

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, MAY 28, 2019**

I. CALL TO ORDER

Mayor Ragucci called the May 28, 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 Council members were in attendance:

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

Absent: None

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 May 14, 2019

Motion to approve the minutes of the May 14, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Vlach and seconded by Alderman Rada.

Alderman Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: May 28, 2019 In The Amount Of \$208,623.21.
2. Treasurer's Report April 2019.
3. Personnel & Payroll Report April 2019.
4. Ordinance No. 19-24: An Ordinance Granting A Variation From The Requirements Of The Zoning Ordinance Of The City Of Oakbrook Terrace For 17W045 Hodges Road (17W045 LLC) In The City Of Oakbrook Terrace, Illinois.
5. Ordinance No. 19-25: An Ordinance Authorizing The Issuance Of A Purchase Order To Currie Motors For One Police Interceptor For The City Of Oakbrook Terrace, Illinois.
6. Ordinance No. 19-26: An Ordinance Authorizing The Issuance Of A Purchase Order To National Auto Fleet Group For One Ford Ranger XLT 4WD For The City Of Oakbrook Terrace, Illinois.
7. Ordinance No. 19-27: An Ordinance Authorizing The Issuance Of A Purchase Order To Roesch Ford For One Ford F-350 XL 4X2 Pickup Truck With Plow Package For The City Of Oakbrook Terrace, Illinois.
8. Resolution No 19-7: A Resolution For Maintenance Under The Illinois Highway Code.
9. Ordinance No. 19-28: An Ordinance Accepting Certain Public Improvements Extending From Midwest Road North Of Comar Road To Comar Road, West To La Quinta And South To 1S722 Midwest Road In The City Of Oakbrook Terrace, Illinois.
10. Ordinance No. 19-29: An Ordinance Revising The Annual Budget For The Fiscal Year Beginning May 1, 2019, And Ending April 30, 2020, For The City Of Oakbrook Terrace, Illinois.
11. Reappointment Of Patricia Freda To The Planning & Zoning Commission For A Term To Expire On June 1, 2022.
12. Reappointment Of Ann Ventura To The Planning & Zoning Commission For A Term To Expire On June 1, 2022.
13. Reappointment Of Angel Cardenas To The Planning & Zoning Commission For A Term To Expire On June 1, 2022.
14. Reappointment Of Brian Brown To The Police Commission For A Term To Expire On June 1, 2022.
15. Reappointment Of Robert Przychodni To The City Council Ward 3 For A Term To Expire On April 30, 2021.

Motion to approve all the items contained on the Consent Agenda as presented for May 28, 2019 was made by Alderman Esposito and seconded by Alderman Greco.

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

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

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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 Vlach and seconded by Alderman Rada.

Alderman Ayes: Barbari, Esposito, Greco, Przychodni, Rada, and Vlach

Alderman Nays: None

Motion passed.

X. MAYOR RAGUCCI

Mayor Ragucci said KIMCO recently sold the Home Depot shopping center along 22nd Street to a private investor based in California. Mayor Ragucci said he would like to discuss during the next meeting the possibility of the City purchasing three (3) residential homes along Summit south of Morningside. Mayor Ragucci said a property appraisal can be made to determine if the prices are reasonable. Mayor Ragucci said this could jump start economic development. Alderman Vlach asked what is the intention with the properties. Mayor Ragucci replied the City could demolish the existing structures and so they are ready for redevelopment.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 1S131 Summit Avenue

Building and Zoning Administrator Dragan stated the petitioner, Shiwanna Townsend, has been a tenant for four (4) years in Oakbrook Terrace and she is now interested in owning the property located at 1S131 Summit Avenue to expand her business. The Zoning Ordinance does not allow beauty parlors and day spas in the B-1 Professional Office District. At this time, the applicant is seeking approval for a text amendment to add a new special use in the B-1 District to allow beauty parlors and day spas, and variations from the Zoning Ordinance to permit in general existing conditions.

The Planning and Zoning Commission voted seven (7) to zero (0) in favor of the applicant's request for a day spa with the following conditions to be met prior to the issuance of the Certificate of Occupancy:

- existing chain link fence situated in the front yard must be removed;
- existing patio which is partly located in the required north side yard must be removed; and,
- installation of the fence and landscaping in the rear of the property between the residential and commercial is required.

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The Planning and Zoning Commission tried to eliminate some of the existing variations from the Zoning Ordinance and based upon this arrived at the conditions above to be met prior to occupancy.

Alderman Greco indicated he loved new businesses coming to town. Alderman Greco inquired if the petitioner was willing to push back the timeline of the fence so a taller fence with a possible height of eight (8) feet could be installed. Alderman Greco explained the City is currently working on updating the fencing requirements and the proposed fence at this location could possibly be in compliance with the newer guidelines. The petitioner, Townsend, agreed to a higher fence.

Alderman Esposito asked if there will be any structural changes to the building. Dragan said the petitioner is proposing expanding the parking lot. Enrique Castel, the architect for the remodel, displayed the proposed renderings. Alderman Rada asked what is the difference between a beauty salon and a day spa. Townsend replied a beauty salon is typically dedicated towards hair, while a day spa offers skin treatments. Mayor Ragucci said he supports this request and this is a nice remodeled building along Summit. Mayor Ragucci said he would like to see at least a seven (7) feet minimum for the fencing in the rear of the property. Building and Zoning Administrator Dragan recommended that the ordinance include a provision stating that the fence is subject to City's Zoning Ordinance prior to occupancy because of the upcoming changes to the Zoning Ordinance which should be completed by then. The remodeling project will take between six (6) to nine (9) months.

Building and Zoning Administrator Dragan noted the current code requires a six (6) feet fence between non-compatible properties. In the interim, Building and Zoning Administrator Dragan will bring the fencing recommendations to the Zoning Committee, which should allow enough time for a new fence to be installed prior to the issuance of certificate of occupancy.

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

2. Presentation By The City's Hotel Convention & Visitor's Bureau

Don Hill, of the Hilton Hotel properties and Chair of the Hotel Commission, updated the Council on the 2019 Quarter One (1) performance for the City's hotels. For the month of March 2019, the City had the highest occupancy percentage at 73% for all DuPage County hotels. Also, for March 2019, the revenue per available room was the second highest at \$71. Oakbrook Terrace also had the highest growth rate of 3.7% for the average daily rate compared to the other DuPage County hotels. For the first quarter, the hotels occupancy was 59.6%, which was second to Burr Ridge's 60.4%. Also, in Quarter One (1) the City's hotels experienced the highest growth of 1% in the average daily rate. However, the City's revenue per available room decreased from last year by 5.8%.

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Hill noted that January and February were difficult months for the hotels, but business rebounded in March. Hill commented 2019 will be challenging for the hotels with the loss of the McDonald's corporate headquarters and the additional hotel supply in Chicago. Hill noted all the City's banners have been replaced with newly designed banners. Overall attendance at the monthly Hotel Commission meetings has been good, but that management turnover at the hotels has been a major challenge. Hill will report back to the Council with the Triple AAA Quarter One (1) advertising metrics. The Hotel Commission is hoping to partner with Expedia to feature the City's hotels. Hotel staff will be collecting data soon regarding airport travel back and forth to the City's hotels to determine if shuttle service should be provided. Hill distributed a draft of the 2019-20 budget to the Council. The Hotel Commission is discussing the possibility of a bike rental program to take advantage of the bike paths in the area.

Alderman Barbari said the bike rental program is a good idea. Alderman Greco said we should ride out the year and he would like to have some future conversations about how the Hotel Commission budget is structured and how it could be controlled better by the City.

City Administrator Marrero noted the final Hotel Commission budget needs to be submitted by June 11, 2019 for approval at the June 25, 2019 City Council meeting. Hill said he is shooting for June 7, 2019.

3. Donation To Ascension Of Our Lord Church.

Mayor Ragucci referenced the hand-out included in the agenda packet which discusses all the repairs taking place at Ascension Church. Alderman Vlach said there is a large amount of money needed for all the Church's repairs. Alderman Vlach noted the City has donated to the Salvation Army in the past. Alderman Vlach asked for consideration of a donation on behalf of the City.

Alderman Greco indicated he is fine with making a donation, but expressed concern as to how the City could proceed with this given the other churches in town. Mayor Ragucci said City Attorney Ramello suggested offering a one-time grant for their security system. Mayor Ragucci suggested a \$5,000 donation. The Council concurred with a \$5,000 donation, which would be prepared by City Attorney Ramello and approved by the Council at a later date.

4. An Ordinance Decreasing The Number Of Class "A" Liquor License (Tilted Kilt)

Mayor Ragucci noted that Tilted Kilt is no longer in business so the number of Class "A" liquor licenses can be decreased by one (1). The Council concurred to place this on the next consent agenda.

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5. An Ordinance Decreasing The Number Of Video Gaming Location Licenses And The Number Of Video Gaming Terminals – (Tilted Kilt)

Ragucci noted that Tilted Kilt is no longer in business so the number of video gaming locations can be decreased by one (1) and the number of video gaming terminals can be reduced by five (5). The Council concurred to place this on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Alderman Esposito said with the heavy rains, some of the City's streets still had standing water on them. Alderman Esposito said he was hoping with the recent street resurfacing project the water would level out. Mayor Ragucci said the City needs to install more curbs and gutters. Mayor Ragucci said State Senator Suzy Glowiak and State Senator Tom Cullerton are pursuing Illinois grants for additional curbs and gutters throughout the City. Alderman Barbari noted there are a lot of dead trees in front of the residential homes. Alderman Barbari also noted that there are a lot of mosquitos. Mayor Ragucci indicated the City will be treating for the mosquitos. Alderman Vlach requested that the dead animal at the northwest corner of Midwest and Butterfield Road be removed. Alderman Rada asked for assistance for some pot holes repairs along Meyers Road that are on the DuPage County side of the Berkshire subdivision exit. Mayor Ragucci indicated Craig Ward, Director of Public Services, will follow-up on this.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR A. MARRERO

None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

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None.

ADJOURN

Motion to adjourn was made by Alderman Greco and seconded by Alderman Esposito at 7:55PM.

Motion carried unanimously.

Submitted,

Aileen Haslett, Recording Secretary