

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MAY 24, 2016**

I. CALL TO ORDER

The Mayor called the May 24, 2016, 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: Alderman Esposito, Alderman Greco, Alderman Przychodni, Alderman Vlach, and Mayor Ragucci

Absent: Alderman Swartz and Alderman Thomas

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, Building and Zoning Administrator M. Dragan, 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 May 10, 2016.

Motion to approve the minutes of the May 10, 2016 Regular City Council and Committee of the Whole as presented was made by Alderman Esposito and seconded by Alderman Greco.

Aldermen Ayes: Esposito, Greco, Przychodni, and Vlach

Aldermen Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: May 24, 2016 In The Amount Of \$79,205.16.
2. Treasurer's Report April 2016.
3. Personnel & Payroll Report April 2016.
4. Approval Of An Extension To The Construction Schedule: Hartz Construction Company For The Oliviabrook Townhome Company To Allow For A One (1) Year Extension Expiring July 15, 2017.
5. Ordinance 16-17: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W635 Butterfield Road (ADC-BST Oakbrook LLC) In The City Of Oakbrook Terrace, Illinois.
6. Appointment of City Administrator Amy Marrero to serve a two (2) year term on the Police Pension expiring in June of 2018.

Motion to approve all the items contained on the Consent Agenda for May 24, 2016 as presented was made by Alderman Vlach and seconded by Alderman Przychodni.

**Aldermen Ayes: Esposito, Greco, Przychodni, and Vlach
Aldermen 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 Esposito.

**Aldermen Ayes: Esposito, Greco, Przychodni, and Vlach
Aldermen Nays: None**

Motion passed.

X. MAYOR RAGUCCI

1. Reappointment of J. Angel Cardenas To The Planning And Zoning Commission For A Term To Expire On June 1, 2019.
2. Reappointment of Brian Brown to the Police Commission For A Term To Expire on June 1, 2019.

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3. Reappointment of Ann Ventura to the Planning and Zoning Commission For A Term To Expire on June 1, 2019.
4. Reappointment of Steve Schneider to the Planning and Zoning Commission For A Term To Expire on June 1, 2019.
5. Reminder: City Hall closed on Monday May 30, 2016 In Observance Of Memorial Day.
6. Reminder: Summer Hours begin the week of June 6, 2016.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation By The City’s Hotel Convention & Visitor’s Bureau.

Don Hill, Chair of the City’s Hotel Commission, updated the Council on the 2016 First Quarter statistics. Hill reported the following data for the City’s seven (7) hotels.

2016 First Quarter Statistics

| | |
|---|----------|
| Occupancy % | \$ 59.90 |
| Occupancy - % Change from 2015 QTR 1 | 2.9% |
| Average Rate | \$ 93.55 |
| Average Rate - % Change from 2015 QTR 1 | 1.1% |
| Revenue Per Available Room (Revpar) | \$ 56.05 |
| Revpar - % Change from 2015 QTR 1 | 4.1% |
| AAA Room Nights % of Total Stays - % Change from 2015 QTR 1 | 6.0% |
| AAA Room Revenue % of Total Revenues - % Change from 2015 QTR 1 | 5.4% |

Hill noted the occupancy rate is the highest since 2012. Hill projected the second quarter of 2016 should be positive as well. Hill stated the Commission is looking to possibly reduce the Triple AAA advertising expense seeing that it is the largest expense of the budget. Hill also noted the Hyperdisk contract was terminated and now the City’s hotel website can be accessed through the DCVB website. Hill said the Commission will collect data on this change and review the results from the next six (6) months to see if this is working.

Alderman Esposito said he was glad Hill addressed the Hyperdisk contract and added he hopes this frees up some monies to pursue other options. Hill explained with the DCVB link, potential tourists will be redirected to the City’s hotel website and this change will save the Commission approximately \$11,000 to \$12,000 annually. Alderman Esposito said the Council’s main concern is to maximize the potential with the budgeted amount. Alderman Esposito encouraged the Commission to generate new ideas to for the Tourism budget.

2. Presentation By The Owners of 17W434 Roosevelt Road For Proposed Development Of Tobacco Business.

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Dragan stated the owners at 17W434 Roosevelt Road purchased the property about 3 ½ years ago. Dragan said she has denied the owners request for tenants in the past because the property needs a fire suppression system. Dragan explained the City Code requires sprinklers for any new business. Dragan said the owners attempted to obtain water from the Village of Villa Park in order to install a fire sprinkler system. Dragan said Villa Park is not willing to provide water to the location.

Ejaz Malik, the property owner, addressed the Council and stated they have tried various tenants at the location and Villa Park will not provide water to the property. Mayor Ragucci expressed some concerns about the potential use for the property. Mayor Ragucci confirmed the property will not be used for smoking tobacco. Malik agreed stating the building will not be used for smoking. Mayor Ragucci asked if the appearance of the property will be improved. Malik replied yes a nice façade will be added with decorations.

Alderman Esposito said the property owners are converting the building for commercial purposes and confirmed that only tobacco products will be sold, no alcohol. Malik confirmed that only tobacco products will be sold. Alderman Esposito said since Villa Park will not provide water; it will be on the well system. Alderman Esposito asked if the owners have any remodeling plans. Malik responded some plans are in the works and the façade improvements will be provided after permission from the Council.

Alderman Esposito expressed traffic concerns for turning into this business since Roosevelt Road is such a busy street. Mayor Ragucci said IDOT is constructing improvements along Roosevelt Road this year including a traffic light at Villa Avenue and center medians, which should help slow down the traffic.

Alderman Greco said he is not too keen on the tobacco store idea; however he commended the property owner on exhausting every option available to make use of the property. Alderman Greco said the property owners have shown a true hardship for developing the property. Alderman Greco expressed concern that customers will not congregate outside the lot. Alderman Greco said he also was concerned about the overall aesthetic look of the building. Malik replied he wants to improve the curb appeal so more people are interested in the property.

Alderman Vlach asked if the owners ever plan on adding slotting machines at a later date. Malik replied no liquor and no slot machines will be on site. Malik said he wants customers to purchase and go, which is why his concept includes a drive through. Mayor Ragucci said he spoke with the other aldermen not in attendance tonight who concurred with the project moving forward as long as exterior appearance is nice and no liquor is sold and no smoking is allowed on site. Mayor

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Ragucci said he is okay with the property owner moving forward as long as they provide Dragan with the proper documentation.

Dragan said the property owners are experiencing a true hardship and if the Council agrees a variance from the Zoning Code is required. However, Dragan noted she was not aware the owner planned to add a drive-through, which requires a public hearing. Malik said he will proceed with the tobacco store and the possible drive through could be the second phase of the project at a later time. Mayor Ragucci said that is a good way to start the business. The Council concurred to allow the tobacco business at this location. Mayor Ragucci wished the owners success with their business.

3. Replacement Of Two (2) Vehicles From FY 2017 Budget.

Administrator Marrero requested the replacement of two (2) police cars with two (2) 2017 Ford Utility Police Interceptors. Administrator Marrero noted the City will be trading-in two (2) vehicles as well. Administrator Marrero reported the total cost for the vehicles less the trade-ins is \$47,222. Administrator Marrero noted these vehicles will be purchased with DUI revenues. Administrator Marrero said the City is not generating as much DUI revenue as in the past, but current funds are available to pay for these vehicles. The Council concurred to place this on the next consent agenda.

4. Request For Annexation: 16th Street & Luther Avenue.

Dragan noted the property owner is requesting annexation of the property located at the corner of 16th Street & Luther Avenue. Dragan noted the owner is requesting the lot, which is approximately ½ acre, be subdivided into two (2) lots. Dragan said if the Council agrees with the proposed annexation then the subdivision plat will be sent to the Planning and Zoning Commission for review and approval. Dragan said the property owner is requesting the waiver of some requirements including: sidewalk installation, curbside trees, water connection to the City, and the cash in lieu of land donation of \$6,500. The owner of the property, Lalane Bernardo, addressed the Council and said she is excited to be part of Oakbrook Terrace because it is a friendly and prestigious town.

Alderman Greco asked if the property will be on a well. Dragan replied yes and Flagg Creek will handle the sewer. Alderman Greco suggested the City Code be changed to better accommodate cash in lieu of land donations. Alderman Greco said he was fine with the proposal, but asked why the property owner did not want to plant curbside trees. The builder replied he wanted to remain consistent because there are currently no existing trees on the street. Dragan noted the builder will be required to comply with the City's landscaping regulations. Alderman Vlach said he would like to see the owner install sidewalks. The builder

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said the unincorporated portion of the street does not require sidewalks so he would only be installing sidewalks up to the adjacent unincorporated property. Alderman Vlach said he is lukewarm on the proposal, but would support it. Mayor Ragucci said he supported the proposal and this will improve property values in the area.

The Council concurred to the plat of subdivision be placed on an upcoming Planning and Zoning agenda.

XII. COUNCIL MEMBER COMMENTS

Alderman Esposito said there is a vacant house at Wainwright and Elm with an uncovered pool. Mayor Ragucci said staff will check into this. Alderman Greco asked about 533 Marshall. Dragan said the final notice for lawn cutting was sent to this rental property and she should know the status by tomorrow afternoon. Alderman Greco said extra pressure should be place on these residents to maintain their property.

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 Greco and seconded by Alderman Esposito.

**Aldermen Ayes: Esposito, Greco, Przychodni, and Vlach
Aldermen Nays: None**

Motion passed.

XVII. NEW BUSINESS

None.

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ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Przychodni at 7:58P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary