City of Oakbrook Terrace

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

City Council Regular Meeting Minutes

Tuesday, August 11, 2026, at 7:00 PM

Council Chambers - City Hall - 17W261 Butterfield Road

CITY COUNCIL REGULAR MEETING MINUTES

Tuesday, August 11, 2026 at 7:00 PM
Council Chambers - City Hall - 17W261 Butterfield Road
www.oakbrookterrace.net

Mayor Paul Esposito

City Clerk Michael Shadley

City Council Members:

Ward 1: Alderman Charlie Barbari and Alderman Eric Biskup

Ward 2: Alderman Michael Sarallo and Alderman Dennis Greco

Ward 3: Alderman Bob Rada and Geza Petro

I. CALL TO ORDER

Mayor Esposito called August 11, 2026, 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, Biskup, Greco, Petro, Rada, Sarallo and Mayor Esposito
Absent: None

Also in attendance: City Administrator: T. Walker, and City Attorney R. Ramello.

III. MAYOR ESPOSITO LED IN THE PLEDGE OF ALLEGIANCE

IV. ADDITIONS OR DELETIONS TO THE AGENDA

Mayor Esposito requested that Item #1, Michael L. - York Township Mental Health Commission Presentation, be removed from the Committee of the Whole agenda, as Michael is unable to present due to a scheduling conflict.

Mayor Esposito further requested that Item #4, Concept Plan – 18th Street (C1 Development / Gateway Development Partners, Inc.) be moved to Item #1 on the Committee of the Whole agenda.

Motion for the above two changes to the agenda were made by Alderman Greco and seconded by Alderman Sarallo.

Roll Call:
Ayes: Barbari, Biskup, Greco, Petro, Rada, Sarallo
Nayes: None
Absent: None

V. **APPROVAL OF MINUTES - CHANGES OR CORRECTIONS**
A motion to approve the Regular City Council Meeting Minutes from July 28, 2026 was made by Alderman Barbari and seconded by Alderman Greco. The motion carried.

VI. **PUBLIC PARTICIPATION**
None

VII. **ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: August 11, 2026, in the amount of $216,937.37.

2. Ordinance No. 26-66 Amending Section 30.01 Entitled "Records request: availability" of Chapter 30 Entitled "General Provisions" of Title III Entitled "Administration" of the Code of Oakbrook Terrace, Illinois.

3. Ordinance No. 26-67 Authorizing the Waiver of the Building Permit Fee for Oakbrook Terrace Park District – city of Oakbrook Terrace – Terrace View Park Railing Extension – 2026.

A motion to approve the Action Items/Consent Agenda as noted above was made by Alderman Biskup and seconded by Alderman Sarallo.

Roll call:
Ayes: Barbari, Biskup, Greco, Petro, Rada and Sarallo
Nayes: None
Absent: None

VIII. **ITEMS REMOVED FROM THE CONSENT AGENDA**
None

IX. **RECESS TO COMMITTEE OF THE WHOLE**
Motion to Recess to Committee of the Whole made by Alderman Rada and seconded by Alderman Barbari.

X. **MAYOR ESPOSITO**
The Mayor expressed his appreciation to the residents who attended National Night Out, Addy Lozano for her efforts in planning the event, and all the City's business partners who helped in making the evening a success.

The Mayor noted that this summer's weather has been particularly challenging, with severe storms leaving some residents without power. He commended the Public Works team for their tremendous cleanup efforts and continued dedication to keeping the City safe and well-maintained. The Mayor also reminded residents that the Police Department and Council Chambers are available as cooling centers for those seeking relief from the heat.

XI. COMMITTEE OF THE WHOLE

1. Concept Plan – 18th Street (C1 Development / Gateway Development Partners, Inc.).

A presentation was held regarding a proposed 282-unit multifamily residential development on a 7.6-acre site located at 18th Street and Luther. Gateway Development previously presented the concept plan on June 24, 2025. The presenters were Rick Veenstra, Partner at Schain Banks Kenny & Schwartz, Ltd.; David Helfrich, President of C1 Development; and Jay Lynde, Senior Director at C1 Development.

The proposed development would be a mix of one, two and three bedroom units in a 4-story building. The location offers an attractive residential setting with convenient access to nearby highways.

The concept plan includes approximately 1,100 linear feet of water main extensions. The developers are also requesting a reduction in the number of parking spaces currently required under the City Code.

Mayor Esposito expressed his appreciation for the presentation. He noted that the original proposal called for 204 units and has since increased to 282 units. The Mayor also expressed concern regarding the approximately 45 million square feet of unused office space within the City, noting that there have been requests to convert some of that office space to residential apartments. He questioned the calculations and assumptions used to determine the City's current and future needs.

Alderman Petro expressed concern about the potential impact on neighboring residents, particularly with only one access point to the proposed building. He also raised concerns about the development providing fewer than the 2.5 parking spaces per unit currently required.

Alderman Sarallo also expressed concerns regarding the limited parking. He requested additional information regarding the status of 18th Street and drainage improvements and questioned whether the City has the capacity to provide the necessary water supply for the development.

Alderman Barbari reiterated concerns regarding parking, particularly if the proposed building includes a reception room and the additional parking demand that could result from guests. He asked whether multi-level parking could be considered.

Alderman Biskup commented that the proposed building is aesthetically appealing. He asked about the target age group for the development. Jay explained that the development is intended to attract a mixed-age tenant population and would include standard amenities such as a pool, fitness room, and club room. The units would be competitively priced.

Alderman Greco questioned the occupancy rate in the OBT area and the potential impact of the development on the Police Department. He also raised concerns regarding parking, water infrastructure, and landscaping. Alderman Greco suggested incorporating a restaurant or coffee shop into the development to create a mixed-use component.
Alderman Rada expressed concerns regarding potential noise and access to and from the development. C1 Development stated that it is working with the County to study traffic

conditions in the area. C1 also confirmed that the proposed development is not intended to provide affordable housing and would consist of market-rate multifamily residential units. The plans include an underground detention system for stormwater management.

Mayor Esposito finished in saying that the City is landlocked and that it is the Council's responsibility to maximize the potential of every vacant parcel of property. He noted that the property in question has been vacant for some time and is not currently positioned for retail development.

The Mayor emphasized the importance of evaluating the potential revenue generated by the development in relation to the associated expenses. He noted that adding approximately 500 new residents could require an additional police officer, resulting in an estimated $300,000 increase in expenses.

The Mayor asked C1 Development to further evaluate the financials and explore opportunities to maximize revenue for the City.

2. Sikich invoice in the amount of $25,000 for audit services.
   The invoice is for the April 30th financial audit for services provided through July 31, 2026. This is payment #2 with one final invoice outstanding. Per City Administrator, Walker, we are awaiting the actuarial evaluation of the police pension. That would conclude the audit.

   Moved to New Business.

3. Consider Repealing Chapter 119: Massage
   Community Development, M. Headley, discussed a massage business that opened in the City several years ago and initially applied for a business license with an exemption as a day spa. Upon renewal, the business applied for a license to provide massage services only. The issue is that City Code requires massage businesses to maintain a 300-foot separation from residential areas. The license fee for a massage business is $500.00, and registration fee is $25.00. However, under state law, municipalities do not have the authority to regulate massage or day spa businesses.

   Attorney Ramello explained that City Code Chapter119 regulates massage-related businesses within the City. However, the City does not have the legal authority to regulate these businesses. Attorney Ramello stated that Chapter 119 should be repealed because it conflicts with two Illinois statutes. Under Illinois law, the licensing and regulation of massage therapists and physical therapists are the exclusive responsibility of the State. As a home rule municipality, the City may not regulate or license massage therapists. Attorney Ramello therefore recommended repealing Chapter 119 because the City lacks the legal authority to regulate or license these types of businesses.

   Mayor Esposito questioned how the repeal would affect other massage businesses that had previously paid the $500.00 licensing fee. Attorney Ramello explained that if Chapter 119 is repealed, the City would need to consider refunding the $500.00 licensing fees paid by those businesses.

   Attorney Ramello will proceed with the repeal of Chapter 119, and the matter will be brought back for further discussion.

XII. COUNCIL MEMBER COMMENTS

Alderman Rada stated that Birkshire residents experienced a power outage following the recent storms, lasting an average of 17 hours. The Mayor extended the City's services and resources to residents in any way the City could assist.

Alderman Greco raised the idea of disaster preparedness training for residents, including guidance on what to do during power outages or when a sump pump stops working. The Mayor gave the go ahead to Alderman Greco to research such training. Alderman Greco also commented on the success of the recent National Night Out event.

Alderman Biskup reported that National Night Out had a great turnout and positive response from residents. He noted that 37 Ward 1 residents remained without power and reminded residents not to touch or approach downed power lines. He commended the Public Works Department for its efforts to remove fallen branches and noted that the Police and Fire Departments also assisted residents following the storms. Alderman Biskup also mentioned that a large tree had fallen in his yard. Mayor Esposito noted that the City has a small fund available to assist with tree removal on private property.

Alderman Barbari thanked the Police Department, Fire Department and Public Works Department for their contributions to the success of National Night Out.

Alderman Sarallo commended everyone involved in making National Night Out a success and thanked all participating agencies and vendors. He also suggested considering a water retention area for the creek near Karbon.

Alderman Petro stated that National Night Out was very impressive event and praised the various City departments for working together to make the event successful.

XIII. CITY ATTORNEY

No comment.

XIV. CITY CLERK

No comment.

XV. CITY ADMINISTRATOR

No comment.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Sarallo and seconded by Alderman Rada. Motion approved via an acclamation vote.

XVII. RECESS TO EXECUTIVE SESSION

Motion to recess to Executive Session was made by Alderman Greco and seconded by Alderman Barbari. Time 8:20 PM.

Roll call:
Ayes: Barbari, Biskup, Greco, Petro, Rada and Sarallo
Nayes: None
Absent: None

XVIII. EXECUTIVE SESSION

Closed Session pursuant to Section 2(c)(5) of the Open Meetings Act to discuss the purchase or lease of real property for the use of the city, including, but not limited to, the purpose of discussing whether a particular parcel should be acquired.

XIX. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Rada and seconded by Alderman Sarallo. Motion approved via an acclamation vote.

XX. NEW BUSINESS

Approval to pay the Sikich invoice in the amount of $25,000 for audit services.

Motion made by Alderman Barbari and seconded by Alderman Biskup to pay the Sikich invoice in the amount of $25,000.

Roll call:
Ayes: Barbari, Biskup, Greco, Petro, Rada and Sarallo
Nayes: None
Absent: None

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Rada at 8:38 PM.

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

The next Regular City Council Meeting is scheduled for Tuesday, August 24, 2026 at 7:00 pm.

Respectfully submitted,

Margie Tannehill

Margie Tannehill, Recording Secretary

Attested:

Michael Shadley

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.