

City of Oakbrook Terrace

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



City Council Regular Meeting Minutes

Tuesday, June 24, 2025 at 7:00 PM

Council Chambers - City Hall - 17W261 Butterfield Road



CITY COUNCIL REGULAR MEETING MINUTES

Tuesday, June 24th, 2025 at 7:00 PM

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Mayor Paul Esposito

City Council Members: City Clerk Michael Shadley

Ward 1: Alderman Charlie Barbari and Alderman Eric Biskup

Ward 2: Alderman Michael Sarallo and Alderman Dennis Greco

Ward 3: Alderman Bob Rada and Alderwoman Mary Fitzgerald

I. CALL TO ORDER

Mayor Esposito called the June 24th, 2025, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 PM.

II. ROLL CALL

Roll call indicated the following City Council members in attendance:

Present: Barbari, Fitzgerald, Greco, Rada, Biskup and Mayor Esposito

Absent: Sarallo

Also in attendance: Acting City Administrator T. Walker, 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

Motion to approve the June 10th, 2025 Minutes of the Regular City Council and Committee of the Whole was made by Alderman Rada and seconded by Alderman Fitzgerald. Roll Call:

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nays: None

Absent: Sarallo

VI. PUBLIC PARTICIPATION

None

VII. ACTION ITEMS / CONSENT AGENDA

1. **Payment of City Bills:** June 24th, 2025, In the amount of \$121,029.92.
2. **Resolution No. 25-09:** A Resolution Appointing Freedom of Information Act Officers for the City of Oakbrook Terrace- 2025.
3. **Ordinance No. 25-24:** Ordinance Authorizing the Execution of an Intergovernmental Park Use Agreement between the City of Oakbrook Terrace and Oakbrook Terrace Park District for an Independence Day Celebration - City of Oakbrook Terrace.
4. **Ordinance No. 25-25:** Ordinance Authorizing the Execution of an Intergovernmental Park Use Agreement between the City of Oakbrook Terrace and Oakbrook Terrace Park City of Oakbrook Terrace - Summer Concert Series.
5. **Resolution No. 25-10** Resolution Appointing an Authorized Agent to the Illinois Municipal Retirement Fund for the City of Oakbrook Terrace, Illinois.

Motion to approve items 1-5 of the Action Items/Consent Agenda of June 24th, 2025, Regular City Council and Committee of the Whole was made by Alderman Barbari and seconded by Alderman Greco.

Roll Call:

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nayes: None

Absent: Sarallo

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None

IX. RECESS TO 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 Alderman Fitzgerald. An acclamation vote was taken:

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nayes: None

Absent: Sarallo

X. MAYOR ESPOSITO

1. Summer Concert series begins 6/27/25 – 9/5/25 at Terrace View Park from 7-10 PM.
2. Thank you to the Lions Club.
3. July 4th celebration will begin with a parade. Thank you Annie Biskup for your help.
The picnic will begin at 3 PM with free catered food for the residents. This will be followed by a concert and fireworks.
4. City Hall will be closed on Monday, 7/7, in observance of 7/4.
5. A shred event will be held on 9/13 at the City Hall parking lot from 9-12 PM.

XI. COMMITTEE OF THE WHOLE

1. Concept Plan - 18th Street Terrace Reserve (Gateway Development Partners, Inc)
Nick Morracco, President from Gateway Development Partners introduced Dan Shapiro, Attorney from Shapiro & Associates to present a proposal for a 203-unit podium style apartment building near the intersection of 18th Street and Luther Avenue acquiring 7.6 parcels of land. The development was

described as a luxury, multi-family development lifestyle. Michael, founding partner, explained luxury, multi-family development as high-end materials, designer fixtures and smart technologies.

Mayor Esposito stated that the subject property has been vacant for over 34 years. The mayor questioned the benefit of this type of apartment complex to the city noting that the mix of Oakbrook Terrace is different than surrounding communities with more multifamily homes vs single family homes.

Alderman Fitzgerald questioned what roads would service the complex. Nick replied that there would be a max of 1,200 vehicles per day around the complex with a daily average of 600. 18th Street would be the main access point with zero impact on Luther Avenue. The current water supply would be sufficient for the proposed development. A question asked was, could this project be done without TIF funding? Nick replied that they would need to determine the scope of the project and overall cost.

Alderman Barbari, asked what the material of the building is? The reply was a combination of stone, cement fiber board and siding. Construction would take approximately 18 months. All in, the cost is approximately 75M. A 1 bedroom rental would cost approximately \$2,500 while a 3 bedroom would be up to \$4,000.

Alderman Biskup expressed his concern with emergency personnel getting in and out of the complex. Biskup asked if there is a similar building already built that counsel could see? 2 complexes were suggested to view: 250 Station in Mundelein and 680 North in Schaumburg. The target market for the complex would attract the age groups of 25-35 and 50-65 years of age. The mayor asked how many projects of this scope has Gateway done? The reply was 5 with 3 being local.

Alderman Greco would like to see something in that area that draws the community together. Rada questioned what the developer sees in the property site? The reply was to spur new development, identify with the community and attract new residents. Other questions were whether the police and fire chief have been contacted about the impact of such a development and where would a water tower go when it is eventually needed?

Alderman Rada asked if the developer would manage the property. The reply was that there would be a 3rd party management company. Rada expressed concern about the additional traffic this would cause. He also questioned the luxury aspect of the apartments and why not make it more affordable for residents.

2. An Ordinance Amending the Provisions of the Chapter 30 Entitled "General Provisions" of Title III Entitled "Administration" of the Code of Ordinances - City of Oakbrook Terrace, Illinois.

The ordinance provides structure and guidance on how to dispose of personal property such as motor vehicles that are no longer in the best interest of the city. The report will go to the council for review and approval.

Recommended Action: Item has been sent to the subsequent Consent Agenda.

3. **Resolution No. 25-10** A Resolution to Approve and Authorize the Execution of an Employment Separation and Release Agreement. The Employment Separation and Release Agreement is consistent with the authorization granted by the city council during the closed session held at the last city council meeting.

XII. COUNCIL MEMBER COMMENTS

Alderman Fitzgerald said she was happy with the prompt response from Interim City Administrator, Walker, regarding the Strategic Plan. Fitzgerald will meet with Alderman Biskup to orientate him to McArthur Avenue issues.

Alderman Barbari is looking forward to the July 4th celebration.

Alderman Biskup gave thanks to the residence in attendance and looks forward to July 4th and all the hard work his wife has put into the parade.

Alderman Greco questioned whether the construction fence between the Olivia Brook subdivision and IDOT building would be replaced at the west side entrance by the garage. Recommends that the city purchases microphones for the presenters at the meetings.

Alderman Rada will be meeting with appropriate personnel for speed cameras concerning Meyer Road.

XIII. CITY ATTORNEY

None

XIV. CITY CLERK

None

XV. CITY ADMINISTRATOR

Encourages residents to log onto BS&S for their bills.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nays: None

Absent: Sarallo

XVII. RECESS TO EXECUTIVE SESSION

Motion to recess to Executive Session was made by Alderwoman Fitzgerald and seconded by Alderman Rada. Roll Call:

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nays: None

Absent: Sarallo

XVIII. EXECUTIVE SESSION

Closed Session pursuant to Section 2(c)(21) of the Open Meetings Act for discussion of minutes of meetings lawfully closed under the Open Meetings Act for purposes of both a discussion of approval by the city council of the minutes and semi-annual review of the minutes as mandated by Section 2.06 of the Open Meetings Act and pursuant to Section 2(c)(1) of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, or dismissal of specific employees of the city.

XIX. RECONVENE THE CITY COUNCIL MEETING

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

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nays: None

Absent: Sarallo

Resolution 25-10 A Resolution to Approve and Authorize the Execution of an Employment Separation and Release Agreement. The Employment Separation and Release Agreement is consistent with the authorization granted by the city council during the closed session held at the last city council meeting. Motion made by Alderman Barbari and seconded by Alderman Greco.

Roll Call:

Ayes: Barbari, Fitzgerald, Greco, Rada, and Biskup

Nays: None

Absent: Sarallo

XX. NEW BUSINESS

None

XXI. ADJOURN

Motion to adjourn was made by Alderman Barbari and seconded by Alderman Greco.

Acclamation vote was made with all Ayes. Motion carried unanimously.

Respectfully submitted,



Margie Tannehill, Recording Secretary

Attested:



Michael Shadley
City Clerk

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the City of Oakbrook Terrace meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the Executive Offices at 17W275 Butterfield Road, Oakbrook Terrace, Illinois 60181, or call (630) 941-8300 in advance of the meeting to inform them of their anticipated attendance.