater than one inch, regardless of species, native or non-native, would remain for the time being. Mr. Anderson explained the process of step 1a, part of the proposed phase plan discussed tonight has been completed, and the draft landscape plan has already been completed.

Step two is to review the plan and agree to it so that Semper Fi can start the removal of shrubs. Due to the power lines, Mr. Anderson said there are 16 trees proposed for planting around Hodges Rd on the east side of the channel. Moving north of the creek, we have room to plant more trees and some pine trees on both sides where the power lines split. Mr. Anderson suggests planting pine trees to block the view of Pinstripes. He also hopes to block the view of the strip mall with other trees and shrubs.

Mr. Anderson explained that in step 1b, which is underway, Semper Fi is working on Kreml Park, but a couple of trees on the southside channel need to be addressed. Mr. Anderson hopes to meet with stakeholders and talk about the trees before they are cut down unless we decide to save them. He said step two is the removal of the buckthorn brush, as described earlier in the presentation. After that, we reconvene with a certified arborist, engineer (Mr. Jebb Anderson), city staff, and stakeholders to tag all the trees and let Semper Fi proceed with the removal. Mr. Anderson explained that after the restoration plan is complete, step four is when city staff will contact affected landowners and discuss supplemental planning to help mitigate individual homeowner issues and concerns. He explained that a meeting would take place with the homeowner to discuss additional plantings. The goal will be to complete an individual planting plan, work review, and an agreed cost. Mr. Anderson stated that step 5 is the actual installation of plants; once approved, Semper Fi or another contractor can complete the installation. It was explained that under existing contracts, a contingency of \$50,000 is set to help with unforeseen

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circumstances. Mr. Anderson stated about \$29,500 of items ordered by the engineer; does not change the contract or the proposed trees, shrubs, and evergreen trees on Hodges. He also explained that a contractor must have a structural engineer inspect the design of the retaining wall. That engineer examined the wall and came back with some changes suggesting making the wall to make it last longer. The suggestion is to add a row of landscape blocks below the waterline to make the wall more stable. Those changes added \$14,300 in cost, bringing all additional costs to \$29,527, leaving \$20,000 in the contract costs.

Mr. Anderson explained the additional issues raised about the tree removal, the extra work requested at the Terrace View Pond outlet, which is part of the change order, added \$11,000 in cost. He also explained that the additional change order of \$28,000 is to remove the buckthorn by hand, along with an extra seed blanket. Mr. Anderson explained that the additional seed blanketing was due to extensive channel degrading in some areas around Leahy Rd. The total change order request is \$63,387.00. Mr. Anderson asked if there were any questions.

Mayor Esposito said that October is nearing, and we have lost some time; how much work will be finished before the weather changes? Mr. Anderson said he has spoken to Mr. Robert Valazquez from Semper Fi and feels the crews should be able to wrap up the heavy work by the end of October. This will be done by bringing extra crews out. Mr. Anderson also explained that the final landscape plans would be drawn up over the winter. Mayor Esposito wanted to know when a meeting can be scheduled after clearing the buckthorn so residents, you, and City Council can tag trees. Mr. Anderson hopes to schedule the walkthrough in two and a half weeks. Mayor Esposito and Alderman Greco wanted clarification and pinpoint a date of mid-October for the next walkthrough. Mr. Anderson stated that once the crews clear the buckthorn, we can gather and discuss the next steps. Alderman Greco confirmed that work on the new landscape plan would occur over the winter. City Administrator Marrero wanted to verify that the change order incorporated all the changes discussed tonight. Mr. Anderson answered yes to both. Mayor Esposito wished to ensure that by the end of October, the buckthorn would be removed, and the trees have been tagged by residents and confirmed by an arborist. Then, over the winter, we can complete the final landscape plan with the help of a landscape architect so residents will have a solid understanding of the outcome. Mayor Esposito commented on the 16 trees, which is probably more coverage than in the past. Mr. Anderson said that in terms of quality trees, yes, they will be native, along with the addition of shrubs that will be planted. Mayor Esposito suggested taking a walkthrough with the landscape architect, creating a planting plan with some rendering, and present to the residents in the spring to make residents feel better about the project. Alderwoman Fitzgerald wanted confirmation that the crews would have everything buttoned up by the end of October. Mr. Anderson said yes, as long as there were no additional change orders. Alderwoman Fitzgerald asked if June would be the end date for the project. Mr. Anderson noted that due to the changes discussed tonight, the goal is to have the substantial work completed by the end of

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October. That will include the installation of seventy-five (75) feet of blocks from the face of the headwall to the pedestrian bridge.

