

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, DECEMBER 12, 2017**

**I. CALL TO ORDER**

The Mayor called the December 12, 2017, 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, 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 November 28, 2017.

**Motion to approve the minutes of the November 28, 2017 Regular City Council and Committee of the Whole as presented was made by Alderman Greco and seconded by Alderman Esposito.**

**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: December 12, 2017 In The Amount Of \$166,083.12.

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2. Approval Of The 2017 Comprehensive Annual Financial Report (CAFR).

**Motion to approve all the items contained on the Consent Agenda for December 12, 2017 as presented was made by Alderman Swartz 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 Esposito.**

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

**Motion passed.**

**X. MAYOR RAGUCCI**

1. Cancellation Of The Tuesday, December 26, 2017 City Council Meeting.
2. Reminder: City Hall will be closed for the Christmas Holiday, Monday, December 25, and Tuesday, December 26, 2017 and the New Year's Holiday Monday, January 1, 2018.

Mayor Ragucci wished everyone a Merry Christmas and Happy New Year.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Letter of Recommendation-1S722 Midwest Road (Former Burger King Site)

Building and Zoning Administrator Dragan stated the applicant is seeking approval for the demolition of the existing building, a text amendment, special uses, and variation from the Zoning Ordinance to permit redevelopment of the property. The proposed redevelopment consists of a gasoline station, car wash, convenience store, and a gaming café. The Planning and Zoning Commission voted in favor this request.

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Mark Daniel, the petitioner's attorney, addressed the Council and stated the property was vacated approximately seven (7) years ago. Daniel thanked City staff for their effort in securing tonight's discussion. The redevelopment is a complicated proposal with a number of requested variances. Daniel explained the car wash will utilize the pass-through approach and not the conveyor system. Daniel noted only one car is allowed in the wash at a time. Daniel said the proposed signage is similar to what was requested for the remodeled Mobil station along Roosevelt Road. The new development will disconnect from the Village of Oak Brook's water system and connect to the City's water system.

Vlach asked what type of gas station will the location be. Daniel replied most likely a BP Amoco. Daniel noted said the proposed gas station should be a top performer, given there are not a lot of gas stations in the immediate area. The façade will be constructed with bricks, stones, and canopies.

Daniel said he received good news from DuPage County today and they are going to let the business preserve the outbound left turn from the northern entrance. Daniel distributed the three (3) conditions required by DuPage County in order to get a permit. Daniel said the business will not have any problem meeting with these conditions. Daniel noted there will be restriping along Summit Road as it gets closer to 22<sup>nd</sup> Street. Daniel said when gasoline trucks enter the business to fill the gas pumps they will only be allowed to make a right turn in and out of the business. Daniel noted DuPage County will annually review the accident reports in the area and if there is an increase in accidents or more than 10 from the baseline of when Burger King occupied the location, then alternative traffic routes will be proposed.

Alderman Esposito expressed concern about the impact of traffic back-ups from the business especially with the popularity of the \$3 car wash and that DuPage County is holding the business to 10 accidents. Daniel noted the County agreed with the two-step left turn. Daniel said staff also has the option to close the car wash if there is a traffic back-up resulting from vehicles waiting for the car wash. Daniel said the business will keep an eye on traffic and possibly mitigate any concerns in the future. Vlach expressed concern about possible water at the location because it is really a low spot compared to the adjacent properties. Daniel these concerns will be addressed during the engineering phase. Alderman Greco said he was not in favor of the signage in the back of the building. Greco suggested keeping an open dialog regarding traffic concerns for the new business.

The petitioner, Mohammed N. Yaqoob, explained the car wash will be a touchless car wash and only one car at a time can be washed and will not be as busy at the conveyor car washes. Yaqoob explained the \$3 car wash will lure customers to the gas station. Yaqoob noted gradually overtime the car wash price will increase and if cars are backed-up then staff can close the car wash. Ragucci said this will be more of convenience car wash.

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The Council concurred to approve this proposal during the reconvened meeting.

2. Letter of Recommendation-17W729 Roosevelt Road

Building and Zoning Administrator Dragan noted the property owner located at 17W729 Roosevelt Road requested additional signage and a new monument sign with a digital panel to advertise special events for the shopping center. The building has a narrow frontage along Roosevelt Road with only one (1) tenant visible from Roosevelt Road. Therefore, the property owner is requesting approval to allow the area of signs up to 520 square feet instead of 300 square feet allowed. The new monument sign is proposed to be situated five (5) feet instead of 10 feet from the property line, same as the existing sign and it is in line with Pete's sign. The Planning and Zoning Commission unanimously recommended approval of the proposal.

Robby Whitehead, of Olympic Signs, displayed a rendering of the proposed monument sign. Whitehead explained a little bit of height will be added to the sign, along with a digital display. Alderman Greco indicated he has no issue with the proposed sign, but in the longer term the City needs to draft guidelines for these digital signs. Mayor Ragucci noted the electronic signs are the future and the City can look into compiling some parameters for these. Greco said for the record to let business owners know that even if Planning and Zoning unanimously recommends amendments or variations, the City Council may disagree with such requests. Greco indicated he would like to see business owners present their information to the City Council as well.

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

3. Letter of Recommendation-1S533 Halsey Road

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the Applicant's request, to approve variations from the Zoning Ordinance to permit side yards on both sides of the proposed home of 10 feet instead of the required 18 feet and to permit the front yard 32.93 feet instead of 34 feet in order to allow building a home with a height of 33 feet. The Planning and Zoning Commission voted against this request.

At the same public hearing, the Commission made a second motion to permit a building height not to exceed 30 feet in order to eliminate the front yard variation, and to reduce the side yard variations from 15 feet to 10 feet. This motion failed as well. At the November 14, 2017 City Council meeting, the Council tabled this request as the Petitioner agreed to modify their request and come back before the City Council. At this time, the property owners reduced the building height from 32.6 feet to 29.6 feet and added one foot to each sideline of the building from 10 feet to 11 feet. The new request eliminates the variation from the front yard. The variation request from the Zoning

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Ordinance will be required for East and West side yards, to permit 11 feet instead of 15 feet.

Alderman Greco thanked the petitioner for modifying their request and working with the Council on this matter. Alderman Greco said he supported this request. Mayor Ragucci also thanked the property owner for coming back with a revised proposal. Mayor Ragucci said he supported this proposal and appreciated their consideration. Alderman Vlach said the petitioner is only requesting one (1) foot on each side. Mayor Ragucci reiterated that the City needs to set regulations that are acceptable to builders.

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

4. Final Payout for Curb & Gutter Project 2017 - Davis Concrete

Mayor Ragucci indicated the 2017 curb and gutter project is completed and recommended the final payout of \$69,963 to Davis Concrete be approved during the reconvened meeting. The Council concurred to approve this during the reconvened meeting.

5. Review Of The Proposed Tax Levy Ordinance

City Administrator Marrero said the proposed 2017 tax levy of \$979,534 was prepared in accordance with the tax levy determination discussion at the November 14, 2017 meeting. City Administrator Marrero asked that the 2017 levy be approved during the reconvened meeting. City Administrator Marrero said after the tax levy is adopted it will be filed with the DuPage County Clerk's Office.

The Council concurred to approve the 2017 tax levy during the reconvened meeting.

6. Review Of Various Property Tax Abatement Ordinances

City Administrator Marrero explained the proposed property tax abatements prevent DuPage County from collecting taxes for the City's outstanding debt issues, which are paid from other sources. City Administrator Marrero indicated the abatements should be approved during the reconvened meeting.

The Council concurred to approve the abatements during the reconvened meeting.

**XII. COUNCIL MEMBER COMMENTS**

The Council wished everyone Happy Holidays. Alderman Swartz said he recently spent time with Bob Shanahan at the Oakbrook Terrace Historical Fik House and was very impressed with their operations. Vlach suggested the City offer a leaf curb pickup. Mayor Ragucci indicated this is something the City can look into. Alderman Thomas asked if a portion of the

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*Terrace Leaves* could be dedicated to the Oakbrook Terrace Historical Society. City Administrator Marrero said the Terrace Leaves now includes a section for the Historical Society and will going forward. Alderman Greco said he was thrilled to hear about the Historical Society and he hopes the City continues to help them along. Alderman Greco also asked the Council to compile a list of recommendations for the Building and Zoning Code update. Alderman Esposito indicated 1S550 Monterey was rented out within three (3) days of being on the market.

**XIII. CITY ATTORNEY RAMELLO**

City Attorney Ramello wished everyone a happy holiday.

**XIV. CITY CLERK SHADLEY**

City Clerk Shadley wished everyone a happy holiday.

**XV. CITY ADMINISTRATOR MARRERO**

City Administrator Marrero wished everyone a happy holiday.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Alderman Nays: None**

**Motion passed.**

**XVII. OLD BUSINESS**

1. Ordinance No. 17-33: An Ordinance Regarding Automobile Service Stations And Car Washes, Amending Section 156.087 Entitled, "B-3 General Retail," Of Chapter 156 Entitled, "The Zoning Ordinance Of The City Of Oakbrook Terrace," Of Title XV Entitled, "Land Usage," Of The Code Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 17-33: An Ordinance Regarding Automobile Service Stations And Car Washes, Amending Section 156.087 Entitled, "B-3 General Retail," Of Chapter 156 Entitled, "The Zoning Ordinance Of The City Of Oakbrook Terrace," Of Title XV Entitled, "Land Usage," Of The Code Of Oakbrook Terrace, Illinois was made by Alderman Greco and seconded by Alderman Esposito.**

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

**Motion passed.**

2. Ordinance No. 17-34: An Ordinance Approving A Site Plan, Granting Special Uses, And Granting Variations From The Requirements Of The Zoning Ordinance For The Demolition And Redevelopment Of Property Located At 1S 722 Midwest Road/Summit Avenue In The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Ordinance No. 17-34: An Ordinance Approving A Site Plan, Granting Special Uses, And Granting Variations From The Requirements Of The Zoning Ordinance For The Demolition And Redevelopment Of Property Located At 1S 722 Midwest Road/Summit Avenue In The City Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Swartz.**

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

**Motion passed.**

3. Approval of Final Payout For Davis Concrete In The Amount Of \$69,963.00 for The 2017 Curb & Gutter Replacement Project.

**Motion To Approve Approval of Final Payout For Davis Concrete In The Amount Of \$69,963.00 for The 2017 Curb & Gutter Replacement Project was made by Alderman Esposito and seconded by Alderman Swartz.**

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

**Motion passed.**

4. Ordinance No. 17-35: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$979,534 For The Fiscal Year Beginning May 1, 2017 And Ending April 30, 2018 For The City Of Oakbrook Terrace, DuPage County, Illinois.

**Motion To Approve Ordinance No. 17-35: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$979,534 For The Fiscal Year Beginning May 1, 2017 And Ending April 30, 2018 For The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Greco and seconded by Alderman Thomas.**

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

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**Alderman Nays: None**

**Motion passed.**

5. Ordinance No. 17-36: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$3,930,000 Of General Obligation Bonds, Series 2010A, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 17-36: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$3,930,000 Of General Obligation Bonds, Series 2010A, Of The City Of Oakbrook Terrace was made by Alderman Thomas and seconded by Alderman Przychodni .**

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

**Motion passed.**

6. Ordinance No. 17-37: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$325,000 Of General Obligation Taxable Business District Bonds, Series 2010B, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 17-37: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$325,000 Of General Obligation Taxable Business District Bonds, Series 2010B, Of The City Of Oakbrook Terrace was made by Alderman Vlach and seconded by Alderman Greco.**

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

**Motion passed.**

7. Ordinance No. 17-38: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$2,810,000 Of General Obligation Bonds, Series 2012A, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 17-38: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$2,810,000 Of General Obligation Bonds, Series 2012A, Of The City Of Oakbrook Terrace was made by Alderman Swartz and seconded by Alderman Thomas.**

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

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**Motion passed.**

8. Ordinance No. 17-39: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 17-39: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$1,100,000 Of General Obligation Taxable Business District Bonds, Series 2012B, Of The City Of Oakbrook Terrace was made by Alderman Przychodni and seconded by Alderman Esposito.**

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

**Motion passed.**

9. Ordinance No. 17-40: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace.

**Motion To Approve Ordinance No. 17-40: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$3,695,000 Of General Obligation Refunding Bonds, Series 2013, Of The City Of Oakbrook Terrace was made by Alderman Esposito and seconded by Alderman Thomas.**

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

**Motion passed.**

10. Ordinance No. 17-41: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$1,335,000 Of General Obligation Refunding Bonds, Series 2010, Of The City Of Oakbrook Terrace, DuPage County, Illinois.

**Motion To Approve Ordinance No. 17-41: An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Debt Service On \$1,335,000 Of General Obligation Refunding Bonds, Series 2010, Of The City Of Oakbrook Terrace, DuPage County, Illinois was made by Alderman Greco and seconded by Alderman Thomas.**

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

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**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Przychodni and seconded by Alderman Esposito at 8:07PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary