

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 22, 2019**

I. CALL TO ORDER

Mayor Ragucci called the January 22, 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: Greco, Przychodni, Thomas, Vlach, and Mayor Ragucci

Absent: Esposito

Also in attendance were City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, and City Attorney P. Pacione.

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 8, 2019

Motion to approve the minutes of the January 8, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Greco.

Alderman Ayes: Greco, Przychodni, Thomas, and Vlach

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: January 22, 2019 In The Amount Of \$252,847.46.
2. Treasurer's Report: December 2018.

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3. Personnel & Payroll Report: December 2018.
4. Approval Of Fiscal Year 2018 Comprehensive Annual Financial Report.
5. Ordinance No. 19-1: An Ordinance Increasing The Number Of Class “E” 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. (May’s Oakbrook Terrace, LLC – May’s Lounge).

Motion to approve all the items contained on the Consent Agenda for January 22, 2019 as presented was made by Alderman Vlach and seconded by Alderman Thomas.

Alderman Ayes: 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 Greco and seconded by Alderman Przychodni.

Alderman Ayes: Greco, Przychodni, Thomas, and Vlach

Alderman Nays: None

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation By The City’s Hotel Commission.

Don Hill, of the Hilton Hotel properties and Chair of the Hotel Commission, updated the Council on the 2018 Quarter Four (4) performance for the City’s hotels. Hill reported for the 2018, Oakbrook Terrace had the highest occupancy percentage at 71.8% for all DuPage County hotels. The 2018 average daily rate grew by 1.9%. Revenue per

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available room decreased by 1% from the prior year. Hill said Chicago conventions are down 20%, which will have a trickle effect on the City's hotels. Hill projected 2019 will be a tough year for the City's hotels and the Hotel Commission will have to work harder and smarter.

For 2018, the Triple AAA advertising campaign generated \$938,896 in hotel revenues down by \$101,560 or 9.7% from last year's \$1,040,456. The Triple AAA program is the Hotel Commission's largest expense at \$28,000 and is reviewed closely every year to determine whether the hotels should continue participation. The Hotel Commission is working on a City-wide banner update. Alderman Greco asked if he could meet with Hill to possibly expand the banner program. Hill replied yes and noted that the preliminary banners will be presented at the February Hotel Commission meeting.

Hill asked for the Council's consideration to possibly draft an ordinance requiring a minimum age of 21 to book a hotel room in Oakbrook Terrace. Hill said currently the Comfort Suites, Staybridge, and Courtyard by Marriot require guests be at least 21 in order to book a hotel room. Hill said Hilton's minimum age requirement is 18, unless there is a local ordinance requiring 21. Mayor Ragucci said the City will work on this.

2. Request To Renew The Service Contract With The Villa Park Public Library.

Kandice Krettler, Deputy Director of the Villa Park Library, distributed a report detailing the services utilized by Oakbrook Terrace residents. Krettler stated the building project at the library is about 30% done and should be completed in later summer or early fall. The Villa Park Library recently migrated to a larger consortium of libraries, which will improve borrowing services. Stella May Swartz School won the summer reading trophy this year.

Krettler thanked the City Council for the opportunity to discuss the Library's activities and said she will keep them informed of the grand opening of the remodeled library later this year.

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

3. Letter Of Recommendation – Midwest Office Center (18W100 22nd Street.)
4. Request For A Variance For The Redevelopment Of The Midwest Office Center, (18W100 22nd Street.)

These two (2) items were discussed together as detailed on the below.

Building and Zoning Administrator Dragan stated the Planning and Zoning Commission recommended approval of Viking Partners' request for a three (3) phase Planned Unit Development (PUD) per legal notice but requested the applicant reduce the sign area for Lot 2 with 100 square feet and sign area for Lot 3 with 100 square feet. Also, the

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Commission recommended parking exceptions subject to sealcoating, and restriping within six (6) months after the occupancy permit is issued for Lou Malnati's. At the public hearing, the applicant asked the Commission not to attach prohibited uses to the recommendation as the purchaser of Lots 2 and 3 has significant issues with use restrictions.