Alderwoman Fitzgerald wanted clarification on who are the stakeholders and the group. Mr. Anderson stated that whoever wants to be a part of the project. Alderwoman Fitzgerald followed up with the question of the extra workers and the impact on cost. Mr. Anderson said it would not since they would be working their regular workweek hours. Alderwoman Fitzgerald asked if there was an additional cost for the consultation. Mr. Anderson stated that he is under an existing contract and billing his time. Alderwoman Fitzgerald asked if the certified arborist was someone he works with. Mr. Anderson replied yes.

Mr. Anderson took a moment to explain his credentials, continual work, and passion as an environmentalist. He has worked on roughly 8,000 – 9,000 projects over the years. Mr. Anderson stated that he has worked on the most extensive environmental permitting projects in the state of Illinois. He stated he worked on the O'Hare expansion project, costing \$15 billion, and led the wetland consultation for the I-490/IL 390 project. Mr. Anderson also stated that he had designed mitigation areas that cover up to 350 acres. He explained that this information might not be on the website, but Christopher B. Burke, Ltd is one of Chicago's biggest environmental consulting firms. Mr. Anderson stated he has been doing this for 34 years, and this is his life and passion.

Alderman Greco appreciates the statement and feels some people may not know this information about you. He also stated that the mistakes have made individuals nervous, but we are all trying to make things right with little steps. Alderman Greco expressed his concern about the aggressive timeline and would like to set a date for the walkthrough so that we can get the information out to the residents sooner than later. Alderman Greco said that he trusts whomever we retain as an architectural landscape will ensure our needs are met, even if we need to pay. Alderman Greco suggested utilizing a natural screen, but the landscape architect should give the residents a general idea of what the final product will look like. Alderman Greco stated that by giving ourselves the winter to design the landscape, we should be able to make everyone happy. Alderman Greco also said he is OK with the change order; making sense to him. Mayor Esposito understands where Jedd is coming from, but on the flip side, the landscape view that the residents have been looking at for the past 30-40 years has changed drastically. He emphasized that the path has grown on people and the clearing has shocked the residents, but he feels we will all enjoy the new landscape. Mayor Esposito stated that maybe one of the doctors from the Morton Arboretum should attend the walkthrough and provide feedback. He agrees with Alderman Greco, saying we have the time to make things right and the landscape beautiful using the right materials. Mayor Esposito knows we will approve a change order tonight but feels we will have another change order for additional landscape down the road. He stated that we all know what needs to be done now, and it is time for the community to work together.

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Alderman Beckwith wanted to understand how Mr. Anderson came up with the \$28,000 change order regarding the cost of clearing the buckthorn by hand. Mr. Anderson stated that Semper Fi provided the figure. Alderman Beckwith asked if there would be cost savings on the back end due to the change order and manual labor. Mr. Anderson explained that using ropes and other manual devices on our end still endures cost, but on the back end, there might be some savings, but we are not sure. Alderman Beckwith asked if the streambank on Hodges Rd up to Monterey Ave, along with the additional culvert work, was the reason for the \$50,000.

Mr. Anderson said no, and explained that there is always a contingency cost in every stream restoration project because something always comes up. Alderman Beckwith asked the question regarding maintenance, and the estimation of five, ten, or fifteen thousand, seems low, and he wanted to make sure the cost is still the same. Mr. Anderson said, for the most part, that some of the additional shade by trees may cause issues with the native plants, but we will not know that until later. Mr. Anderson said they might want to reevaluate some of our seed mixes. He also noted that the cost of herbicide they use for maintenance is on the higher side. How the weeds come back each year and the amount used could alter the price. Mr. Anderson believes it is possible. Mayor Esposito thinks the plan to preserve as much as possible is good but understands if the experts tell us the vegetation needs to be removed. Mayor Esposito stated that the allotted funds set for the project might fall short. Mr. Anderson noted that the work on Hodges was not expected, which increased some of the costs. Alderman Vlach stated that the homeowners should appreciate the effort going into that project. Alderman Rada said we have spent plenty of time on this topic and should move on. Mayor Esposito asked if the residents had any questions. Further discussion ensued with the residents.

The topic was for discussion only, and no further action by the City Council was needed.

2. Approval of Spring Road Tributary Change Order #1.

Mayor Esposito explained that the change order was submitted by Semper Fi landscaping in the amount of \$63,387.00, bringing the project total to \$447,275.45. The change order will be voted on at the Reconvening of the City Council Meeting. Mayor Esposito asked if there were any further questions, with none being asked.

The City Council concurs to vote on the item at the Reconvening Of The City Council Meeting.

3. Approval of Payout #1 to Semper Fi Landscaping Inc for the Streambank Tributary Project.



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Mayor Esposito asked the City Council to review submitted payout #1 to Semper Fi Landscaping Inc. for the Spring Road Tributary Restoration project that has been placed in their agenda packets. He stated that payout #1 to Semper Fi is \$154,525.96, less than the 10% retaining fee of \$15,452.89. Mayor Esposito noted that the total owed to Semper Fi would be \$139,733.70. Alderman Vlach asked if we have the funds to cover this project. City Administrator Marrero stated that the funds would come from the Capital Fund. Mayor Esposito asked the council for questions, with none brought forth.

The City Council concurs to move the item to the next consent agenda.

**XII. COUNCIL MEMBER COMMENTS**

Alderman Rada said the ARPA Hotel Grants have 38 left out of 110 hotels; some hotels did not take the grant. Alderman Rada thanked Melissa Headley and all her hard work with the hotel grants. So far, in 2022, the hotel occupancy in Oakbrook Terrace is at 67%, with an average room rate of \$106-\$110. This number is up as opposed to last year, with only a 50% occupancy rate. Alderman Rada commented that the crime rate is going down within the hotels. Alderman Rada said Greg Bedalov from Choose DuPage has started Connect DuPage to help businesses get minority certification from the state to obtain better contracts. He explained that the Great Chicago Economic Commission is helping market Northeast Illinois. Alderman Rada commented on the Woman's Professional Racquetball Tournament being held at the Glass Court in Lombard on the dates of November 18-20<sup>th</sup>, the USA Artistic Swimming US collegiate Championship will be held March 22-25 at the FMC Natatorium in Westmont, and the Kap 7 Cup Water Polo that was held in 2022 will return in 2024. The October hotel bookings included a small religious conference at the Staybridge with 15 rooms booked and a sports group at the Courtyard with 30 rooms booked. Alderman Beckwith congratulated Alderman Rada on becoming the Vice Chairman of the DCVB and welcomed Finance Director Matt Hoffman. Alderman Greco welcomed Finance Director Hoffman and asked Lisa Pesce if she had old photos of her family working on the creek and feels the Historical Society might like to display them. Alderwoman Fitzgerald echoes the comments about Mr. Matt Hoffman and welcomes him.

**XIII. CITY ATTORNEY RAMELLO**

City Attorney Ramello welcomed Mr. Matt Hoffman to the City.

**XIV. CITY CLERK RAFFEL**

City Clerk Raffel welcomed Mr. Matt Hoffman

**XV. CITY ADMINISTRATOR MARRERO**

City Administrator Marrero welcome Mr. Matt Hoffman.

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**XVI. RECONVENE THE CITY COUNCIL MEETING**

**Motion to reconvene the City Council meeting was made by Alderman Rada and seconded by Alderman Beckwith. An acclamation vote was taken.**

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

**Nays: None**

**Absent: Barbari**

**Motion passed.**

**XVII. OLD BUSINESS**

1. Resolution No. 22-12: A Resolution Authorizing The Execution Of A Change Order To The Contract With Semper Fi Landscaping Inc., For The Spring Road Tributary Stabilization, Eisenhower to Leahy Roads, Oakbrook Terrace, DuPage County, Illinois.

**Motion to approve Resolution No. 22-12: A Resolution Authorizing The Execution Of A Change Order To The Contract With Semper Fi Landscaping Inc., For The Spring Road Tributary Stabilization, Eisenhower to Leahy Roads, Oakbrook Terrace, DuPage County, Illinois of the September 27, 2022, Regular City Council, was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald.**

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

**Nays: None**

**Absent: Barbari**

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Beckwith and seconded by Alderman Greco at 8:25 pm.**

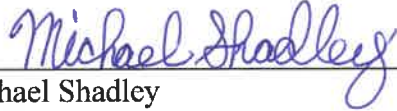
**Acclamation vote made with all Ayes.**

**Motion carried unanimously.**

Respectfully submitted,  
Amy Raffel, Recording Secretary

Attested:

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Michael Shadley  
City Clerk