

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, FEBRUARY 28, 2017**

I. CALL TO ORDER

Mayor Ragucci called the February 28, 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: Alderman Esposito, Alderman Greco, Alderman Przychodni, Alderman Swartz, Alderman Thomas, Alderman 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, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

Mayor Ragucci 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 February 14, 2017.

Motion to approve the minutes of the February 14, 2017 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

**Aldermen Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, 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: February 28, 2017 In The Amount Of \$84,895.86.
2. Treasurer's Report January 2017.
3. Personnel & Payroll Report January 2017.
4. Ordinance No. 17-7: An Ordinance Granting Variations From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W714, 17W734, And 17W740 22nd Street In The City Of Oakbrook Terrace, Illinois

Motion to approve all the items contained on the Consent Agenda for February 28, 2017 as presented was made by Alderman Vlach and seconded by Alderman Thomas.

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

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

Motion passed.

X. MAYOR RAGUCCI

1. FY Budget Meetings At 6:00 PM On Wednesday March 8th 2017 And Wednesday March 15th, 2017.
2. Proclamation: In Honor Of The Oakbrook Terrace Lions Club 30th Anniversary. Ragucci noted the proclamation will be presented at the Lions Club 30th Anniversary celebration on Monday, March 13, 2017 at 6:30PM at Alpine Banquets in Westchester. Mayor Ragucci said all are invited to attend.

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XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 1S666 Midwest Road/ La Quinta Inn & Suites.

Building and Zoning Administrator Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the applicant's request:

1. for a plat of subdivision creating two (2) lots instead of one (1);
2. preliminary and final PUD for Lot 1;
3. preliminary PUD for Lot 2;
4. special uses; and,
5. exceptions from the Zoning Code.

Dragan noted in summary, the applicant is requesting approval for demolition of the west wing of the hotel and adding another story to the existing south and east wings providing a total of 122 rooms and five (5) suites. Dragan noted Lot 2 will be situated in the southwest corner of the property and the applicant is proposing a one (1) story building for a restaurant not to exceed 4,500 square feet. Dragan noted the Planning and Zoning Commission recommended approval of this request and excludes certain permitted uses in the B-3 General Retail District in an effort to avoid non-tax generating use on Lot 2.

John Robinson, La Quinta staff architect, indicated that La Quinta is renovating about three (3) or four (4) dozen hotels nationwide as part of a repositioning of the brand to more of an upscale market. Robinson noted the exterior façade of the building will be replaced and all the fixtures and furniture at the hotel will be replaced as well. Mark Daniel, the petitioner's attorney, stated the monument sign will be modernized and the landscaping will be enhanced. Daniel noted there are some exceptions to the landscaping along the east and south due to the retaining wall. Daniel said Dragan recommended a patio be incorporated into the pool area and now this is part of the final design.

Daniel noted Lot 2 creates another taxable property for the City. Daniel said for Lot 2, the applicant has requested a variance longer than the ordinary period of up two (2) years to allow for the redevelopment. Daniel said the plan for construction is to get the demolition permit as soon as possible and then begin the construction phase in May. Daniel also noted the hotel will be disconnecting water service from the Village of Oak Brook and connecting to the City's water system.

Mayor Ragucci said this is a great project and this redevelopment will boost up the area. Mayor Ragucci asked if Lot 2 will be brought up at all and expressed concern over the property being hidden. Daniel said there is a grade difference

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on Lot 2 and the signs should improve visibility from 22nd Street and the pole sign will be visible from Midwest. Daniel said it is difficult to change the grading without a lot of cooperation from that area. Alderman Esposito asked about the separation between Lot 1 and Lot 2. Daniel said Lot 1 is the hotel and Lot 2 will be for the restaurant.

Alderman Greco referenced recommendation number 26 and expressed concern over this variation with the limited parking agreement if Lot 2 is sold. Daniel replied that during the second PUD phase if the property is sold then the City would require a cross access easement, which would be reciprocal access between the two (2) parcels. Alderman Greco looked for clarification between the phase 1 and phase 2 processes. Daniel explained the purpose of the phase 1 and phase 2 processes is so the development does not look like it is in a tentative state and will look like a finished product from day one (1). Alderman Greco asked what the ultimate variation at the end of phase two (2) is. Daniel replied the most significant variance for Lot 2 relates to the location of the monument sign and some additional signage for Lot 2.

Alderman Greco asked about recommendation number 43 allowing the owner to relocate landscaping to the City or another governmental agency. Daniel responded there are some trees that will be removed and can be replanted by the City or another government entity if requested. Alderman Greco said this sounded great. Alderman Greco expressed concern about how low Lot 2 is and said if the developer wants to construct the building on stilts or install an exceptionally large roof line. Alderman Greco said the signage is going to help and he is all about figuring out ways to make the site more visible. Alderman Greco asked why the empty sign below Home Depot is not being used. Dragan replied that she does not believe KIMCO will allow a different property owner to utilize this sign, but added Party City is still negotiating with KIMCO about the former Loyola sign.

Mayor Ragucci said this is a great project and thanked La Quinta for everything. The Council concurred to place this on the next consent agenda.

2. Renewal Of Health/Dental/Life Insurance.

Sarallo stated the renewal for health insurance came in at only a 2% increase, which is very good compared to the current market. Sarallo said Assurance is very responsive to the City's requests. Sarallo said the other proposals received were not in line with what the City offers in terms of coverage. Sarallo said this is the second year the City bundled the three (3) packages including vision, dental, and life. Sarallo said Principal guaranteed that rates for next year's renewal will not increase above 4.9%. Sarallo recommended the City remain with the current vendors for health insurance for another year.

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The Council concurred to remain with the current health dental and life insurance vendors for another year.

3. An Ordinance Approving The Bonds Of The Administrative Hearing Officers Of The City Of Oakbrook Terrace, Illinois.

Mayor Ragucci said once the photo enforcement cameras are up and running the City is required to have hearing officers. Mayor Ragucci recommended the City's current legal firm provide these services. City Attorney Ramello stated administrative officers serve as officers of the City and are required post bond under the Illinois Municipal Code and the City's Code.

City Attorney Ramello said in order to avoid the City paying a premium to a corporate surety, he proposed that the bonds be provided by his law firm at no cost to the City. Ramello said since his staff are not citizens of Oakbrook Terrace, so the Council must approve his law firm providing these bonds to the City. Ramello further explained the proposed ordinance allows for Storino, Ramello, and Durkin be the surety on the bonds for the administrative hearing officers who are attorneys.

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

XII. COUNCIL MEMBER COMMENTS

None.

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 Vlach and seconded by Alderman Swartz.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 7:39P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary