

# City of Oakbrook Terrace

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



## **City Council Meeting Minutes**

Tuesday, December 12, 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 December 12, 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: Beckwith, Fitzgerald, Greco, Rada, Vlach, and Mayor Esposito**  
**Absent: Barbari**

Also in attendance: City Administrator J. Ritz, Assistant to the City Administrator A. Raffel, Community Development Director M. Headley, Finance Director M. Hoffman, Public Services Director C. Ward, 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 28, 2023

**Motion to approve the November 28, 2023, Regular City Council and Committee of the Whole, as presented, was made by Alderman Vlach and seconded by Alderman Beckwith. Roll call was taken.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Mr. David Brown from the Berkshire Community thanked the Oakbrook Terrace Police Department for their heroic acts in serving our community. Mr. Brown spoke of his dismay regarding the vote on the request for snow removal cost assistance. He talked about the limit to city services, disputes within the City Council, and the alienation of the Berkshire Community. He hopes in moving the City forward with development of the strategic plan that the City Council can reconcile some of the differences into a cooperative position.

York Center Park District Executive Director Jeremy Fila spoke to the City Council regarding the preservation of open space and land in parts of the community that fall in the jurisdiction of the park district. Executive Director Fila explained that a land cash ordinance from 2004 was discovered and finalized in 2013 through some investigation. He was looking for clarification on the ordinance and the promissory note within the ordinance. Mayor Esposito stated that City Administrator Ritz would follow up on this request.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: December 12, 2023, In the Amount Of \$786,469.63
2. Treasurer’s Report: November 2023
3. Personnel & Payroll: November 2023
4. Ordinance No. 23–42: An Ordinance Annexing Certain Territory To The City Of Oakbrook Terrace, Illinois (1S140 Myrtle Avenue, Oakbrook Terrace, Illinois).
5. Resolution No. 23–21: A Resolution Designating The City Council Meeting Schedule For The City Of Oakbrook Terrace, Illinois.
6. Ordinance No. 23–43: An Ordinance Authorizing And Ratifying The Issuance Of A Purchase Order For The Purchase Of Computer Hardware, Software And Cameras For The City Of Oakbrook Terrace, Illinois.

**Motion to approve the Action Items/Consent Agenda of December 12, 2023, Regular City Council and Committee of the Whole, was made by Alderwoman Fitzgerald 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 Beckwith and seconded by Alderman Greco. An acclamation vote was taken:**

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

**Motion passed.**

**X. MAYOR ESPOSITO**

1. Mayor Esposito thanked all the residents and children who attended the annual Christmas Party. He thanked staff, public works, the police department, the Lions Club, and the Oakbrook Terrace Fire Department for the arrival of Santa Claus.
2. Mayor Esposito reminded everyone that City Hall will be closed on Friday, December 22nd, and Monday, December 25th, in observance of Christmas. He also stated that City Hall would be closed on Monday, January 1st, in observance of New Year’s Day.
3. Mayor Esposito stated that staff is working hard to fill luminary bags for distribution and is scheduled for Friday, December 22<sup>nd</sup>. Mayor Esposito thanked City Council for helping to fill the bags and Alderman Greco and Alderman Beckwith for taking the lead.
4. Mayor Esposito thanked the law enforcement agencies who responded and assisted to the shooting at the Hilton Suites on Saturday, December 2<sup>nd</sup>. Mayor Esposito also thanked DuPage County State’s Attorney Bob Berlin for not tolerating gun violence within DuPage County.
5. Mayor Esposito wished everyone a Merry Christmas and a Happy New Year.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

**1. 500,000-Gallon Spheroidal Water Tank Exterior Overcoat – JETCO, LTD Pay Request #1 (Invoice No. 3434)**

Mayor Esposito asked City Council to review the interdepartmental memo that Public Services Director Ward prepared, and the invoice submitted by JETCO, LTD for pay request #1 for services rendered regarding the 500,000-gallon spheroidal water tank exterior overcoat.

Public Services Director Ward commented on the job well done by JETCO and hopes not to paint the water tank for another twenty years.

No questions from the City Council.

**2. Renewal of Workers' Compensation Insurance for 2024**

Mayor Esposito asked City Council to review the draft ordinance regarding the renewal of our workers' compensation insurance for the year 2024. He explained that the insurance premiums are through the Illinois Public Risk Fund (IPRF) in the amount of \$285,214. Mayor Esposito explained that there was a slight decrease from the previous year due to a reduction in claims and increased safety training. Mayor Esposito introduced Mr. Bobby Dufkis from Assurance who was in attendance to answer any questions.

Mr. Dufkis explained the cost factors for the City's workman's comp insurance and also announced that due to the decrease in claims, IPRF awarded the City a \$31,000 safety grant as a result.

Alderswoman Fitzgerald asked for clarification on the Umbrella Policy that was provided by Mr. Dufkis.

**3. Renewal of Property & Casualty Insurance for 2024**

Mayor Esposito asked the City Council to review the draft ordinance and interdepartmental memo prepared by the Assistant Administrator regarding the City's Property and Casualty Insurance for 2024. Mayor Esposito explained that the full coverage for property and casualty insurance went up about 4% over the prior year.

Mr. Dufkis stated that the overall price from Travelers Insurance was fair and appreciated how they have worked with the City. He noted that the driving increase was due to property values increasing about 7%, the power units going up 10%, and the city's budget increasing. Mr. Dufkis explained that the two auto claims did increase the cost but was pleased overall.

Alderman Beckwith asked for clarification on the expiring cyber insurance that was provided by Mr. Dufkis.

4. **Presentation by Foster & Foster for the Actuarial Valuation for FY 2023**

Mayor Esposito explained that representative Heidi Andorfer from Foster and Foster, Inc., was in attendance to give the actuarial valuation for the full year 2023.

Ms. Heidi Andorfer provided a background of her duties at Foster and Foster and how she works with the City to develop an annual contribution to the Police Pension Fund to ensure those benefits. She stated that this year's contributions increased by 2.8% over last year due to the nature of the organization, unfunded liability, and an increase in head count. Ms. Andorfer provided summaries of the principal evaluation, asset information, market value, the unfunded actual probability, and the total actual accrued liability.

Alderman Rada asked for clarification on the actual valuation of funding of the account and if it has been consolidating with the State of Illinois for investment purposes. Alderman Greco asked for clarification on vested deferred, which was explained by Ms. Andorfer.

5. **Review of the Proposed Tax Levy Ordinance**

Mayor Esposito asked the City Council to refer to the interdepartmental memo prepared by Finance Director Hoffman regarding the proposed Tax Levy Ordinance, which was presented at our November 14th City Council meeting in the amount of approximately \$1,000,072.

Finance Director Hoffman stated that with inflation being a continuing concern for residents, the City has decided to increase the property tax levy for 2023 by new construction. He further explained that the increase would be \$881.00 for residents, which equates to a \$1.32 increase in property tax. Overall, the aim is not to increase the property tax for residents of Oakbrook Terrace.

Alderman Greco asked Finance Director Hoffman to elaborate on the new construction aspect of the levy, which was detailed by Director Hoffman.

6. **Review of Various Property Tax Abatement Ordinances**

Mayor Esposito stated agenda item #6 is a review of the various property tax abatement ordinances presented annually until the bonds are paid off. He noted that last year, we had about \$6.6 million in bonds and paid off \$1.1 million, which left \$5.5 million in bonds.

Finance Director Hoffman stated that it stops the county from assessing the property owners for the payment, which would increase their property tax year.

7. **Draft Ordinance Amending The Provisions Of The Subchapter Entitled "Long-Term Stay Hotel-Motel Room Tax" Of The Chapter 35 Entitled "Taxes" of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois**

Mayor Esposito asked the City Council to review the draft ordinance pertaining to long-term stays in the city's hotels and the imposed tax increase. Mayor Esposito turned the conversation over to the City Attorney.

City Attorney Ramello stated that with the migrant situation trying to expand from the city of Chicago, various municipalities are ill-equipped to shoulder the cost. He explained that this ordinance would increase the hotel tax to recoup some of the cost. City Attorney Ramello clarified that it would affect any hotel in the city when guests stay for more than thirty days.

Alderman Fitzgerald asked if there was any compensation for the hotels. Alderman Greco asked how the city enforces this ordinance and how that affects the police department and city services. Mayor Esposito explained that the ordinance pertains to all individuals who stay past the 30-day mark and is more of a deterrent for the city.

8. Letter of Recommendation – Text Amendments / Case #24-02

Mayor Esposito asked the City Council to refer to the interdepartmental memo that Community Development Director Headly prepared regarding the approval of text amendment case 24-02. He stated that during the September 12, 2023, City Council meeting discussion, the Council recommended that the Planning and Zoning Commission review and approve the draft ordinance. The Planning and Zoning Commission held a public hearing on November 21, 2023, with unanimous approval.

Community Development Director Headly stated that the Planning and Zoning Commission did not change anything after the public hearing. Mayor Esposito further explained it was determined to remove the different types of brands of paint.

No further questions from the City Council.

**XII. COUNCIL MEMBER COMMENTS**

Alderman Fitzgerald stated she was not in attendance at the last City Council meeting but was able to review the audio of the meeting. She expressed her disappointment from the previous City Council meeting, where the Mayor cast a no vote for the Economic Incentive Program Ordinance. She stated she was concerned about the Mayor's comments during and after the meeting. She expressed her concern with specific actions that have occurred, the censoring of alderpersons on votes, the many facets of the ethics ordinance pertaining to nepotism, the possible dysfunctional work environment, and the equitable application of human resource policies, disciplinary action, bullying, verbal and written warnings, and the toxic work environment. She also discussed the high employee turnover, hiring expenses, and morale. Alderman Fitzgerald requested an expert in organizational management issues review the current status of City Hall and the employment of the mayor's wife in the working environment. She hopes that in 2024 there can be a change to increase the lack of bias, improve morale, and create a vision for the City of Oakbrook Terrace. She also wished everyone a Merry Christmas.

Alderman Greco stated he was honored to serve with everyone the past year. He stated that luminaries will be delivered next Friday, December 22<sup>nd</sup>.

Alderman Beckwith thanked the police department for their service and efforts with the December 2<sup>nd</sup> incident. He thanked the Special Events Coordinator and staff for hosting the Children's Christmas Party. Alderman Beckwith stated that we have a great team and hope to work together to improve the city. He also stated he attended the Chicago Metropolitan Agency for Planning, where the Butterfield Road Corridor Project was discussed, but expressed his disappointment in our lack of involvement. He also stated that with the conversation of individuals within the group, much respect was given to Community Development Director Headley.

Alderman Vlach expressed his concerns regarding the crime taking place at Home Depot and would like the police department to assist with that. He also wished everyone a Merry Christmas and a Happy New Year.

Alderman Rada thanked the police department and staff for the great job they continue to do. He emphasized his concerns with the purchasing and procurement procedures and wants to ensure people are familiar with them. Alderman Rada asked if there was a full account of the 2023 Summer Concert Series. He wished everyone a Merry Christmas and a Happy New Year.

Alderwoman Fitzgerald requested that the discussion for a third-party consultant in organizational development examine the expressed concerns be placed on the January 9, 2023, Committee of the Whole Agenda.

**XIII. CITY ATTORNEY RAMELLO**

Merry Christmas and a Happy New Year.

**DEPUTY CLERK**

None

**XIV. CITY ADMINISTRATOR RITZ**

City Administrator Ritz wished everyone a wonderful Christmas holiday and a Happy New Year. He also thanked the police department for doing a great job handling the event at Hilton Suites. City Administrator Ritz provided a breakdown of the service calls and citations from the police department for the month of November. He gave a thank you to DuPage County State’s Attorney Berlin for upholding criminal charges against violators. City Administrator Ritz informed everyone that the city received another Organized Retail Crime (ORC) grant and how that positively impacts the police department, our retailers, and the residents of Oakbrook Terrace. Lastly, City Administrator Ritz provided an update on the Strategic and Comprehensive Plan.

**XV. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XVI. OLD BUSINESS**

None

**XVII. RECESS TO EXECUTIVE SESSION**

**Motion to recess to Executive Session to Discuss 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. was made by Alderman Beckwith and seconded by Alderwomen Fitzgerald.**

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

Nays: None  
Absent: Barbari

Motion passed.

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

Motion passed.

**XIX. NEW BUSINESS**

1. Ordinance No. 23-44 An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,072,072 For The Fiscal Year Beginning May 1, 2023, And Ending April 30, 2024, For The City Of Oakbrook Terrace, DuPage County, Illinois:

**Motion to approve Ordinance No. 23-44: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,072,072 For The Fiscal Year Beginning May 1, 2023, And Ending April 30, 2024, For The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald. Roll call vote was taken.**

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

Motion passed.

2. Ordinance No. 23-45: An Ordinance Abating The Tax Heretofore Levied For The Year 2023 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. 23-45: An Ordinance Abating The Tax Heretofore Levied For The Year 2023 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 Greco and seconded by Alderman Beckwith. Roll call vote was taken.**

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

Motion passed.

3. Ordinance No. 23-46: An Ordinance Abating The Tax Heretofore Levied For The Year 2023 To Pay Debt Service On The \$3,695,000 Of General Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace:

**Motion to approve Ordinance No. 23 - 46: An Ordinance Abating The Tax Heretofore Levied For The Year 2023 To Pay Debt Service On The \$3,695,000 Of General Obligation**



**Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald. Roll call vote was taken.**

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

**Motion passed.**

4. Ordinance No. 23-47: 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:

**Motion to approve Ordinance No. 23 – 47: 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 was made by Alderman Beckwith and seconded by Alderman Greco. Roll call vote was taken.**

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

**Motion passed.**

5. Ordinance No. 23-48: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Workers' Compensation And Employers' Liability Insurance For The City Of Oakbrook Terrace, Illinois:

**Motion to approve Ordinance No. 23 – 48: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Workers' Compensation And Employers' Liability Insurance For The City Of Oakbrook Terrace, Illinois, was made by Alderman Beckwith and seconded by Alderman Greco. Roll call vote was taken.**

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

**Motion passed.**

6. Resolution No. 23-22: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2023 Of The City Council Of The City Of Oakbrook Terrace, Illinois:

**Motion to approve Resolution No. 23-22: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2023 Of The City Council Of The City Of Oakbrook Terrace, Illinois, was made by Alderman Beckwith and seconded by Alderman Rada. Roll call vote was taken.**

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

**Motion passed.**


**ADJOURN**

Motion to adjourn was made by Alderwoman Fitzgerald and seconded by Alderman Beckwith at 8:22 p.m.

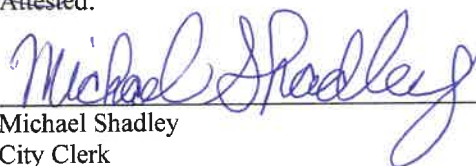
Acclamation vote made with all Ayes.

Motion carried unanimously.

Respectfully submitted,

  
\_\_\_\_\_  
Amy Raffel, Recording Secretary

Attested:

  
\_\_\_\_\_  
Michael Shadley  
City Clerk