After the public hearing, Mayor Ragucci, City Administrator Marrero, and Building and Zoning Administrator Dragan met with representatives for Viking Partners and Vequity. The City requested the purchaser consider one third of the proposed Lot 3 multi-tenant building be utilized for a restaurant or retail. At this time, Vequity, the purchaser, requested the City Council to allow the multi-tenant building on Lot 3, with three (3) or more units, with at least one (1) unit to be a restaurant or retail. Also, at this time the purchaser of Lot 2 and Lot 3 submitted revised drawings, which were included in the agenda packet. Final plat of subdivision and required exceptions from the Zoning Ordinance will be addressed by the purchaser, when they return before the Council for approval of final plans. The applicant also seeks approval to demolish part of the existing building and obtain water service from the Village of Oak Brook.

The applicant's attorney, Mark Daniel, stated Viking is the current owner of the subject property, which consists of three (3) lots. The Comprehensive Plan shows this property as being developed as B-3 in the future and this project as a significant step in that direction. Daniel noted the subject property is comprised of three (3) lots.

1. **Lot 1 (Northern portion along Butterfield Road)** – will remain office use with long standing tenants and the existing monument sign will remain as the principal sign. An additional monument sign will be added to the northwest corner directing patrons to Lou Malnati's and Lot 3.
2. **Lot 2 (Southern portion along 22nd Street)** – Vequity will be purchasing this property and a proposed Lou Malnati's restaurant will be located here. The primary entrance will be along 22nd Street.
3. **Lot 3 – (Southern portion along 22nd Street)** – Vequity will be purchasing this property where a multi-tenant building will be located with at least one (1) retailer.

Daniel noted the applicant is providing a few parking spaces in excess of what is required and added there will be a cooperative parking arrangement between the three (3) lots.

Daniel noted the project will be completed in three (3) phases as follows:

1. **Phase 1** – will include the demolition component and the common improvements up until the general building for lot 2 and lot 3;
2. **Phase 2** – will include the construction of Lou Malnati's; and,
3. **Phase 3** – will take place later depending on the tenant status.

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Daniel discussed the proposed landscaping plan and noted some trees will need to be removed from the current site because they are right up against the buildings. Daniel estimated that Lou Malnati's will be a significant sales tax generator for the City. Daniel indicated the Planning and Zoning Commission had an issue with the smoke stack and requested the Council approve the smoke stack. Lou Malnati's requested vertical signage on their signature smokestack, but this will be part of Phase 2 request. Daniel indicated the main monument sign for Lot 2 and Lot 3 will be situated along the lot line between the two (2) lots. Daniel noted the request is to have a digital component on this sign.

Daniel discussed the water considerations for the project. Daniel stated during the initial discussions of the project the thought was to possibly extend the City's water infrastructure to the project. This option would be complicated and cost approximately \$400,000. Another option was to look to the Village of Oak Brook to provide water service to the subject property. The Village of Oak Brook currently provides water to adjoining properties including the Kimco shopping center and Northern Trust. Daniel said they are looking for approval to serve Lot 2 and Lot 3 with the Village of Oak Brook water service. The estimated cost for the Village of Oak Brook to provide water is \$130,000.

Daniel said for Phase 1 the applicant is requesting some demolition relief with the removal of existing trees because the project cannot proceed without their removal.

Mayor Ragucci said the City has been going over this project for the last six (6) months and this property is a commercial area and will not be encroaching on a residential area. Mayor Ragucci said there should be no concerns about the proposed smokestack. Mayor Ragucci said the applicant has done a great job with the proposal. Mayor Ragucci said he supports this project.

Alderman Thomas said his only concern is water service. Mayor Ragucci said it would be costly and the City may not be able to obtain some of the easements from the existing property owners. Alderman Vlach asked if the applicant was sure that the Village of Oak Brook could provide water to the location. Daniel said it is subject to the engineer's review but right now after a couple of site meetings we don't see anything that will get in the way of this. Daniel indicated that Don Lange of the Village of Oak Brook did not express any concerns about the Village's capacity to provide water service. Marrero said Don Lange is not the Public Works Director and cannot make those decisions for Oak Brook, and suggested that the Council just allow them to review their options with the Village of Oak Brook, but not to fully approve this proposal until you know for sure that the Village can provide water service.

Daniel said there are things that need to happen in order to get Phase 2 moving, such as Lou Malnati's seeing a finality so they are comfortable signing a lease. Daniel said he needs something that says this is where we are going and without this Phase 2 does not

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move along. Daniel asked the Council to approve the proposal with the direction to obtain water from the Village of Oak Brook. Nick Hanson, Construction Manager for Viking Partners, stated he did meet with the Public Works Director and Lange onsite, and went through the requirements for a multi-lot location. Lange then followed up with the Oakbrook Terrace Fire Protection District. Hanson said he received verbal approval from the Village of Oak Brook for going in the direction of several watermains for multiple lots. Hanson said the Village of Oak Brook does not want just one large watermain, they prefer separate mains and separate meters and Watermark Engineering is making those changes to the plan. Hanson said based upon his discussions with the Village of Oak Brook they have an excellent chance at securing water service for the subject property.

Alderman Greco asked how many times this proposal will be presented to the City Council. Daniel responded Phase 1 is requested for approval now, while the subdivision plat and Phase 2 would be the next approval. Phase 2 will need another Planning and Zoning Commission meeting. Phase 3 is intended to be later and could change based on uses and tenant preferences. Daniel explained for tonight the applicant is seeking preliminary approval for the whole PUD and all three (3) phases to get everything moving. The applicant is also seeking approval for the demolition and the site work which includes the parking spaces, landscaping, and monument sign locations.

Alderman Greco said he gets discouraged when owners install fencing between businesses properties. Alderman Greco recommended a pathway be provided on Lot 3 for the neighboring properties. Daniel said they don't have a problem with shared access and said there will be pedestrian access between the subject property and Northern Trust. Alderman Greco asked that for the future if neighboring properties could have joined locations. Alderman Greco also suggested the smoke stack signage remain with the use and not the property. Daniel said he believes this is in the code already. Alderman Greco asked how you regulate the future use of the two (2) directional monument signs. Daniel replied this will be defined in the reciprocal easement agreement, which will be attached to the title. Alderman Greco asked if there are any rules detailing what can be advertised on digital signs. Building and Zoning Administrator Dragan replied no, but all digital signs require a variation from the sign code. Alderman Greco said he would only like to see advertisements for Lot 2 and Lot 3 businesses on the digital sign. Daniel said Lot 2 and Lot 3 will probably be in the only category of businesses advertising on the digital sign, but there may be a future possibility for Lot 1, which will be known during Phase 2.

Mayor Ragucci said he supports this project. The Council concurred to place both of these items on the next consent agenda.

5. Proposed Text Amendments To The City's Zoning Ordinance.

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Marrero said this was on the agenda back in November when the Zoning Committee reviewed the Zoning Code. Marrero noted there were some concerns regarding building height and lot coverage. Marrero said staff would really like to finalize this and direct a public hearing before the Planning and Zoning Commission.

Building and Zoning Administrator Dragan stated in general the proposed text amendments concerning yards, accessory structures, and landscaping requirements for new homes were agreeable to the City Council. However, some concerns were raised over the proposed building height and lot coverage. Prior to the meeting, the Council received a plat of survey showing the existing lot coverage for a house, deck, garage, and driveway. The City Council previously approved a variation from the Zoning Ordinance to allow 56% lot coverage and a garage which totals 1,300 square feet, which is the highest lot coverage in the central subdivision. Under the proposed code, a detached garage could not exceed 800 square feet. However, an owner would be allowed to install additional structures such as a swimming pool, gazebo, shed, and walkways. Upon further discussions the Council concurred to allow the maximum building height at 33 feet to the ridge.

The Council concurred to direct a public hearing before the Planning and Zoning Commission to discuss the proposed text amendments.

XII. COUNCIL MEMBER COMMENTS

Alderman Greco asked residents to please be patient with snow plowing. Staff plows the City streets first and then works on the residential driveways. Alderman Greco stated he planned on attending the upcoming public hearing regarding the proposed text amendments to the City's Zoning Ordinance. Mayor Ragucci welcomed back Alderman Thomas. Alderman Thomas thanked the Police Department's for their efforts during his recent medical emergency. Alderman Vlach shared that Oakbrook Terrace resident Star Soderstrom and former York Township Supervisor Ginny Grane's husband, Hugh Grane, recently passed away.

XIII. CITY ATTORNEY PACIONE

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

None.

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XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Thomas at 8:32PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary