

# City of Oakbrook Terrace

*City Hall  
17W275 Butterfield Road  
Oakbrook Terrace, IL 60181  
www.oakbrookterrace.net*



## **City Council Meeting Minutes**

Tuesday, November 14, 2023  
7:00 PM

City Council Board Room

### **Oakbrook Terrace City Council**

*Mayor Paul Esposito*

*City Clerk Michael Shadley*

#### **Ward 1**

*Alderman Charlie Barbari*

*Alderman Joseph Beckwith*

#### **Ward 2**

*Alderman Frank Vlach*

*Alderman Dennis Greco*

#### **Ward 3**

*Alderman Bob Rada*

*Alderwoman Mary Fitzgerald*

**I. CALL TO ORDER**

Mayor Esposito called the November 14, 2023, 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 in attendance:

**Present: Barbari, Beckwith, Fitzgerald, Greco, Rada, Vlach, and Mayor Esposito**  
**Absent: None**

Also in attendance: City Administrator J. Ritz, Assistant to the City Administrator A. Raffel, Public Services Director C. Ward, 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 October 24, 2023

**Motion to approve the October 24, 2023, Regular City Council and Committee of the Whole, as presented, was made by Alderman Vlach and seconded by Alderwoman Fitzgerald. Roll call was taken.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Mr. David Brown from the Berkshire Homeowners Association addressed the City Council regarding the snow removal grant. He stated that most homeowner associations usually do not receive these services from the city due to the streets being owned by the homeowner's association. Mr. Brown said that he originally asked for the City of Oakbrook Terrace to assist with the cost of repaving the streets but realized that would be a considerable request due to other associations within the city limits. Since the Berkshire community does pay the same tax base and does not receive snow removal from the City of Oakbrook Terrace, it seems equitable.

Mr. David Meimers from Bloomingdale was pleased to see that the City Council is taking steps to address nepotism in the City of Oakbrook Terrace. Mr. Meimers discussed a 2002 Chicago Tribune article that discussed how the City of Oakbrook Terrace passed an ethics ordinance that included hiring new employees who are members of any elected official's family. He also elaborated on his Freedom of Information Act requests and the results of numerous emails with interesting information. Mr. Meimers addressed why he was terminated, the behaviors he witnessed in the office, and why he is taking these actions. Mr. Meimers asked the City Council to take the necessary steps required to end nepotism within the city.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: November 14, 2023, In the Amount Of \$228,930.01
2. Resolution No. 23-14: A Resolution Approving And Authorizing The Payment Of Estimate Of Payment Number Eight And Nine For The Spring Road Tributary Restoration Project By The City Of Oakbrook Terrace, Illinois.
3. Resolution No. 23-15: A Resolution Approving And Authorizing The Payment Of Estimate Of Payment Number Two For The Spring Road Tributary Supplemental Landscaping Project By The City Of Oakbrook Terrace, Illinois.
4. Ordinance No. 23-31: An Ordinance Authorizing And Ratifying The Issuance Of A Purchase Order For A Diesel Mobile Generator For The City Of Oakbrook Terrace, Illinois.
5. Ordinance No. 23-32: An Ordinance Amending The Provisions Of Chapter 36 Entitled "Personnel Policies" Of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois.
6. Resolution No. 23-16: A Resolution Authorizing And Approving An Agreement Between The City Of Oakbrook Terrace And The DuPage Convention And Visitor's Bureau For Professional Services To Promote Tourism And Provide Marketing And Administrative Services Related Thereto For The City For Fiscal Year 23-24.
7. Ordinance No. 23-33: An Ordinance Amending Section 30.29 Entitled "Nepotism" Of Chapter 30 Entitled "General Provisions" Of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois.

**Motion to approve the Action Items/Consent Agenda of November 14, 2023, Regular City Council and Committee of the Whole, was made by Alderman Rada and seconded by Alderman Beckwith. Roll call was taken:**

**Ayes:       Barbari, Beckwith, Fitzgerald, Greco, Rada, and Vlach**  
**Nays:       None**  
**Absent:     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 Greco and seconded by Alderwoman Fitzgerald. An acclamation vote was taken:**

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

**Motion passed.**

**X. MAYOR ESPOSITO**

1. Mayor Esposito thanked the veterans of Oakbrook Terrace who attended the Veterans Day Ceremony along with the Village of Villa Park, Villa Park VFW Post 2801, staff, and special events coordinator for assisting with this event.
2. Mayor Esposito gave a quick update on the storm sewer project and stated it is in the final phases. He noted the landscaping repair has begun, and everything is looking great.

3. Mayor Esposito gave his condolences to the families of Dr. Michael Colandrea, and Margaret Murphy, who was involved in the City of Oakbrook Terrace's Youth Commission and Historical Society, and for Dolores Valle, mother of John Valle our York Township Supervisor.
4. Mayor Esposito wished everyone a Happy Thanksgiving.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

**1. Draft Ordinance Authorizing And Establishing An Economic Incentive Program For Snow And Ice Removal On Private Streets In The City Of Oakbrook Terrace:**

Mayor Esposito asked the City Council to review the draft ordinance regarding the homeowners' associations snow and ice removal in the amount of \$500 a month and not to exceed \$2500 in the program year.

Alderman Fitzgerald thanked Mr. Brown for all his time and experience and for bringing forth a possible compromise. Alderman Greco thanked Mr. Brown for his work regarding this request but feels he cannot support this request. Alderman Greco explained this grant is a band-aid to a bigger problem and would rather spend the time and money on solving the water issue in Berkshire. Alderman Beckwith stated that he knows the City of Oakbrook Terrace provides services to other HOA's and is in support of this request.

Alderman Rada needed to clarify that Public Services never serviced the Berkshire Community and is asking for the same service as other communities within the city.

**2. 2023 Storm Sewer Replacement Project Pay Request #1 (Invoice Pay #1, P.O. No. 23013) (CBBEL Project 92-32E124):**

Public Services Director Ward stated that all the structures for the storm sewer project are completed, the restoration is in progress, and the payout will be for 79% of the total contract. He clarified the process of the grant payout we applied for and the funds that were awarded.

Alderman Greco stated he was very pleased with the project and how the contractor handled the project. Alderman Beckwith said the weather was of great assistance with this project, the communications were good, and the construction crew provided great assistance.

**3. 2023-2024 CMS Bulk Rock Salt Contract Information:**

Mayor Esposito asked City Council to review the interdepartmental memo prepared by Public Services Director Ward regarding the rock salt contract. Public Services Director Ward stated the city has a small portion of salt left over from last year. He also reviewed the price of the salt, how much he is going to order, and the need for salt storage and a storage dome.

Alderman Fitzgerald asked if the City had any salt left over from the last year, which Director Ward explained in detail. Alderman Beckwith asked for further clarification on the request for a salt dome.

**4. Draft Ordinance Authorizing And Ratifying The Issuance Of A Purchase Order For The Purchase of One 2024 Ford F350 For The City Of Oakbrook Terrace, Illinois:**

Mayor Esposito asked the City Council to review the interdepartmental memo explaining that this vehicle came in over budget and vehicle is being replaced in the Public Works Fleet. Public Services Director Ward explained the process of purchasing vehicles and why the overall price has increased.

Alderman Rada stated he wants no more purchasing of items over \$20,000 before they go in front of City Council for approval.

**5. Draft Ordinance Authorizing And Ratifying The Issuance Of A Purchase Order For The Purchase Order of One 2024 Ford Ranger For The City Of Oakbrook Terrace, Illinois:**

Mayor Esposito stated this purchase is similar to the last agenda item. Public Services Director Ward let City Council know this vehicle will replace the current 2019 Ford Ranger, which Code Enforcement will then utilize.

Alderwoman Fitzgerald inquired about the city policy of purchasing vehicles every five years, how many employees are in Public Services, and how many vehicles are in the Public Services fleet. Public Services Director Ward explained that some of his fleet have a specific use that may only be utilized at certain times of the year and for certain projects.

Alderman Greco stated that he agrees that we should find ways to save costs. Director Ward explained that some vehicles being replaced have become unsafe to drive due to the job they perform within the Public Services fleet. Alderman Beckwith asked Public Services Director Ward if he had a vehicle replacement schedule and could share it with the City Council. Mayor Esposito explained that the City did not purchase any fleet vehicles for a while due to COVID-19, and that we needed to update our aging fleet, and we are in a good position financially to do so.

Alderman Rada stated that he does not understand the number of vehicles in the fleet, but the fact that the city had vehicles from 2001 and 2003 still working reflects the excellent maintenance they receive.

6. **Draft Ordinance Authorizing And Ratifying The Issuance Of A Purchase Order For The Purchase Order of One 2024 Ford F350 For The City Of Oakbrook Terrace, Illinois:**

Mayor Esposito asked City Council to review the interdepartmental memo regarding the purchase of one 2024 Ford F350. Public Services Director Ward explained that this vehicle will replace vehicle T-1, which will be moved to snow removal only.

Alderman Beckwith asked if the plow is purchased separately and if there is a better warranty on the plow, which Public Services Director Ward explained that there was not.

7. **Approval Of FY2025 Budget Action Calendar:**

Mayor Esposito asked City Council to review the interdepartmental memo regarding the FY2025 Budget Action Calendar. Finance Director Hoffman discussed the projected timeline of the budget process, what is expected of the department heads, and the budget projections.

Alderwoman Fitzgerald asked how the Strategic Plan outcome would intertwine with the budget process, which Mayor Esposito explained that we will need to identify the short- and long-term goals that would impact the FY2025 budget.

8. **2023 Property Tax Levy Estimate:**

Mayor Esposito asked the City Council to review the interdepartmental memo prepared by Finance Director Hoffman regarding the 2023 Property Tax Levy estimate. Finance Director Hoffman explained that based on recommendations from Foster and Foster, it was recommended that the city move forward with a 5% increase over last year's levy request. Director Hoffman stated that the projections of the property tax levy are based on two factors: the equalized assessed value of the parcels within the city limits, and the value of new construction from the previous year. Due to not receiving the necessary budget numbers from DuPage County, the increase was based on a general 5% inflationary factor associated with last year's property tax levy extension.

Alderman Rada asked how much the City of Oakbrook Terrace will need from the General Fund for the levy, and Finance Director Hoffman estimated the costs at around \$400,000. Alderman Rada asked for clarification on what we levy for with the police pension fund.

Alderman Beckwith then commented about the extra line from last year's tax bill and hopes it remains the same for this year.

9. **Draft Ordinance Increasing The Number Of Class "A" Liquor Licenses By One (1), Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor Control, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace, Illinois, As Amended (Terrace Cantina Inc. d/b/a Terrace Cantina):**

Mayor Esposito stated this draft ordinance is regarding the new business Terrace Cantina, which is requesting the approval of a class "A" liquor license.

Alderwoman Fitzgerald asked if they plan on coming in for a gaming license. Alderman Beckwith commented on the parking but is pleased we are still attracting good businesses.

10. **Draft Ordinance Increasing The Number Of Class “E” Liquor Licenses By One (1), Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food And Beverages); Subchapter Alcoholic Liquor Control, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace, Illinois, As Amended (OB Terrace Hospitality LLC d/b/a Hilton Suites Oakbrook Terrace):**

Mayor Esposito asked the City Council to review the draft ordinance to increase the number of class “E” liquor licenses for the Hilton Suites. Mayor Esposito asked Business Owner Sean Thakker to address the City Council regarding his request. Sean Thakker stated he had owned the Hilton for 18 months, which offers multiple amenities. He will be renovating 211 units along with the open atrium with a value of \$7.3 million in investments. Mr. Thakker hopes to increase revenue for the hotel and the city with the new amenities.

Alderwoman Fitzgerald stated that Mr. Thakker has excellently demonstrated a good partnership with the city and even though she is not in favor of video gaming overall, but she knows the hotel caters to a different cliental that is separate from the city as a whole. Alderman Barbari asked for clarification on the additional liquor license that the State of Illinois requires. Alderman Beckwith applauds his efforts with the renovation of the hotel. Alderman Rada asked if there would be an increase in meeting space within the hotel, and Mr. Thakker stated they wanted to add an executive lounge area for the business class visitors to the hotel.

11. **Draft Ordinance Amending The Provisions Of Title XI (Business Regulations); Chapter 124 (Video Gaming); Subchapter 124.22 (Number Of Licenses) Of The Code Of Oakbrook Terrace To Codify The Increase In The Maximum Number Of Video Gaming Location Licenses And The Maximum Number Of Video Gaming Terminal Licenses (OB Terrace Hospitality LLC d/b/a Hilton Suites Oakbrook Terrace, 10 Drury Lane):**

Mayor Esposito asked the City Council to review the draft ordinance to increase the number of gaming locations within the City of Oakbrook Terrace. Mayor Esposito commented that this request is a unique circumstance since the guests staying at the hotel are from out of town and should be considered an amenity.

Alderman Greco stated that he is opposed to video gaming but feels this request is an appropriate place for video gaming to be held. Alderman Beckwith and Alderman Rada said they also support the unique applications for video gaming.

12. **Draft Resolution Authorizing The Execution Of An Air Rights Lease Estoppel Certification By The City Of Oakbrook Terrace, Illinois:**

Mayor Esposito asked the City Council to review the draft ordinance prepared by the City Attorney for the approval of the air rights lease estoppel certificate. Mayor Esposito explained that signing the Air Rights Agreement Certificate is an assurance by the city, and JP Morgan Chase Bank NA, that the air rights are valid and in full force. City Attorney Ramello stated this is a typical Finance document for commercial properties. Mayor Esposito noted that we have passed similar resolutions for this property in the past.

## **XII. COUNCIL MEMBER COMMENTS**

Alderman Rada stated he is very concerned about the finances since the loss of red-light camera revenues and brought forth the purchases and procurement procedures. Alderman Rada said that as Council, one of their jobs is oversight, and he wants to ensure that our policies are correct and that we follow the protocols set forth by previous administrations. Alderman Rada advised that things are quiet with the DuPage Convention and Visitors Bureau but informed everyone the State of Illinois is still not paying their grant awards and bills.

Alderman Vlach wished everyone a Happy Thanksgiving.

Alderman Beckwith thanked city staff and Assistant to the City Administrator Raffel for putting together the Veterans Day event. Alderman Beckwith then asked if the city could look into the possibility of onsite consumption at Consume, and if there have been any updates with the intersection of MacArthur Drive and 22<sup>nd</sup> Street, which Mayor Esposito provided an overview of both.

Alderman Greco stated he is looking forward to the Strategic Plan results. Alderman Greco is pleased with the outcome of the water tower painting, and he wished everyone a Happy Thanksgiving.

Alderman Barbari thanked the Assistant to the City Administrator for a beautiful Veterans Day event, and also thanked everyone who attended the meeting and hopes they return.

Alderwoman Fitzgerald stated she and Alderman Rada were to host a town hall meeting at Versailles on the Lakes and they would provide feedback at the next council meeting. She noted the meeting did not take place and she provided statistics on the residents who live at Versailles, their safety concerns, and the focus of the town hall meeting. She explained that an email was sent to specific individuals regarding the course of the event and that it would be best to cancel the event. Alderwoman Fitzgerald stated that shortly after that incident transpired, a Special Meeting agenda was sent out to comply with the Open Meetings Act, and the first item on the agenda was remarks by the Mayor. She felt this was a lost opportunity to connect with the community.

**XIII. CITY ATTORNEY RAMELLO**

None

**CITY CLERK**

None

**XIV. CITY ADMINISTRATOR RITZ**

City Administrator Ritz gave an update on the Strategic Plan that involves upcoming Planning and Zoning and the Task Force meetings. City Administrator Ritz wished everyone a wonderful holiday season and thanked Public Services for the festive decorations around the city.

**XV. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XVI. OLD BUSINESS**

- 1. Resolution No. 23-17: A Resolution Authorizing The Execution Of An Air Rights Lease Estoppel Certification By The City Of Oakbrook Terrace, Illinois:

**Motion to Approve Resolution No. 23-17: A Resolution Authorizing The Execution Of An Air Rights Lease Estoppel Certification By The City Of Oakbrook Terrace, Illinois, was made by Alderman Barbari and seconded by Alderman Beckwith. Roll call vote was taken:**

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

**Absent:     None**

**Motion passed.**

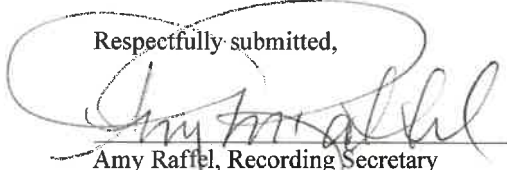
**ADJOURN**

**Motion to adjourn was made by Alderman Beckwith and seconded by Alderman Rada at 8:29 p.m.**

**Acclamation vote made with all Ayes.**

**Motion carried unanimously.**

Respectfully submitted,



Amy Raffel, Recording Secretary

Attested:



Michael Shadley  
City Clerk

