

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

**I. CALL TO ORDER**

The Mayor called the November 24, 2015, 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: Esposito, Greco, Przychodni, Swartz, Thomas, Vlach, and Mayor Ragucci  
Absent: None

Also in attendance were Deputy City Clerk C. Downer, City Administrator A. Marrero, 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 November 10, 2015.

**Motion to approve the minutes of the November 10, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Greco and seconded by Alderman Thomas.**

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

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

None.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

**VII. ACTION ITEMS/CONSENT AGENDA**

1. Payment of City Bills: November 24, 2015 In The Amount Of \$1,437,036.60
2. Treasurer's Report October 2015
3. Personnel & Payroll Report 2015
4. Ordinance No. 15-65: An Ordinance Revising The Annual Budget For The Fiscal Year Beginning May 1, 2015, And Ending April 30, 2016, For The City Of Oakbrook Terrace, Illinois.
5. Approval Of Payout Number One (1): Interior Investments In The Amount Of \$139,026.40.
6. Approval Of Payout Number One (1): Construction Cleaning Company In The Amount Of \$5,450.00.
7. Approval Of Payout Number One (1): Action Flag Co In The Amount Of \$2,942.10.
8. Approval Of Payout Number One (1): J. Hassert Landscaping, Inc In The Amount Of \$78,957.90.
9. Approval Of Payout Number Two (2): Mercedes Section Five Installations In The Amount Of \$1,300.00.
10. Approval Of Payout Number Two (2): American Door And Dock, Inc In The Amount Of \$90.00.
11. Approval Of Payout Number Two (2): TGM Fabrication, Inc In The Amount Of \$8,982.00.
12. Approval Of Payout Number Two (2): Carney & Company In The Amount Of \$1,039.50.
13. Approval Of Payout Number Three (3): Abbey Paving Co., Inc In The Amount Of \$3,523.59.
14. Approval Of Payout Number Three (3): Concorde Signs & Engraving, Inc In The Amount Of \$5,547.60.
15. Approval Of Payout Number Four (4): TGM Fabricating, Inc In The Amount Of \$8,370.00.
16. Approval Of Payout Number Four (4): Abbey Paving Co., Inc In The Amount Of \$5,037.75.
17. Approval Of Payout Number Five (5): Builders Concrete Services, Inc In The Amount Of \$100,824.58.
18. Approval Of Payout Number Five (5): Triumph Restoration, Inc In The Amount Of \$4,279.68.
19. Approval Of Payout Number Five (5): Abbey Paving Co., Inc In The Amount Of \$8,681.40.
20. Approval Of Payout Number Six (6): Builders Concrete Services, LLC In The Amount Of \$14,850.00.
21. Approval Of Payout Number Nine (9): Valley Security Company In The Amount Of \$6,754.33.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

22. Approval Of Payout Number Thirteen (13): Cameo Electric, Inc In The Amount Of \$57,625.69.

**Motion to approve all the items contained on the Consent Agenda for November 24, 2015 as presented was made by Alderman Esposito and seconded by Alderman Przychodni.**

**Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach**

**Nays: None**

**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 Vlach and seconded by Alderman Swartz.**

**Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach**

**Nays: None**

**X. MAYOR RAGUCCI**

1. Reminder: City Hall Will Be Closed For The Thanksgiving Holiday On Thursday November 26, 2015, And Friday November 27, 2015.
2. Reminder: Children's Holiday Party And Christmas Tree Lighting On Friday December 4, 2015 At 6:00 p.m.
3. Cancellation Of The Tuesday, December 22, 2015 City Council Meeting.
4. Ragucci noted the City experienced a power outage on Saturday, November 21, 2015 with 70 homes impacted. Ragucci said the power came back on around 11PM.
5. Ragucci wished everyone a Happy Thanksgiving.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Approval Of Change Order And Field Order No. 24R – Menconi Terrazzo For Fluid Applied Flooring (Bid Package 09G).

Ragucci stated the changer orders were necessary because the City opted not to remodel City Hall. The Council concurred to place this on the next agenda.

2. Approval Of Change Order And Field Order No. 24R – Cain Millwork For Cabinets And Millwork (Bid Package 06B).

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

The Council concurred to place this on the next agenda.

3. Approval Of Change Order And Field Order No. 24R – Caliber Construction For Metal Studs And Drywall (Bid Package 09A)

The Council concurred to place this on the next agenda.

4. Approval Of Change Order And Field Order No. 24R – Midwest Masonry, Inc For Masonry (Bid Package 04A )

The Council concurred to place this on the next agenda.

5. Approval Of Change Order And Field Order No. 24R – Champion Drywall For Carpentry And Metal Trusses (Bid Package 05B-06A)

The Council concurred to place this on the next agenda.

6. Approval Of Change Order And Field Order No. 24R – Unique Plumbing Co., Inc For Building Plumbing (Bid Package 15B)

The Council concurred to place this on the next agenda.

7. Approval Of Change Order And Field Order No. 24R – CAD Contract Glazing, Inc For Storefront Windows And Glazing (Bid Package 08C)

The Council concurred to place this on the next agenda.

8. Approval Of Change Order And Field Order No. 24R – Caliber Construction Company For Acoustical Ceilings (Bid Package 09B)

The Council concurred to place this on the next agenda.

9. Open Forum – Rental And Housing Development Concerns.

Ragucci thanked the residents for attending and explained this portion of the meeting will run as an open forum giving everyone two (2) – three (3) minutes to speak. Resident Shari Zeman stated she appreciated the legal research completed for the residential inspection rental program. Zeman wondered if the City Attorney researched what kind of limits could be placed on the number of rentals within the City. Ramello replied under the Illinois Human Rights Act, the City is prohibited from limiting choices of residential living units. Ragucci said it is up to the property owner to determine who rents their home and the City has no authority on this. Ramello added the City could draft a crime free housing

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

ordinance, where the property owner is prohibited from renting to tenants that commit crimes.

Resident Mike Zeman said the rentals are having a negative impact on home values. Zeman indicated the City needs to attract developers. Zeman said the City needs to look at the maximum number of people allowed to live in a home. Zeman said six (6) families should not be allowed to live in one (1) home. Ragucci said he would like to meet with developers and offer them incentives for building within the City. Dragan indicated that no more than three (3) unrelated family members are allowed to reside in a single family dwelling. Dragan said she will check into the subject property. Greco said he would like to see the City relax the Code a little bit; to entice developers into the City.

Ragucci indicated he would like to see stricter enforcement, higher fines, and stricter penalties for the 49 residential property rentals within the City. Resident David Mekhiel stated Elmhurst is desired because of their school district. Mekhiel expressed concern over raising the rental inspections fees from \$150 to \$300. Mekhiel indicated he owes more on the rental home than what he could sell it for. Mekhiel indicated with higher fees he will not be making much in rental income when property taxes and insurance are taken into consideration as well.

Michael Mekhiel stated that fair housing rules must be followed when renting to possible tenants. Mekhiel indicated renting a property can be good when you owe more on the house than what it can be sold for so you don't foreclose on the property. Mekhiel indicated more lenient codes may spur development in the area. Mekhiel suggested lower rental inspection fees for Oakbrook Terrace residents owning rental homes. Ramello indicated the City could charge different fees for Oakbrook Terrace residents owning rental homes.

Resident Edie Pajak stated people should take pride in their homes and landlords should give renters a list of do's and don'ts. Pajak said fines should be imposed on homeowners not following the rules such as garbage cans left at the curb beyond the pick-up date. Pajak cares about our City and said curb appeal is important. Vlach opposed offering lower rental inspection fees for property owners residing in Oakbrook Terrace. Resident Lisa Pesce indicated the City needs to model their program after another community that has done this. Pesce said she owns property in Elmhurst and if there is a property violation; she immediately receives notice from the City.

Steve Mortensen said he owns a rental property within Oakbrook Terrace and he takes pride in his rental home and has a vested interest in the value of the home. Resident Tom McMullen stated the tipping point is that the City has too many rentals, which is driving down the value of homes. Steve Schneider said he likes what the City is doing with this and added more enforcement is needed on a

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

regular basis. Schneider said his neighbor operates a car repair business out of his home. Schneider said because of this; he has to close his front curtains on a daily basis. Pesce said whatever the City does should apply to everyone and homeowners will have to buckle up and do things to care for the community to make it better.

Esposito said he appreciated the discussion and not all renters and landlords are bad and we have good people in this City. Esposito said it is in our best interest to upkeep Oakbrook Terrace. Esposito said he is proud to be an Oakbrook Terrace resident and the City has a lot to offer. Esposito said it is not all about the renters, but it is also about some of the homeowners that need to upkeep their homes. Esposito reported some statistics. Esposito stated from 2007-2015 there was 30% decline in property values and this is not all because of the rentals. Esposito said over the last eight (8) years, the median home value has dropped \$100,000 to \$244,000. Esposito said 14% of the City's residential homes are rentals. Esposito indicated the real estate market has changed.

Greco said he would like to see some builder and homeowner incentives. Greco said as far as the rentals go, enforcement is the biggest deal and the City has to create more bite for the code enforcement officer to impose. Thomas said it is not totally a rental problem, homeowners are just as guilty. Swartz indicated prior to the economic downturn, Berkshire did not allow rentals, however now the subdivision has seven (7) rentals. Swartz indicated homes in his subdivision are selling faster now, but at a lower value.

Greco discussed some of the possible developer incentives including: waiving the City's portion of the property taxes, waiving permit fees, or waiving water bills. Greco said the incentives would hopefully offset the developer costs for purchasing the property. Greco also suggested relaxation of the City Code for building height and lot coverage. Greco said by relaxing the Code it gives more people the chance to build a little larger without having to spend the extra money to obtain Planning and Zoning approval.

Ragucci said we had good dialogue this evening and the Council will take all the concerns into consideration. Ragucci pledged that he would meet with developers and see what kind of incentives the City can offer. Ragucci believes that once the developers start working in Oakbrook Terrace, you will see changes. Ragucci said the Council will continue to discuss how to proceed with the rentals as well as with the developers and communicate this information to residents through the *Terrace Leaves*, City website, and flyers. Ragucci said this process will take a little bit of time and he hopes to have decisions made before the annual inspections start in the spring. Ragucci thanked everyone for attending the meeting tonight and expressing their concerns.

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, NOVEMBER 24, 2015**

**XII. COUNCIL MEMBER COMMENTS**

None.

**XIII. CITY ATTORNEY RAMELLO**

None.

**XIV. DEPUTY CITY CLERK DOWNER**

None.

**XV. CITY ADMINISTRATOR MARRERO**

None.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

**Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach**

**Nays: None**

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**ADJOURN**

**Motion to adjourn was made by Alderman Thomas and seconded by Alderman Swartz at 8:26PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett  
Recording Secretary