

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, MAY 26, 2015**

**I. CALL TO ORDER**

The Mayor called the May 26, 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, Greco, Przychodni, Vlach, and Mayor Ragucci  
Absent: Swartz and Thomas

Also in attendance were Deputy City Clerk C. Downer, City Administrator A. Marrero, Police Chief W. Holakovsky, Building and Zoning Administrator M. Dragan, Assistant Finance Director D. Mark, Assistant to the Mayor and City Administrator M. Sarallo, and City Attorney M. Miroballi.

**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 12, 2015.

**Motion to approve the minutes of the May 12, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Esposito and seconded by Alderman Przychodni.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Kenneth Kopka of 17W421 Eisenhower addressed the Council regarding the allowance of backyard chickens. Kopka said keeping backyard chickens would be an

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asset to the City for the reasons listed below.

1. Not supporting factory chickens and increasing self sustainability.
2. Better tasting organic eggs.
3. Organic pest control.
4. Increase property value.

Kopka noted four (4) hens produce less waste than a cat or dog. Kopka added hens are quiet birds. Kopka said the following neighboring communities allow backyard chickens: Western Springs, Downers Grove, Brookfield, Naperville, Oak Park, Deerfield, St. Charles, Evanston, West Dundee, and Chicago. Kopka noted the nutritional value improves with the organic eggs.

Ragucci said this item will be discussed at the next meeting during Committee of the Whole. Ragucci asked Mr. Kopka to attend the next meeting.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: May 26, 2015 In The Amount Of \$422,107.62
2. Treasurer's Report April 2015
3. Personnel & Payroll Report April 2015
4. Ordinance No. 15-42: An Ordinance Decreasing The Number Of Class "A" 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, Illinois As Amended (The Baron Bar & Grill, Inc. d/b/a The Remedy)
5. Ordinance No. 15-43: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 1901 S. Meyers Road (Millhurst Charhouse & Banquets) In The City Of Oakbrook Terrace, Illinois
6. Ordinance No. 15-44: An Ordinance To Approve And Authorize The Execution Of A Contract Between The City Of Oakbrook Terrace, Illinois And B&B Networks, Inc. For The Furnishings And Installation Of Telephone And Communication System Replacement Upgrades For The New Police Facility
7. Approval Of Payout Number One (1): Hufcor Chicago, Inc. In The Amount of \$7,002 For The New Police Facility And Renovation Of City Hall.
8. Approval Of Payout Number Two (2): TGM Fabricating Inc. In The Amount of \$5,400 For The New Police Facility And Renovation Of City Hall.
9. Approval Of Payout Number Three (3): Valley Security Company In The Amount of \$32,562 For The New Police Facility And Renovation Of City Hall.
10. Approval Of Payout Number Three (3): Caliber Construction Company In The Amount of \$33,105.78 For The New Police Facility And Renovation Of City Hall.

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11. Approval Of Payout Number Four (4): Champion Drywall, Inc. In The Amount of \$5,400 For The New Police Facility And Renovation Of City Hall.
12. Approval Of Payout Number Seven (7): Cameo Electric In The Amount of \$58,278.60 For The New Police Facility And Renovation Of City Hall.

**Motion to approve all the items contained on the Consent Agenda for May 26, 2015 as presented was made by Alderman Greco and seconded by Alderman Przychodni.**

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

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

**Nays: None**

**Motion passed.**

**X. MAYOR RAGUCCI**

1. Appointment of J. Angel Cardenas To The Planning And Zoning Commission For A Term To Expire On June 1, 2016.
2. Reappointment of Robert J. Shanahan to the Police Commission For A Term To Expire on June 1, 2018.
3. Reappointment of Norene Myszkowski to the Planning and Zoning Commission For A Term To Expire on June 1, 2018.
4. Reappointment of Jim Kleinow to the Police Pension Board For A Term To Expire on June 1, 2017.

Ragucci said these will be placed on the next consent agenda. Ragucci stated Sgt. David MacArtney is retiring at the end of the week after 27 years on the job. Ragucci thanked him for his years of service.

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**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Renewal of Hotel & Visitor’s Marketing Agreement With The DuPage Convention And Visitors Bureau (DCVB)

Beth Marchetti, Executive Director for the DCVB, updated the Council on the DCVB efforts. Marchetti said she is working closely with DuPage County Chairman Dan Cronin and the County Board. Marchetti discussed the mission of the DCVB. Marchetti distributed a report regarding the City’s hotels. Marchetti noted the DCVB booked 1,273 group room nights in Oakbrook Terrace for the last fiscal year. Marchetti said both Ditka’s and Volare were on the weekly e-blast for WTTW’s *Check Please*. Marchetti said some Oakbrook Terrace hotels booked room nights for the USBC bowling tournament. Marchetti thanked the Council for their continued support.

Don Hill of the Hilton Hotels of Chicago Oak Brook and Chair of the City’s Hotel Commission reported the following first quarter performance statistics.

	2015 QTR 1
Average Rate	92.52
Rev Par (Revenue Per Available Room)	53.85
Rev Par 2014 vs. 2015 % Change	11.3%
Occupancy %	58.2%

Hill stated he could not have asked for a better first quarter. Hill noted the City’s revenue per available room increased by 11.3% over last year’s first quarter and was higher than Chicago, DuPage, and Oak Brook. Hill said the outlook for the remainder of this year is positive and June is always a strong month. Hill noted the Triple AAA first quarter occupancy results were slightly up compared to 2014 and revenues increased by 4.7%. Hill noted several new representatives are attending the hotel commission meetings from the Comfort Suites and Staybridge Suites.

Esposito asked if the Council could receive a breakdown of revenue by hotel. Hill replied he can not release this information. Greco asked if an ice skating rink is in the works for 2015 Quarter Four (4). Hill said this proposal was pulled due to the budget. Hill said he will provide a better update regarding this at the next meeting.

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

2. Letter of Recommendation: 1S325 Ardmore Avenue (Heritage Park) Zoning Amendment

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Dragan stated the City Council approved the Heritage Park annexation into the City. Dragan said at this time the City Council received a favorable Letter of Recommendation from the Planning and Zoning Commission regarding the variations from the Zoning Ordinance. Dragan discussed the proposed variations including: variations to yards, elimination of the requirement for a loading dock, elimination of the requirement for fencing and landscaping between the Park District and residential zoned properties and to permit existing landscaping to remain as is. Dragan noted the Planning and Zoning Commission recommended approval of the OBTPD request to allow the proposed improvements at Heritage Park.

Dragan stated if the Council concurs with the Planning and Zoning Commission's recommendation, then the City Attorney should be directed to prepare an ordinance for the next meeting. Dragan noted the Commission has no authority to make recommendations of variations of the City Code other than the Zoning ordinances. Dragan explained the City Council shall decide if the existing monument sign located in the right-of-way (ROW) may remain in place and if the Council wishes to have a license agreement for the sign encroachment.

Greco asked how the licensing agreement would benefit the City. Dragan replied the City has a similar agreement with the Berkshire subdivision which has a fence located in the ROW. Dragan said the agreement reflects that the sign is the property owner's responsibility. Greco said there are no sight line issues with the sign so he has no problem with the location of the sign. Miroballi recommended an agreement between the City and OBTPD be entered into regarding the sign encroachment. The Council concurred to direct the City Attorney to prepare an ordinance and agreement for the next consent agenda.

3. Letter of Recommendation: Butterfield Point, LLC. At The Corner of Butterfield Road and Midwest Road

Mark Daniel, Attorney for the petitioner, addressed the Council and stated the proposed property has been vacant for quite some time and is the former site of a gas station. Daniel said the developer is looking to construct an almost 10,000 square feet building with five (5) units. Daniel said the unique size of the parcel creates some issues for signage which is why the petitioner is requesting variations. Daniel said the petitioner is requesting a variance for the monument sign at the corner which could go up to 12 feet in height. Daniel said another variance is for the location of the garbage enclosure.

Daniel said there is a potential for a Dunkin Donuts to be located at the proposed development. Daniel discussed the landscaping plans for the development. Daniel said there are no parking variations being proposed. Daniel said he is proposing a special use for the drive-through. Esposito said he likes the proposed plan but it

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appears there is a lot going on in a tight area. Daniel replied said the development meets the floor area ratio requirements. Daniel also replied the setbacks on the north and east sides are compliant. However, Daniel noted the petitioner is asking for setback relief on the paved area and on the south side of the building. Daniel said with the open space surrounding the lot, it is not going to have the appearance of being congested. Daniel discussed how traffic would flow into the entrances and exits of the development.

Greco asked the distance between the dumpster and the property line. Daniel replied approximately 2.5 feet. Greco asked the distance between the property line and the curb. Daniel replied about 10 feet setback. Greco said his concern is with larger vehicles exiting the development. Greco asked how the proposed driveway signs are allowable under the City Code. Dragan replied because they have two (2) frontages along Butterfield and Midwest Road. Greco said he was disappointed the development would not be connected to the City's water system. Daniel said there are some real issues with utilities in this area and it is cost prohibitive.

Dragan said the signs were a 4-1 favorable vote, but the dumpsters were not a favorable recommendation, but due to the lot configuration the Commission recommended approval of the dumpster location as proposed. Dragan said she recommends a special use ordinance for the property to include the conditions outlined in Attorney Daniel's May 20, 2015 letter. Dragan said if these conditions are included it will make enforcement that much easier.

Ragucci said this is a great project. The Council concurred to direct the City Attorney to prepare an ordinance for the next consent agenda.

4. Audit Service Proposal For The Fiscal Year Ending April 30, 2015

Mark said the agenda packet includes an engagement letter for audit services from BKD, which is formerly Wolf & Company. Mark said the audit price increased by 5% due to the new accounting standards effective for the new fiscal year. Vlach asked why the Police Pension audit increased by \$1,750. Marrero replied the pension audit increased due to the new GASB 67 & 68 requirements which relate to the pension fund and IMRF. The Council concurred to place this on the next consent agenda.

5. New Digital Sign

Sarallo said he secured pricing for a new LED multi-colored sign that would be part of the construction for the new police facility. Sarallo said the proposed contractor is the only company that responded to the City's request. Sarallo said the brick work will be constructed by the current masonry contractor for the new

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Police Station. Sarallo said the cost for the sign is a little over \$26,000 with an annual fee of \$250 for the broadband wireless connection. Sarallo said there is about a six (6) week lead time for the sign.

Esposito said constructing the sign is right thing to do. Vlach asked if the sign will run parallel to Butterfield Road and if the sign was one (1) sided. Sarallo replied the sign will run perpendicular to Butterfield Road and will be two (2) sided. Ragucci said the sign is something the City needs and we can publicize community events. The Council concurred to direct the City Attorney to prepare an ordinance for the next consent agenda.

6. Replace Two (2) Vehicles From FY 2016 Budget

Ragucci said the Police Chief is requesting the replacement of two (2) vehicles along with the trade-in of two (2) vehicles for a total charge of \$40,054. The Council concurred to place this on the next consent agenda.

7. 2013-2015 Goals & Objectives Plan Update

Marrero said the many accomplishments from the past two (2) years are noted in red on the update. Ragucci said the City has successfully implemented many of the goals and objectives. Vlach said over the past two (2) years more has been accomplished than in any other two (2) year period that he can remember. Ragucci thanked the Council. Marrero noted a new goal setting session will take place in the fall.

**XII. COUNCIL MEMBER COMMENTS**

Przychodni said it was nice to see all the accomplishments.

**XIII. CITY ATTORNEY MIROBALLI**

None.

**XIV. DEPUTY CITY CLERK DOWNER**

None.

**XV. CITY ADMINISTRATOR MARRERO**

None.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**ADJOURN**

**Motion to adjourn was made by Alderman Vlach and seconded by Alderman Greco at 8:16PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary