

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

I. CALL TO ORDER

The Mayor called the April 28, 2015, 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 Aldermen were in attendance:

Present: Przychodni, Swartz, Thomas, Vlach, and Mayor Ragucci

Absent: Esposito

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

III. PLEDGE OF ALLEGIANCE

The Mayor 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 April 14, 2015.

Motion to approve the minutes of the April 14, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Swartz and seconded by Alderman Thomas.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

Arnold Noble, a 37 year Oakbrook Terrace resident, addressed the Council and stated he represented the petitioners, which he gathered. Noble presented his petition to Ragucci. Noble expressed concern over the annexation of the Oakbrook Terrace Park District (OBTPD) Heritage Park property within Oakbrook Terrace. Noble said the

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

petitioners do not want increased property taxes as a result of this annexation. Noble said the petitioners are also concerned about the number of surveys mailed out by the OBTPD. Noble said the petitioners would like to meet with the OBTPD commissioners and work together and have a better town. Noble said the petition requests clarification on what the \$800,000 will be spent on and what the annexation entails. Noble hopes the petition opens up dialogue between the City and the OBTPD leaders.

Tim Hoppa, Attorney for the OBTPD, addressed the Council and stated the OBTPD is requesting that certain territory become part of the City, similar to a business development that wanted to annex into the City. Hoppa noted the funds for the improvement project are a combination of grant funds and funds already on-hand. Hoppa said the OBTPD does not intend to go to referendum for this project or increase taxes for this project. Hoppa said the Heritage Park improvement project is part of a larger comprehensive plan. Hoppa also noted there is a plan to improve more parks in the future. Hoppa said not every resident received a survey from the OBTPD, because only a random sampling was done. Hoppa said the survey responses help the OBTPD determine which projects should be completed.

VII. RECESS TO FISCAL YEAR 2015-2016 BUDGET HEARING

Motion to recess to FY 2015-16 Budget Hearing was made by Alderman Przychodni and seconded by Alderman Swartz.

**Ayes: Przychodni, Swartz, Thomas, and Vlach
Nays: None**

The Regular Meeting recessed to Fiscal Year 2015-16 Budget Hearing.

VIII. FISCAL YEAR 2015-2016 BUDGET HEARING

Motion to begin the FY 2015-16 Budget Hearing was made by Alderman Thomas and seconded by Alderman Vlach.

**Ayes: Przychodni, Swartz, Thomas, and Vlach
Nays: None**

Motion passed.

Ragucci called the Budget Hearing to order. The City Clerk took the roll call, which indicated the following Aldermen were in attendance:

**Present: Przychodni, Swartz, Thomas, Vlach, and Ragucci
Absent: Esposito**

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

Mark referenced the legal notice published in the *Suburban Life* newspaper on April 10, 2015, which is required by the Illinois Budget Law. Mark noted the draft budget has been at the front counter as required by the Illinois Budget Law.

Mark referenced her memorandum which details the changes to the proposed budget that were discussed during the budget meetings. Mark said the changes increased the General Fund by \$77,591, increased the Water Fund by \$279,137, and decreased the Capital Improvement Fund by \$2.2 million. Mark said the net effect of all the budget changes resulted in a reduction of \$1.8 million in expenditures and a \$3.4 million decrease in revenues from the proposed budget.

Vlach asked how much the partial renovation of City Hall will cost. Marrero said the FY 2016 Budget includes approximately \$300,000 for the partial renovation of City Hall. Marrero clarified this is a remodel estimate and to relocate Building and Zoning over to the former Police Station. Ragucci said the remodeling will be more cosmetic. Vlach asked why revenues decreased by \$3.5 million. Haslett replied revenues decreased because the City will no longer be issuing \$3.5 million in bonds for the full renovation of City Hall.

Marrero referenced the FY 2016 Budget Ordinance and the Five (5) Year Capital Improvement Fund Plan Resolution included in the agenda packet. Marrero asked that both the ordinance and resolution be adopted tonight during the reconvened meeting.

Motion to adjourn the Budget Hearing was made by Alderman Thomas, and seconded by Alderman Swartz.

**Ayes: Przychodni, Swartz, Thomas, and Vlach
Nays: None**

Motion passed.

The Budget Hearing adjourned.

IX. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: April 28, 2015 In The Amount Of \$147,216.45.
2. Treasurer's Report March 2015.
3. Personnel & Payroll Report March 2015.
4. Ordinance No. 15-35: An Ordinance Granting A Variation From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 1S376 Summit Avenue In The City Of Oakbrook Terrace, Illinois.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

5. Ordinance No. 15-36: An Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois, And J. Hassert Landscaping Inc For Landscaping & Site Furnishings (Bid Package 02G) For The New Police Facility And Renovation Of City Hall.
6. Ordinance No. 15-37: An 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 Increase The Maximum Number Of Video Gaming Location Licenses And The Maximum Number Of Video Gaming Terminal Licenses (Hokkaido Supremeville Inc, d/b/a Yummy Grill Buffet 17W705 Roosevelt Road)
7. Approval Of Payout Number Two (2): Valley Security Company In The Amount Of \$19,440.00 For The New Police Facility And Renovation Of City Hall.
8. Approval Of Payout Number Three (3): All American Exterior Solutions In The Amount Of \$97,013.34 For The New Police Facility And Renovation Of City Hall.
9. Approval Of Musical Act And Production Costs For The July 4th Celebrations In The Amount of \$9,900.00.
10. Ordinance No. 15-38: An Ordinance Revising The Annual Budget For The Fiscal Year Beginning May 1, 2014, And Ending April 30, 2015 For The City Of Oakbrook Terrace, Illinois.

Motion to approve all the items contained on the Consent Agenda for April 28, 2015 as presented was made by Alderman Przychodni and seconded by Alderman Thomas.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

X. ITEMS REMOVED FROM THE CONSENT AGENDA

None.

XI. RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Thomas and seconded by Alderman Vlach.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

XII. MAYOR RAGUCCI

None.

XIII. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Request For Annexation/Oakbrook Terrace Community Park District/1S325 Ardmore Avenue.

Dragan referenced her memorandum regarding the annexation request by the Oakbrook Terrace Park District. Dragan said the Planning and Zoning Commission reviewed the proposed request for special use and variations. Dragan said for tonight, the only item to be discussed is the annexation request. Dragan said the total area for annexation including right-of-way is 6.67 acres.

Ragucci said there has been a lot of miscommunication regarding this issue. Ragucci said the City is not annexing Brandywine subdivision. Ragucci said the OBTPD levies their own taxes. Ragucci said the City cannot raise taxes for the OBTPD. Ragucci said the OBTPD is asking to come into the City to help with permit fees and expedite the improvement project. Ragucci explained the project could take months with DuPage County and at a higher cost.

Ragucci said the OBTPD requested a fee waiver. Ragucci said it is not uncommon for business or government entities to request a fee waiver. Ragucci said it does not cost a lot of money because the City staff works on the permits. Ragucci said the relationship between the City and the OBTPD has improved since he became Mayor. Ragucci encouraged residents to attend an upcoming OBTPD meeting. Ragucci indicated the impact of the annexation on the City would be police protection. Ragucci said DuPage County typically calls the City first to respond to incidents at Brandywine. Ragucci also said the City would be responsible for the streets. However, Ragucci noted Dick Schroeder, of York Township, wants to take over this street, so the City would most likely give jurisdiction of the streets to York Township.

Dan Flanagan, OBTPD Commissioner, stated the proposed Heritage Park improvement project is estimated to cost \$800,000 of which \$400,000 will come from the State of Illinois and \$400,000 from the OBTPD. Flanagan noted the state contribution is on hold, but the OBTPD will know in July if the funds are approved. Flanagan said no additional monies for the project will be required from residents. Flanagan explained the OBTPD would like to annex the property into the City to avoid paying \$30,000 in permit fees to DuPage County.

Oakbrook Terrace resident Bruce Almeroth stated the project presents a win-win for both the OBTPD and the City. Ragucci said the next *Terrace Leaves* will have

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

an article about this project. Oakbrook Terrace resident Dan Shopperley said it appears that the annexation request is more of a organization structure related to permits. Oakbrook Terrace resident Lorena Alvarez said it appears taxes are not going to increase. Alvarez asked if taxes will increase in the future. Hoppa replied the OBTPD Board is committed to not raising taxes. Oakbrook Terrace resident Bob Shanahan said he sees no problem with the proposed improvement project.

Swartz asked what services are provided at Heritage Park. Kathy Fallon, Executive Director for the OBTPD replied the renovated Heritage Park will offer the following services: tennis, volleyball, splash pad, a new sports core which will increase green space, walking path, skate pods, and new playground features. Fallon noted the building itself at Heritage Park will remain intact. Swartz asked what services are provided within the building. Fallon responded the Heritage Park building includes: a theater room which is used by their special recreation partner, pre-school program, and hosts other community groups.

Vlach said if the City annexes the property, the City would be the primary contact for police services. Vlach said from the annexation the City will not receive any sales or property taxes. Vlach said there is no advantage for the City to pursue this annexation. Ragucci said he spoke with Esposito who is absent tonight and he favors the annexation project. Thomas asked when the OBTPD Board meets. Fallon replied the fourth Thursday of every month at 7PM.

Ragucci said there is two (2) weeks until the next meeting and he encouraged residents to call him with questions. Ragucci said the item will be voted on separately at the next Council meeting.

2. Letter Of Recommendation – Pete’s Fresh Market

Dragan said a public hearing was held before the Planning and Zoning Commission to consider the request for an amendment to the Planned Unit Development (PUD) with exceptions from the Zoning code concerning parking and rear yard set-back for Pete’s Fresh Market. Dragan said more specifically since the PUD approval, extra work was done including a small bakery addition of 912 square feet in the back of Pete’s and a vestibule lobby addition in front of the store. Dragan explained these projects were considered insubstantial changes to the PUD.

Dragan noted at this time Pete’s is looking to expand the interior dining area totaling 830 square feet. Dragan noted the request amends the previously approved PUD. Dragan stated the Planning and Zoning Commission recommended approval of this request with a 6-0 vote.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

Thomas asked where the employees park their vehicles. Eugene Grzynkowicz, General Manager for Pete's Fresh Market, replied employees park in the back of the store. Grzynkowicz said Pete's is concerned about parking as well and does not want to take parking away from customers. Ragucci said Pete's is a great bonus for the City. Grzynkowicz indicated the hot foods department was a test for Pete's and it is a big hit with customers so they want to provide more room for diners to eat-in.

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

3. Request For An Extension To The Construction Schedule: Hartz Construction Company For The Oliviabrook Townhome Company.

Doug Blocker, Senior Development Coordinator for Hartz Construction provided a status update regarding the project. Blocker said 4 buildings still need to be constructed. Blocker indicated 10 units are sold and 9 are occupied. The Council concurred to place this on the next consent agenda.

4. Approval For A New Radio Antenna For The New Police Facility.

Ragucci said two (2) vendors provided pricing for the new radio antenna and the City selected Radco for a total cost \$39,326.55. Marrero said this item was removed from the consent agenda for March 24, 2015 because of unresolved issues between the vendor and the City. Marrero said at this time all issues have been resolved. The Council concurred to approve this during the reconvened meeting.

5. Resolution To Eliminate The Renovation Of City Hall From The Scope Of The New Police Facility And Renovation Of City Hall Project.

Ragucci said the resolution officially approves the elimination of the City Hall portion from the scope of the new Police Facility and City Hall Renovation project. The Council concurred to approve this during the reconvened meeting.

XIV. COUNCIL MEMBER COMMENTS

Przychodni congratulated Swartz, Thomas, and Alderman-elect Greco on their recent election . Thomas said the landscaping at the former restaurant, Remedy, needs to be restored. Thomas said there is pasta dinner on Saturday, May 2, 2015 at the Salvation Army. Vlach asked the status of Specialty's Bakery and Café. Dragan indicated Specialty's applied for a building permit. Dragan said the owner was not happy that the construction pricing came in higher than expected.

XV. CITY ATTORNEY RAMELLO

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

None.

XVI. CITY CLERK GRECO

None.

XVII. CITY ADMINISTRATOR MARRERO

Marrero said she wants to coordinate a walk-through of the new Police Facility. The Council concurred to conduct the walk-through at 6:30P.M. on Tuesday, May 26, 2015.

XVIII. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Thomas and seconded by Alderman Vlach.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

XIX. NEW BUSINESS

1. Ordinance No. 15-29: An Ordinance To Approve And Authorize The Execution Of A Contract Between The City Of Oakbrook Terrace, Illinois, And Radco Communications, Inc For The Furnishing And Installation Of A Bi-Directional Amplifier System And A New Antenna System For The New Police Facility.

Motion To Approve Ordinance No. 15-29: An Ordinance To Approve And Authorize The Execution Of A Contract Between The City Of Oakbrook Terrace, Illinois, And Radco Communications, Inc For The Furnishing And Installation Of A Bi-Directional Amplifier System And A New Antenna System For The New Police Facility was made by Alderman Thomas and seconded by Alderman Przychodni.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

2. Ordinance No. 15-39: An Ordinance Approving The Budget For The City Of Oakbrook Terrace For The Fiscal Year Commencing On May 1, 2015 And Ending On April 30, 2016.

Motion To Approve Ordinance No. 15-39: An Ordinance Approving The Budget For The City Of Oakbrook Terrace For The Fiscal Year Commencing On May 1, 2015 And Ending On April 30, 2016 was made by Alderman Przychodni and seconded by Alderman Swartz.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

3. Resolution No. 15-3: A Resolution Approving The Five Year Capital Improvement Plan Beginning In 2015 For The City Of Oakbrook Terrace.

Motion To Approve Resolution No. 15-3: A Resolution Approving The Five Year Capital Improvement Plan Beginning In 2015 For The City Of Oakbrook Terrace was made by Alderman Thomas and seconded by Alderman Vlach.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

4. Resolution No. 15-4: A Resolution To Eliminate The Renovation Of City Hall From The Scope Of The New Police Facility And Renovation Of City Hall Project.

Motion To Approve Resolution No. 15-4: A Resolution To Eliminate The Renovation Of City Hall From The Scope Of The New Police Facility And Renovation Of City Hall Project was made by Alderman Przychodni and seconded by Alderman Swartz.

Ayes: Przychodni, Swartz, Thomas, and Vlach

Nays: None

Motion passed.

Ragucci indicated Esposito endorsed all these items as well.

ADJOURN

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 28, 2015**

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Vlach at 8:15PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary