

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, JANUARY 12, 2021**

**I. CALL TO ORDER**

Acting Mayor Esposito called the January 12, 2021, Regular and Committee of the Whole Meeting of the City Council to order at 7:10P.M.

**II. ROLL CALL**

Roll call indicated the following Council members were in attendance:

Present: Barbari, Beckwith, Greco, Przychodni, Rada, Vlach, and Acting Mayor Esposito  
Absent: None

Also, in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and City Administrator M. Sarallo, Building and Zoning Administrator M. Dragan, and City Attorney R. Ramello.

**III. PLEDGE OF ALLEGIANCE**

Acting 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 December 8, 2020

**Motion to approve the minutes of the December 8, 2020 Regular City Council and Committee of the Whole as presented was made by Alderman Rada and seconded by Alderman Barbari.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

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**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: January 12, 2021 In The Amount Of \$352,965.76
2. Treasurer's Report November 2020.
3. Personnel & Payroll Report November 2020.
4. Approval Of Road Salt Purchase With The Illinois Department Of Central Management Services Joint Purchasing Program For 400 Tons Of Road Salt At \$45.48 Per Ton (\$18,192.00) For The 2020-2021 Winter Season.
5. Ordinance No. 21-01: An Ordinance Granting An Amendment To A Previously Approved Landscaping Plan For 17W240 22<sup>nd</sup> Street (Shaher Ismail) In The City Of Oakbrook Terrace, Illinois.

**Motion to approve all the items contained on the Consent Agenda as presented for January 12, 2021 was made by Alderman Vlach and seconded by Alderman Greco.**

**Ayes: Barbari, Beckwith, Greco, Przychodni, Rada, and Vlach  
Nays: 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 Rada and seconded by Alderman Vlach.**

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

**Motion passed.**

**X. ACTING MAYOR ESPOSITO**

Acting Mayor Esposito welcome everyone back. Acting Mayor Esposito updated the Council on the COVID-19 pandemic. The City continues to operate under Tier 3 mitigations. There has been some slight progress on the DuPage County positivity rate and there are 193 confirmed cases of COVID-19 in Oakbrook Terrace.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Presentation Of The Fiscal Year 2020 Comprehensive Annual Financial Report (CAFR).

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Kim Marshall, of BKD, thanked the Council for their continued business and said she will be highlighting the FY 2020 audit's key areas. BKD issued a clean unmodified opinion which is the best opinion an entity can receive, which is similar to prior years. The City paid-off the 2010 A&B Business District principal in the amount of \$2.95 million. Charges for services were down from last year due to lower police fines. The City's net position increased \$2.4 million from \$27.2 million last year to \$29.6 million this year. Marshall noted the fund balance reserves in the General Fund are critical during the COVID-19 pandemic. Marshall noted the unassigned fund balance of the General is \$7,759,438, which represents about eight (8) months of expenses, which is above the Government Finance Officers Association best practice recommendation of two (2) months. Marshall thanked staff for their efforts during the audit. Acting Mayor Esposito thanked Marshall and noted the City's net position is positive overall.

The Council concurred to place this on the next consent agenda.

2. Letter Of Recommendation-17W160 22<sup>nd</sup> Street (REI).

Building and Zoning Administrator Dragan indicated roof-mounted solar panels are currently not a permitted use nor allowed as a special use in the B-3 General Retail District. A public hearing was held before the Planning and Zoning Commission to consider a request from Ameresco on behalf of REI to approve a text amendment and a special use. REI hired Ameresco to design and build a rooftop solar system for the store located at 17W160 22<sup>nd</sup> Street. The Planning and Zoning Commission recommended approval of the petitioner's request for a modification to the Zoning Ordinance and a special use. Building and Zoning Administrator Dragan noted in the future if the City receives a similar request from another commercial property owner, they will have to apply for a public hearing to request approval for a special use if the property is zoned B-3 General Retail. If the commercial property is not zoned B-3, future applicants will have to apply for a text amendment and a special use.

Acting Mayor Esposito said the low-profile panels look excellent and sees no issues with the proposal. Acting Mayor Esposito commended REI's commitment to sustainability. Fernando Orihuela, of Ameresco, noted his business has performed many similar solar installations in the past. Alderman Rada said this is a terrific project. Alderman Greco suggested going forward adding guidelines to entice more businesses to do this. Building and Zoning Administrator Dragan noted the Planning and Zoning Commission would like to review commercial requests on a case-by-case basis and this could be addressed as part of future zoning text amendments. Alderman Vlach said he was happy to see REI use solar power and would like to see more businesses switch to solar power.

The City Council concurred to place this on the next consent agenda.

3. Request To Renew Service Contract With Villa Park Library.

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Kandice Krettler, Deputy Director of the Villa Park Library, updated the Council on how the Villa Park library has managed during the pandemic. Krettler noted the Villa Park Library increased digital holdings, enhanced online programming, offered curbside pickup as well as automated locker pickup, and extended WIFI services to the parking lot. Currently there are 242 library cards issued to Oakbrook Terrace residents. Acting Mayor Esposito said he was glad to see the library continue to push forward during the pandemic. Acting Mayor Esposito note there is a slight increase of 2% on the single family and multi-family user charges. Alderman Greco suggested the City partner with the library using different communication avenues including the digital sign, social media, and the *Terrace Leaves*. Krettler indicated she would like to partner with the City as well. City Administrator Marrero stated she will reach out to Krettler on this.

The Council concurred to place this on the next consent agenda.

4. Amendment To City Council Meeting Minutes August 25, 2020.

Acting Mayor Esposito discussed the correction to be made from the August 25, 2020 minutes. City Administrator Marrero noted the August 25, 2020 meeting minutes need to be amended due to a typographical error found when a previous FOIA request was made. City Attorney Ramello noted the minutes need to be corrected to reflect the following motion:

*Motion to recess to Executive Session pursuant to Section 2 (c) (1) Of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the City.*

The Council concurred to approve the amended minutes during the reconvened meeting.

5. Consideration Of Refunding 2012A Bonds.

City Administrator Marrero noted Speer Financial contacted the City about a possible refinance of the 2012 A Business District bonds. The refinance proposal includes about \$45,000 in interest savings. City Administrator Marrero said the sooner we can pay-off these Business District bonds, the sooner these revenues return back to the General Fund. Mark Jeretina, of Speer Financial, noted the municipal bond market interest rates are at historic low levels. Speer suggests moving forward with the proposal since the savings are about 3%. Speer recommended moving forward with a private bond sale, which does not require a credit rating services, while a public sale, requires a formal credit rating which the City would have to pay for. Alderman Barbari inquired about the interest rate. Jeretina replied the current bond interest rate is about 2% and the proposed interest rate is about 1%. Jeretina projected the City to save about \$45,000 over the remaining nine (9) years left on the bonds. Alderman Rada inquired about the closing costs. Jeretina replied the closing costs are estimated at \$25,000 to \$30,000, but these are rolled into the bond issue. The City will still save \$45,000 from the refinance.

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The Council concurred to direct the City Administrator to move forward with the refunding.

**XII. COUNCIL MEMBER COMMENTS**

Alderman Beckwith thanked Steve Caslin and Tracy Schellhorn for their efforts at coordinating the luminary program. Alderman Beckwith inquired how many Oakbrook Terrace Eats vouchers have been paid out. Acting Mayor Esposito replied about \$30,000. Alderman Barbari inquired about the number of security camera rebates issued. City Administrator Marrero replied about three (3) or four (4). City Administrator Marrero noted this is a permanent program going forward. Alderman Greco said he was happy to see City Attorney Ramello return. Alderman Greco said it was great to see the luminary tradition resume. Alderman Rada expressed frustration that the Village of Oak Brook charges Berkshire about \$2 more per 1,000 gallons of water because they are non-residents.

**XIII. CITY ATTORNEY R. RAMELLO**

City Attorney Ramello wished everyone a Happy New Year.

**XIV. CITY CLERK SHADLEY**

City Clerk Shadley wished everyone a Happy New Year.

**XV. CITY ADMINISTRATOR A. MARRERO**

City Administrator Marrero wished everyone a Happy New Year. City Administrator Marrero also noted the City received the Government Finance Officers Association Distinguished Budget Presentation Award for the FY 2021 Budget. City Administrator Marrero thanked the Finance Department for their efforts on this.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

**Motion to reconvene the City Council meeting was made by Alderman Barbari and seconded by Alderman Greco.**

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

**Motion passed.**

**XVII. NEW BUSINESS**

1. Motion To Accept The Corrected Meeting Minutes Of August 25, 2020.

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**Motion to accept the corrected regular meeting minutes of August 25, 2020 to read as follows, *Motion to recess to Executive Session pursuant to Section 2 (c) (1) Of the Open Meetings Act to discuss the appointment, employment, compensation, discipline, performance, or dismissal of a specific employee of the City* was made by Alderman Przychodni and seconded by Alderman Barbari.**

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

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Vlach and seconded by Alderman Greco  
8:07PM.**

**Motion carried unanimously.**

Submitted,  
Aileen Haslett, Recording Secretary