

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, FEBRUARY 24, 2015**

I. CALL TO ORDER

The Mayor called the February 24, 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: Esposito, Przychodni, Thomas, Vlach, and Mayor Ragucci

Absent: Swartz

Also in attendance were City Clerk D. Greco, City Administrator A. Marrero, Building and Zoning Administrator M. Dragan, 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 February 10, 2015.

Motion to approve the minutes of the February 10, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Thomas and seconded by Alderman Esposito.

Ayes: Esposito, Przychodni, Thomas, and Vlach

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. ~~Payment of City Bills: February 24, 2015 In The Amount Of \$284,590.19. Item removed from consent agenda - see below.~~
2. Personnel & Payroll Report January 2015.
3. Treasurer's Report January 2015.
4. Approval Of Payout Number Two (2): Fox Excavating, Inc In The Amount Of \$106,444.82 For The New Police Station And Renovation Of City Hall.
5. Approval Of Payout Number Four (4): Cameo Electric, Inc In The Amount Of \$5,400.00 For The New Police Station And Renovation Of City Hall.
6. Approval Of Payout Number Two (2): Champion Drywall, Inc In The Amount Of \$72,797.40 For The New Police Station And Renovation Of City Hall.
7. Approval Of Payout Number One (1): Caliber Construction Company In The Amount of \$12,150.00 For The New Police Station And Renovation Of City Hall.
8. Ordinance No. 15-14: An Ordinance Increasing The Number Of Class "E" Liquor Licenses By One (1) Pursuant To The Provisions Of Title XI (Business Regulations); Chapter 111 (Food and Beverages); Subchapter Alcoholic Liquor Control, Section 111.012 (Number Of Licenses In Each License Classification), Of The Code Of Ordinances Of The City Of Oakbrook Terrace. (J.M.J. Assets LLC – Ellie's OBT d/b/a Ellie's Coffee Bar.

Motion to approve all the items contained on the Consent Agenda minus Item Number One (1) for February 24, 2015 was made by Alderman Przychodni and seconded by Alderman Vlach.

Ayes: Esposito, Przychodni, Thomas, and Vlach

Nays: None

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

Vlach requested Item Number One (1), Payment of City Bills, be reduced by \$500 for the payment to the Oakbrook Terrace Park District (OBTPD) for the Fitness Center membership for employees. Vlach stated with the concessions made to the OBTPD for legal and planning and zoning fees, you would think the OBTPD would not charge the City at all. Vlach asked the City Administrator to renegotiate the membership fee.

The Council then voted on the remaining bills payable as detailed below.

1. **Motion To Approve the Payment Of City Bills: February 24, 2015 In The Amount Of \$284,090.19 was made by Alderman Vlach and seconded by Alderman Thomas.**

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Ayes: Esposito, Przychodni, Thomas, and Vlach
Nays: None

Motion passed.

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 Thomas.

Ayes: Esposito, Przychodni, Thomas, and Vlach
Nays: None

Motion passed.

X. MAYOR RAGUCCI

Ragucci thanked S&H Rehab for their \$250 July 4th Donation.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation by the DuPage Convention Visitors Bureau (DCVB) And The Hotel Commission.

Don Hill of the Hilton Hotels and Chair of the Hotel Commission updated the Council on the 2014 performance of the seven (7) hotels within the City. Hill noted he will obtain the report detailing the City's hotels versus the Village of Oak Brook's hotels. Hill reported it was a great year. Hill noted Staybridge had reduced inventory during the year, due to their renovation project.

Hill reported the following statistics detailed in the table below.

Calendar Year 2014	City	DuPage	Comment
Average Rate	103.90	99.90	highest since 2009
Average Rate 2013 vs. 2014 % Change	5.7%	3.3%	
Rev Par (Revenue Per Available Room)	66.61	61.53	highest since 2009
Revpar 2013 vs. 2014 % Change	7.3%	6.2%	
Occupancy %	67.70%	64.9%	highest since 2009
Occupancy 2013 vs 2014 % Change	1.5%	2.8%	

Hill said 2014 had very encouraging performance and now the Commission needs to look at ways to do better than this for 2015. Hill said the landscape is going to

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be that much more challenging given the new Le Meridien that opened in Oak Brook last year. Hill noted Triple AAA advertising is the largest expense of the Hotel Commission. Hill said the room nights booked through Triple AAA for 2014 were up 2,220 room nights or 17.3% over last year. Hill said Triple AAA generated \$1.7 million in revenues for the City's hotels. Hill added Triple AAA bookings accounted for a total of 6.5% of all revenues in 2014 and 5.9% in 2013.

Hill noted the Commission will be working on the marketing plan for next year. Esposito stated he was surprised the hotels do not get more traction during the holiday season. Hill explained the slowest times for the City's hotels are around the holidays. Marrero stated the reporting format for the Triple AAA advertising statistics was very helpful and she asked that he continue to report in this manner.

2. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Abby Paving & Sealcoating Co., Inc. For Asphalt Paving (Bid Package 02D) For The New Police Facility And Renovation Of City Hall.

Ragucci referenced the proposed trade contract for Abby Paving & Sealcoating Co., Inc. of Aurora, Illinois for asphalt paving in the amount of \$141,000. The Council concurred to place this on the next consent agenda.

3. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Abby Paving & Sealcoating Co., Inc. For Concrete Paving (Bid Package 02F) For The New Police Facility And Renovation Of City Hall.

Ragucci referenced the proposed trade contract for Abby Paving & Sealcoating Co., Inc. of Aurora, Illinois for concrete paving in the amount of \$203,950. The Council concurred to place this on the next consent agenda.

4. Ordinance To Approve And Authorize The Execution Of Contracts Between The City Of Oakbrook Terrace, Illinois And Carroll Seating Co For The Furnishing Of Metal Lockers, Fume Hood, And Drying Cabinet (Bid Package 10E-11C For The New Police Facility And Renovation Of City Hall.

Ragucci referenced the proposed trade contract for Carroll Seating Co. of Elk Grove Village, Illinois for metal lockers, fume hood, and drying cabinet in the amount of \$104,428.21. Al Zakariya, of Harbour Contractors, explained the drying cabinet protects evidence and the fume hood removes from the air any volatile materials handled by the Police Department. The Council concurred to place this on the next consent agenda.

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Zakariya provided a status update on the construction progress at the new Police Station. Zakariya indicated that construction is proceeding at a slower fashion due to the weather. Zakariya noted that gas lines have been installed and ComEd is actively working to get the permitted power in. Zakariya said soon the roof will be 100% enclosed.

5. Letter Of Recommendation – Text Amendments To The Zoning Ordinance.

Dragan stated at the January 13, 2015 meeting the City Council reviewed the proposed text amendments and directed a public hearing before the Planning and Zoning Commission. Dragan noted a public hearing was held before the Planning and Zoning Commission on February 3, 2015 to discuss the proposed text amendments. Dragan indicated the Planning and Zoning Commission recommended the following amendments detailed below.

1. To make outdoor dining with an area equal to or less than 25% of the indoor dining space a permitted use instead of a special use. Also, in some cases the Building and Zoning Administrator may require safety measures for outdoor dining spaces.
2. To allow physical, occupational, and speech therapy on the first floor of one (1) story office buildings situated in the B-3 District.
3. To change the requirements of on-ground generator screening by requiring a six (6) feet minimum and no less than the height of the generator.
4. To require landscaping for commercial properties when building remodeling exceeds 50% of the assessed value.
5. To change the restrictions on building height in the B-1 district to allow a building height of 25 feet instead of 15 feet.
6. To revise definitions of “office, business, or professional,” and “office, medical.” The text amendment removes dentists, orthodontists, and opticians from the definition of medical office and inserts them in the definition of “professional office.”
7. To prohibit businesses from keeping outside lights around the perimeter of the building and accessory structures except for the holiday season. Also to prohibit interior and exterior lights around building features. Also, this amendment shall not apply to lights already in existence prior to the adoption of these changes.

Dragan noted the Planning and Zoning Commission did not recommend the approval of the text amendment detailed below that was discussed before the Council at the January 13, 2015 meeting.

1. To change off-street parking regulations in the residential districts in order to allow parking of vehicles with tools or ladders on the driveways. Dragan

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noted three (3) commissioners voted in favor of the amendment and three (3) voted against it.

Dragan also noted the Commissioners voted 6-0 to require a public hearing for any digital sign requests. Vlach took exception to some of the Planning and Zoning Commission comments made during the public hearing on February 3, 2015. Vlach stated the Commission should not vote for an ordinance based upon their personal interest, but rather votes should be based on what is in the best interest of the City.

Ragucci expressed disappointment over the dialogue that took place between the Commissioners at the February 3, 2015 meeting. Ragucci stated some of the comments were beneath us and we are better than this. Ragucci said we are a blue-collar town and we are a family and we need to take care of each other.

Ragucci suggested the off-street parking regulations to allow vehicles with tools and ladders on the driveways be re-voted on by the Planning and Zoning Commission since it was a tie-vote. Ragucci said he supports allowing vehicles with tools and ladders to park on the driveways.

The Council concurred to direct the City Attorney to prepare an ordinance with these text amendments minus the parking regulations for the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

None.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK GRECO

None.

XV. CITY ADMINISTRATOR MARRERO

Marrero announced the budget meetings will be held on Wednesday, March 11 and Wednesday, March 18, 2015 at 6PM. Marrero thanked Haslett for compiling the budget books.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene was made by Alderman Esposito and seconded by

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Alderman Przychodni.

Ayes: Esposito, Przychodni, Thomas, and Vlach

Nays: None

Motion passed.

XVII. NEW BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Thomas and seconded by Alderman Esposito at 7:40PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary