

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, OCTOBER 9, 2018**

I. CALL TO ORDER

Mayor Ragucci called the October 9, 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, Thomas, Vlach, and Mayor Ragucci

Absent: Swartz

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, Public Services Director C. Ward, 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 September 25, 2018

Motion to approve the minutes of the September 25, 2018 Regular City Council and Committee of the Whole as presented was made by Alderman Vlach and seconded by Alderman Esposito.

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

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: October 9, 2018 In The Amount Of \$181,954.98

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2. Ordinance No. 18-40: Ordinance Granting Exceptions From The Zoning Ordinance And Amending The Previously Approved Planned Unit Development For Oliviabrook Townhome Homeowners Association, Inc. On Butterfield Road, In The City Of Oakbrook Terrace, Illinois.
3. Resolution No. 18-18: A Resolution Approving An Amended Mutual Aid Agreement For The Northern Illinois Police Alert System.

Motion to approve all the items contained on the Consent Agenda for October 9, 2018 as presented was made by Alderman Thomas and seconded by Alderman Greco.

**Alderman Ayes: Esposito, Greco, Przychodni, 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 Esposito.

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

Motion passed.

X. MAYOR RAGUCCI

Mayor Ragucci expressed his condolences to the family of longtime resident Mr. Votocek who passed on October 2, 2018. Mayor Ragucci expressed his condolences to the family of Mr. Fred Tovella the owner of Sal's Auto who passed away on October 1, 2018.

Mayor Ragucci stated Steve Schneider will be stepping down from the Planning and Zoning Commission. Mayor Ragucci thanked him for his years of service for the City of Oakbrook Terrace.

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XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter of Recommendation – EON Clinics, P.C.

Building and Zoning Administrator Dragan stated the petitioner is requesting a text amendment and a special use to occupy 6,000 square feet of office space for a dental clinic on the first floor at Parkview Plaza. Currently dental clinics are not a permitted use in the B-3 General Retail District. If the text amendment is approved then the Zoning Ordinance will be modified accordingly. In the future, if the City receives a similar request, the applicant will have to apply for a public hearing because a special use permit will be required. The Planning and Zoning Commission will review any potential request on a case-by- case basis.

The Planning and Zoning Commission discussed the implications of the proposed text amendment to permit dental clinics if a special use is granted in the B-3 District as the Commission did not want to set a precedent for a shopping center. City Attorney, Peter Pacione, explained that this particular building and the petitioner’s request is for a dental clinic within the office building. Although, the text amendment applies to all in a B-3 District, it does meet the criteria because it is an office building and it is not on the first floor of a shopping center taking up retail space. The Planning and Zoning Commission voted in favor of this request.

Alderman Greco commended Building and Zoning Administrator Dragan and the Planning and Zoning Commission’s efforts on this proposal. Alderman Greco noted this business is a great fit at this location. Rajan Sharma, the owner of Eon Clinics, said the location is at a great intersection for his business. Alderman Vlach stated he was satisfied with Building and Zoning Administrator Dragan’s explanation for this project not setting a precedent. The Council concurred to place this on the next consent agenda.

Mayor Ragucci thanked Sharma for bringing Eon Clinics to the City. Sharma stated the Oakbrook Terrace location will be featured on all upcoming advertisements. Sharma thanked the City and added this will be a beautiful facility at Parkview Plaza.

2. Spring Road Tributary Streambank Stabilization Project.

Public Services Director Ward stated some of the streambanks were repaired back in 2009 and these portions are holding up strong. The other banks are severely eroded and this project was put together in order to shore up the problems with the creek banks. The severe erosion is due to the recent heavy rainfalls and if the streambanks are not repaired, then eventually these banks will come into residential property. Public Services Director Ward estimated that the project would cost \$794,600 and some of this cost can be offset with grants.

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Jedd Anderson, of Christopher B. Burke Engineering (CBBEL), said the City may be eligible to receive two (2) grants for the project from DuPage County and the Illinois Environmental Protection Agency (IEPA). DuPage County typically awards between \$10,000 and \$100,000 through the Water Quality Improvement program. The Illinois Environmental Protection Agency has a Section 319 grant of the Clean Water Act. This grant program pays about 60% of the total project costs. Anderson stated the City could possibly hope to be awarded the following.

DuPage County-25%	\$200,000
IL EPA-60%	480,000
City portion	120,000
<hr/> Total Project Cost	<hr/> \$800,000

Anderson said realistically however the City will most likely spend about \$200,000 on this project outside of engineering and permitting fees. Anderson recommended that for the grant submittal process that the City's plans be 80%-90% ready to go and not in the conceptual stages. Most award recipients are serious applicants. The City has enough time to for the next grant cycle to complete plans and receive permits. The next grant cycle for the IEPA program begins in September of 2019. Anderson said CBBEL's proposal for consulting services is \$90,000 which takes the project all the way through construction and maintenance and modeling of the vegetation that would be installed. Anderson said in order to move forward with the grant process only tasks 1-3 would be necessary and cost around \$32,000. Anderson said this proposal does not include grant preparation, which will require a supplemental contract.

Alderman Esposito said this is a major improvement and worth the investment. Alderman Esposito said staff did a good job evaluating and marking the areas of high erosion. Alderman Esposito asked if the bent pipes that drain into the creek will be fixed. Anderson replied the pipes will be mapped out as part of the land survey. These pipes will be replaced with PVC piping and reburied. Alderman Esposito asked if any of the trees and shrubs will be removed from the creek. Anderson replied trees and shrubs will be removed and replaced. Alderman Esposito about the timeline of the project. Anderson responded that the grants will be submitted in September of 2019, and then awarded in March or April of 2020, with construction set for the fall of 2020.

Public Services Director Ward said initially there was some discussion of splitting the project up by areas severity, but under the grant the project has to be submitted in full to receive reimbursement. Anderson said the project could be broken down, however when considering the cost of preparing the plans and the scale of the project it is better to proceed with the entire project.

Alderman Greco asked for clarification regarding completing all or none of the project. Anderson responded from an engineering perspective it is better to do all surveying and design up-front and then the project could be broken down for a smaller grant

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package. Alderman Greco asked if there was any way to make the creek wider and deeper. Anderson replied he is trying to permit this project through DuPage County and he does not want to enter into a modeling exercise because it could double the cost and complicate the overall project. Anderson added he would like to keep this under the general certification process, which does not require modeling. Alderman Vlach suggested maybe the Oakbrook Terrace Park District could contribute funds toward this project as well. Mayor Ragucci said we can try and see what happens.

Mayor Ragucci said the City can start this project with engineering, but asked what are the chances the City will be successful at receiving the IEPA grant. Anderson replied the City has better than a 50% chance of receiving the IEPA grant. Mayor Ragucci said this project must be done regardless of whether grant funding is awarded.

The Council concurred to begin this project starting with the engineering phase.

XII. COUNCIL MEMBER COMMENTS

Alderman Greco said he is very happy with the code enforcement operations. Alderman Greco asked the code enforcement officer to speak with Pete's Fresh Market about replacing the flags in the front of the property and also speak with the Auto Trade Association about the garbage container that is spilling over. Alderman Greco also inquired about the Code Enforcement Officer speaking with Jimmy John's about the fence in the back of the building that is torn down.

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 Esposito and seconded by Alderman Greco.

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

Alderman Nays: None

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Motion passed.

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 Vlach and seconded by Alderman Thomas.

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

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

Motion passed.

XX. NEW BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Greco at 7:44PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary