

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, FEBRUARY 12, 2019**

**I. CALL TO ORDER**

Mayor Ragucci called the February 12, 2019, Regular and Committee of the Whole Meeting of the City Council to order at 7:00P.M.

**II. ROLL CALL**

Roll call indicated the following Aldermen were in attendance:

Present: Esposito, Greco, Przychodni, Vlach, and Mayor Ragucci

Absent: Thomas

Also in attendance were 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 January 22, 2019

**Motion to approve the minutes of the January 22, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Esposito and seconded by Alderman Greco.**

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

**Alderman Nays: None**

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: February 12, 2019 In The Amount Of \$167,393.45

2. Ordinance No. 19-2 An Ordinance Approving A Rider Extending The Term Of

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- Agreement For Library Services Between The City Of Oakbrook Terrace And The Villa Park Public Library Dated December 17, 1987.
3. Ordinance No. 19-3: An Ordinance Approving A Preliminary Plat Of Subdivision For The Property Located At 18W100 22<sup>nd</sup> Street In The City Of Oakbrook Terrace, Illinois.
  4. Ordinance No. 19-4: An Ordinance Designating A Planned Unit Development Special Use, Granting Approval Of Preliminary and Final Development Plans For Phase One, Granting Approval Of Preliminary Development Plans For Phase Two And Phase Three, Granting Exceptions From The Requirements Of The Zoning Ordinance, Exempting Property From Mandated Connection To City Water And Approving Partial Demolition And Redevelopment Of 18W100 22<sup>nd</sup> Street In The City Of Oakbrook Terrace, Illinois.

**Motion to approve all the items contained on the Consent Agenda for February 12, 2019 as presented was made by Alderman Vlach and seconded by Alderman Przychodni.**

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

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

**Motion passed.**

**X. MAYOR RAGUCCI**

Mayor Ragucci thanked Public Services for their snow removal efforts especially with this bad winter. Mayor Ragucci said several new restaurants are planning on locating to Oakbrook Terrace. Mayor Ragucci noted the Council Chambers also serves as the City's warming center if needed.

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**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Final Payout – 2018 Resurfacing Project With Orange Crush, LLC.

Mayor Ragucci referenced the final payout to Orange Crush, LLC in the amount of \$1,172,082.96 and said the contractor did a great job. Alderman Greco asked if there was a warranty on the sod. Mayor Ragucci responded that he believes the sod is under warranty. Alderman Esposito asked if Spring Road will be resurfaced. Mayor Ragucci replied the resurfacing of Spring Road will be part of Phase 2 in the upcoming budget.

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

2. Final Payout- 2018 Resurfacing Project, Intergovernmental Agreement With York Township Highway Department.

Mayor Ragucci referenced the payout in the amount of \$104,832.40 for the resurfacing work done in the Westland's neighborhood that was done in conjunction with York Township Highway Department.

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

3. Proposed Amendment Modification To The Building Code-Foundation Above Grade Covered.

Building and Zoning Administrator Dragan stated at the November 13, 2018 City Council meeting Alderman Greco requested the Council to consider an amendment to the City Code to require foundations above grade to be covered with siding. Based on this, the City Code local amendments to the Building Code should be amended accordingly. The 2009 International Building Code and the 2009 International Residential Code should be modified to read, "foundations above grade must be covered by siding or veneer."

Mayor Ragucci asked if this applies to new construction only. Building and Zoning Administrator Dragan replied yes this is for new construction. Alderman Greco requested to allow a maximum of six (6) inches of exposed concrete. Building and Zoning Administrator Dragan said the code amendments will clearly state these guidelines apply to only new construction and a maximum allowable of six (6) inches of exposed concrete.

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

4. Proposed Amendment Modification To The City Code Of Ordinances-Section 154.03 (E) –Sheds.

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Building and Zoning Administrator Dragan stated the City Code currently requires a building permit for newly constructed sheds. The Planning and Zoning Commission recommends that sheds under 64 square feet situated directly on the ground be exempt from building permits and the associated fee of \$50. Discussion ensued regarding shed sizes and if larger sheds should also be exempt from the building permit requirements. After further discussions the Council concurred to exempt sheds which are equal to or less than 8X8 or 64 square feet in size from the building permit process.

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

5. Approval Of The 2019 Zoning Map.

Building and Zoning Administrator Dragan said Illinois statute requires that by March 31 of each year a new zoning map must be published if there were any changes in the preceding year. At this time, the zoning map needs to be revised because the City Council approved rezoning of the property at 1S055 Summit Avenue from B-1 Professional Office District to B-3 General Retail District.

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

6. Water Fund Capital Replacement Fund.

Financial Analyst Haslett referenced the proposed ordinance included in the agenda for a \$500,000 one-time transfer from the General Fund to the Water Fund to finance future capital projects. The Water System is nearing 20 years old and will be in need of repairs going forward. The \$500,000 will allow the Water Fund to reach the 25% reserve requirement included in the City's financial policies. The creation of the capital replacement fund also fulfills one of the goals identified by the Council. The City will be using excess General Fund reserves for this transfer. Mayor Ragucci said this is a good idea and the General Fund reserves are still healthy even with this transfer.

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

**XII. COUNCIL MEMBER COMMENTS**

Alderman Vlach commended the snow removal efforts by the Public Services staff. Alderman Greco expressed his dismay with the new LED stop signs, but was okay with these signs as long as they are not placed throughout the City. Mayor Ragucci said these LED stop signs will only be placed in very limited locations where drivers are not paying attention. Alderman Przychodni said Public Services has done a great job with the roads.

**XIII. CITY ATTORNEY RAMELLO**

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None.

**XIV. CITY CLERK SHADLEY**

None.

**XV. ASSISTANT TO THE MAYOR AND CITY ADMINISTRATOR SARALLO**

None.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

Motion to reconvene the City Council meeting was made by Alderman Vlach and seconded by Alderman Greco.

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

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**XVIII. RECESS TO EXECUTIVE SESSION**

Motion To Recess To Executive Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act was made by Alderman Przychodni and seconded by Alderman Esposito.

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

**Motion passed.**

**XIX. EXECUTIVE SESSION**

1. Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act.

*See separate minutes.*

**XX. RECONVENE THE CITY COUNCIL MEETING**

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

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

**Motion passed.**

**XXI. NEW BUSINESS**

1. **Motion To Approve Certain Closed Session Minutes From May 2018 to October 2018.**

**Motion To Approve Certain Closed Session Minutes From May 2018 to October 2018 was made by Alderman Vlach and seconded by Alderman Esposito.**

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

**Motion passed.**

2. **Resolution No. 19-2 A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2018 Of The City Council Of The City Of Oakbrook Terrace, Illinois.**

**Motion To Approve Resolution No. 19-2 A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2018 Of The City Council Of The City Of Oakbrook Terrace, Illinois was made by Alderman Przychodni and seconded by Alderman Esposito.**

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

**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Vlach and seconded by Alderman Greco at 7:28PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett, Recording Secretary