

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MAY 10, 2016**

I. CALL TO ORDER

The Mayor called the May 10, 2016, 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 Swartz, Alderman Thomas, Alderman Vlach, and Mayor Ragucci
Absent: Alderman Przychodni

Also in attendance were City Clerk M. Shadley, City Administrator A. Marrero, Assistant to the Mayor and Administrator M. Sarallo, 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 April 26, 2016.

Motion to approve the minutes of the April 26, 2016 Regular City Council and Committee of the Whole as presented was made by Alderman Greco and seconded by Alderman Esposito.

**Aldermen Ayes: Esposito, Greco, 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: May 10, 2016 In The Amount Of \$381,276.69.
2. Ordinance No. 16-16: An Ordinance To Approve And Authorize The Execution Of A Contract Between The City Of Oakbrook Terrace, Illinois, And F.B.G. Corporation For The Remodeling Of City Hall.

Motion to approve all the items contained on the Consent Agenda for May 10, 2016 as presented was made by Alderman Thomas and seconded by Alderman Swartz.

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

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

Motion passed.

X. MAYOR RAGUCCI

1. Mayor Ragucci said he plans to appoint City Administrator Amy Marrero to serve a two (2) year term on the Police Pension expiring in June of 2018.
2. Mayor Ragucci announced the birth of his grandson, Rocco Reynolds.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Request For An Extension To The Construction Schedule: Hartz Construction Company.

Doug Blocker, Senior Development Coordinator for Hartz Construction, requested a one (1) year extension for the Oliviabrook Townhouse development.

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Blocker provided a status update regarding the project. Blocker said the development has 31 units and one (1) more building still needs to be constructed. Blocker noted 10 units are not sold yet. Blocker said the development has picked up a bit. Mayor Ragucci said he sees the development progressing and thanked the Hartz representatives for attending the meeting. The Council concurred to place this on the next consent agenda.

2. Proposed Agreement – Oakbrook Terrace Off-Track Betting (OTB).

Jeff Kras, the Chief Financial Officer for the Hawthorne Race Track, addressed the Council about his company's plans for the Off-Track Betting Facility on 22nd Street. Kras said in the past, the Oakbrook Terrace OTB generated as much as \$50 million per year back in 1992 and 1993. Kras indicated in 2015 the OTB earned \$17 million and his firm hopes to increase this to \$25 million this year. Kras indicated since his company's takeover of the facility; revenues are up by 15% and the Kentucky Derby figures were up 6% over last year.

Kras said the building was tired, dirty, and dated. Kras said since his firm's takeover of the lease, TV's have been replaced, new furniture amounting to \$30,000 installed, floors refinished, new millwork added, and repairs made to the parking lot. Kras said Hawthorne plans to spend around \$200,000 on the remodeling project. Kras said his company's objective goes beyond renovation.

Kras said he is finalizing plans with a restaurant group to takeover the front part of the building including a new beer garden. Kras said the restaurant group plans to spend \$200,000 to remodel the front part of the building. Kras added the Mexican themed restaurant plans to bring in about \$5 - \$6 million in annual revenues.

Kras said his company is committed to securing a long term lease with the property owners. Kras noted the current lease is only for one year and half, but Hawthorne has rights of first refusal on the property. Kras noted Hawthorne also plans on introducing video gaming at the site as well. Kras requested the City provide a \$75,000 abatement towards the 1% monthly host fees to partially cover the renovation costs. Alderman Esposito and Alderman Greco expressed support for the abatement. Alderman Greco asked if the restaurant is a separate project. Kras noted the restaurant group will be coming to the City Council with a proposal.

Mayor Ragucci expressed concern about Hawthorne's short lease on the property. Kras said Hawthorne is committed to Oakbrook Terrace and they have right for first refusal on the property. Mayor Ragucci suggested provisions protecting the City be built into the agreement to allow the \$75,000 abatement. The Council concurred to place this on the next consent agenda.

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3. Letter Of Recommendation – 17W635 Butterfield Road, Terrace Oaks II

Building and Zoning Administrator Dragan said the new owner of Terrace Oaks II at 17W635 Butterfield Road would like to bring the property into conformance with current codes. Building and Zoning Administrator Dragan said a public hearing was held before the Planning and Zoning Commission where it was unanimously approved.

Alderman Greco asked if the parking lot would be re-striped. Building and Zoning Administrator Dragan replied during the plan review she noticed the property was short two (2) handicap parking spaces and based upon this; she requested compliance. Building and Zoning Administrator Dragan indicated the parking lot will not be re-striped, but the two handicap spaces will be added. The Council concurred to place this on the next consent agenda.

4. Proposed Modifications To Chapter 156 of the City Code: Driveways

Building and Zoning Administrator Dragan noted gravel driveways are currently allowed by City Code and the proposed amendment would require driveways be paved within 12 months of approval. Building and Zoning Administrator Dragan noted all other driveway regulations would remain the same. Mayor Ragucci said there are about three (3) or four (4) existing driveways that are gravel. Alderman Greco said he would like the driveway requirements be consistent. Alderman Greco suggested allowing pavers on the apron portion. Building and Zoning Administrator Dragan said in the past pavers have not been allowed due to snow plowing regulations. Alderman Greco suggested residents who wish to pave their apron sign a waiver saying they do not hold the City liable for any damage, since the City's property includes the apron.

Mayor Ragucci said this change is a step in the right direction. Mayor Ragucci suggested creating a list of addresses with gravel driveways and sending them a letter with the public hearing information. The Council concurred to direct the Planning and Zoning Commission to hold a public hearing regarding this proposed amendment to the Zoning Code.

XII. COUNCIL MEMBER COMMENTS

Alderman Esposito recommended the next *Terrace Leaves* include information about garbage collections and only placing garbage out on Monday evening prior to the Tuesday pickup. Mayor Ragucci said the City will be enforcing these regulations and begin issuing tickets on this.

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Alderman Greco asked if the City can do anything about several properties that still have tree remnants sitting on their lots; several months after the trees were removed. Mayor Ragucci said staff will review this matter this week. Alderman Swartz indicated the Berkshire Homeowners Associates cites residents with fines when the homeowner rules are violated.

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 Thomas.

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

Motion passed.

XVII. NEW BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Thomas and seconded by Alderman Esposito at 7:54P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary