

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, AUGUST 28, 2018**

I. CALL TO ORDER

Mayor Ragucci called the August 28, 2018, 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: Esposito, Greco, Przychodni, Swartz, Thomas, Vlach, and Mayor Ragucci

Absent: None

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, 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 August 14, 2018

Motion to approve the minutes of the August 14, 2018 Regular City Council and Committee of the Whole as amended was made by Alderman Esposito and seconded by Alderman Przychodni.

Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: August 28, 2018 In The Amount Of \$234,907.29.
2. Treasurer's Report July 2018.

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3. Personnel & Payroll Report July 2018.

Motion to approve all the items contained on the Consent Agenda for August 28, 2018 as presented was made by Alderman Thomas and seconded by Alderman Vlach.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman 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 Przychodni and seconded by Alderman Greco.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman Nays: None**

Motion passed.

X. MAYOR RAGUCCI

Mayor Ragucci stated the residential subdivision streets are currently being resurfaced and most of the driveways are done. Mayor Ragucci estimated the project would be completed by October.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – Stan’s Donuts – 17W623 Butterfield Road.

Building and Zoning Administrator Dragan stated Ordinance No. 15-46 approved a site plan granting special uses for a restaurant with a drive-through, outdoor dining, and granting variations from the Zoning Ordinance for Butterfield Point. The development requires 42 parking spaces and currently 42 spots are provided for. The proposed seating area plan for Stan’s Donuts requires eight (8) parking spaces instead of the six (6) originally planned. The applicant is requesting a variation for two (2) parking spaces. The applicant is also requesting approval for a freestanding sign along Butterfield Road with a height not to exceed 14 feet instead of nine (9) feet as visibility for the drive-through is needed. Three (3) Planning and Zoning Commissioners voted against the

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applicant's variations request, while two (2) voted in favor.

At this time, the petitioner revised their proposed drive-through sign and adjusted the height of the free-standing sign from 14 feet to 10 feet, resulting in a variation of one (1) foot over the maximum allowable height of nine (9) feet. Building and Zoning Administrator Dragan noted a variation for the sign area is not needed.

Building and Zoning Administrator Dragan summarized the applicant's revised request as follows:

- to permit 42 parking spaces at Butterfield Point, instead of the required 44; and,
- to permit a free-standing sign along Butterfield Road not taller than 11 feet instead of the required nine (9) feet.

Paul Clausen, of Stan's Donuts, said his company still really likes the sign originally proposed at the Planning and Zoning Commission, but did revise the sign and made it a little smaller. Rich Labriola, owner of Stan's Donuts, said the sign is important because it embodies the company's look and signage is what draws customers to the site.

Alderman Esposito expressed concern over the amount of the requested signage at the shopping center. Labriola noted the landlord approved the signage. Alderman Esposito said Stan's offers a great product and is not opposed to the request, but just that there is a lot of signage. Alderman Greco asked the owners to clarify their sign request. Clausen stated Stan's will be featured on the shopping center's main marquee sign along with the other tenants, another sign will be above the front entrance to the restaurant location, and another sign will be over the drive-through. Clausen said Stan's is undecided about the previously approved monument sign along Butterfield Road. Alderman Greco said he would be okay with the original sign plan as long as Stan's assured the City that they will not utilize the extra monument sign that was previously approved. Discussion regarding this extra sign ensued.

Alderman Greco suggested the Planning and Zoning Commission be informed that they do not always have to vote on a project and can give the petitioner time to revise their plan and come back before the Planning and Zoning Commission again. Mayor Ragucci said the Planning and Zoning Commission can table a discussion about a proposed project. Alderman Vlach said the property has been vacant for a while and he was anxious for Stan's to open at the center.

Building and Zoning Administrator Dragan clarified the proposed signage area is in compliance with the Zoning Code and the variation request is for the sign's height. Building and Zoning Administrator Dragan noted the wall and monument signs are allowed, but if the drive-through sign is approved, a second monument sign will not be allowed because there was not a variation to address the request for three (3) free-standing signs. Accordingly, the developer is required to choose the monument sign or the drive-through sign. Building and Zoning Administrator Dragan explained the

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applicant would require another public hearing and an additional variation to allow for a third free-standing sign. Labriola said if this is the case, then the way the signs were originally proposed is the way it is anyways. Greco indicated he liked the original sign.

After further discussions, Labriola stated that Stan's will stick with the original proposed signage plan. Mayor Ragucci clarified Stan's is retaining the original signage and parking variation request. Mayor Ragucci said in order to override the Planning and Zoning Commission's recommendation, then four (4) of the six (6) Aldermen must vote in favor of the proposed variations as a separate item on the next agenda.

The Council concurred with placing this on the next agenda as a separate item.

2. Letter Of Recommendation – Ascension Of Our Lord Catholic Church – 1S314 Summit Avenue.

Building and Zoning Administrator Dragan noted the proposed digital sign totals 105 square feet in area, and 9 feet and 11 inches in height. Based upon this, the petitioner is requesting a variation from the Zoning Ordinance to allow a digital free standing sign and permit the height of the sign up to 10 feet instead of the 9 feet allowed and a clearance of approximately 3 feet instead of the 6 feet. Alderman Greco suggested with the popularity of digital signs increasing, the City Code should be updated to include regulations so special meetings do not have to be held for the approval of digital signs.

Building and Zoning Administrator Dragan stated four (4) Planning and Zoning Commissioners voted in favor the applicant's request and one (1) voted against it. The Council concurred to place this on the next consent agenda.

3. Approving A Transfer Of \$1,165,000 From The General Fund To The Water Fund For The 2010 Water Bond Pay-Off.

Financial Analyst Haslett stated back in March during the budget meetings the Council discussed using some of the excess General Fund reserves to pay-off some of the City's outstanding bond issues. It is most beneficial at this time to pay-off the bonds in the Water Fund because they have the earliest call date on December 1, 2018. Through paying these bonds off early the City will save approximately \$146,370 in interest costs. Also, through waiting until the call date the City saves on financial and legal professional services. The bond pay-off should be included as a motion on the consent agenda, when the bonds appear on the bills payable.

Financial Analyst Haslett said the proposed ordinance approves transferring \$1.165 million from the General Fund to the Water Fund. Even with transferring these funds, the City will have \$7.7 million in reserves on-hand, amounting to about 78% of FY 2019 expected revenues. The Council concurred to place this on the next consent agenda.

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4. An Ordinance Enacting And Adopting A Supplement To The Code Of Ordinances For The City Of Oakbrook Terrace, Illinois (Supplement No. 29).

City Administrator Marrero noted every year the Council approves an ordinance for the codification of the City's ordinances. The proposed ordinance formally approves the codification for last year's ordinances. The Council concurred to place this on the next consent agenda.

5. An Ordinance Enacting And Adopting A Supplement To The Code Of Ordinances For The City Of Oakbrook Terrace, Illinois (Supplement No. 30).

City Administrator Marrero noted the proposed ordinance formally approves the codification for the most recent ordinances. The Council concurred to place this on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Alderman Greco said Home Depot would like to donate some holiday decorations to the City this year. Alderman Greco asked staff to contact Home Depot as soon as possible because many of the holiday decorations sell-out fast. Mayor Ragucci said Public Services Director Ward will contact Home Depot.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman Nays: None**

Motion passed.

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XVII. RECESS TO EXECUTIVE SESSION

Motion To Recess To Executive Session To Discuss The Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employee's Of The Public Body was made by Alderman Przychodni and seconded by Alderman Esposito.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman Nays: None**

Motion passed.

XVIII. EXECUTIVE SESSION

1. Appointment, Employment, Compensation, Discipline, Performance Or Dismissal Of Employee's Of The Public Body.

See separate minutes.

XIX. RECONVENE THE CITY COUNCIL MEETING

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

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman Nays: None**

Motion passed.

XX. OLD BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Greco at 8:20PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary