

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, OCTOBER 11, 2016**

I. CALL TO ORDER

The Mayor called the October 11, 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 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, Public Services Director C. Ward, 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 September 27, 2016.

Motion to approve the minutes of the September 27, 2016 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: October 11, 2016 In The Amount Of \$219,037.52.
2. Ordinance No. 16-40: An Ordinance Regarding Tutoring Services, Amending Section 156.087 Entitled, "B-3 General Retail," Of Chapter 156 Entitled " The Zoning Ordinance Of The City Of Oakbrook Terrace," Of Title XV Entitled, "Land Usage," Of The Code Of Oakbrook Terrace, Illinois.
3. Ordinance No. 16-41: An Ordinance Granting A Special Use Permit For Tutoring Services (Up To 2,000 Square Feet) In The B-3 General Retail District For The Property Commonly Known As 17W434 22nd Street In The City Of Oakbrook Terrace, Illinois.
4. Ordinance No 16-42: An Ordinance Amending The Provisions Of Section 35.121 Entitled "Taxes Imposed/Rates" Of The Subchapter Entitled "Amusement Tax/Amusement Rental Tax" Of Chapter 35 Entitled "Taxes" Of Title III Entitled "Administration" Of The Code Of Oakbrook Terrace, Illinois.
5. Approval Of FY 2018 Budget Action Calendar.
6. Ordinance No. 16-43: An Ordinance Amending The Provisions Of Title XI (Business Regulations); Chapter 124 (Video Gaming); Subchapter 124.22 (Number Of Licenses) Of The Code Of Oakbrook Terrace To Codify The Decrease In The Maximum Number Of Video Gaming Location Licenses And The Maximum Number Of Video Gaming Terminal Licenses (Hokkaido Supremeville Inc, d/b/a Yummy Grill Buffet 17 W705 Roosevelt Road).

Motion to approve all the items contained on the Consent Agenda for October 11, 2016 as presented was made by Alderman Thomas and seconded by Alderman Vlach.

**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 Greco and seconded by Alderman Esposito.

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

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Motion passed.

X. MAYOR RAGUCCI

Mayor Ragucci stated all the squads will be retrofitted in black and white and be highly visible by the end of the week. Mayor Ragucci noted he along with Chief Calvello are currently reviewing proposals for the installation of security cameras in the subdivision.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation: 17W609 14th Street/Proposed Pathway Community Church

Building and Zoning Administrator Dragan stated the application relates to a special use in the B-2 Professional Office District, with a variance from the required number of parking spaces to allow 39 spaces on-site and 40 additional spaces available on Sundays with an off-site parking agreement at 1S224 Summit Avenue. Building and Zoning Administrator Dragan added there will be a walkway with brick pavers between the two (2) parking lots.

Building and Zoning Administrator Dragan noted the other variations from the Zoning Code are for yards, driveways, flares, and landscaping and to allow the existing conditions to remain the same. Building and Zoning Administrator Dragan summarized the request is for a special use permit and a variation from the required number of parking spaces.

Building and Zoning Administrator Dragan stated the applicant is looking to renovate the building at 17W609 14th Street to build a 275 seat church with Sunday morning service between 8:30AM and 1:30PM. Building and Zoning Administrator Dragan noted the weekday hours will be 8:30AM – 4:30PM. Building and Zoning Administrator Dragan stated the Planning and Zoning Commission voted in favor of the request with four (4) Commissioners voting “yes” and three (3) Commissioners voting “no”. Building and Zoning Administrator Dragan stated the Planning and Zoning Commission recommended approval with the condition that the applicant provide an off-site parking agreement to maintain the 40 additional spaces.

Richard Baker, Attorney for the petitioner, stated the issue here is parking. Baker indicated the Church is requesting more parking spaces than necessary. Baker noted the City Code requires 69 spaces with 39 being on-site and 40 being off-site. Baker indicated the Church will be paying \$300 a month for the off-site parking.

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Baker indicated another concern is the increased traffic from the Church. Baker contended traffic will not be increased because it is more direct to enter and exit through the Summit lot. Baker said this should protect the Brandywine subdivision from any spillover. Baker said the use will be on Sundays from 8:30 – 1:30PM when traffic is generally less. Baker said the Church hopes to be an addition to the community.

Baker said another issue raised was what happens if the off-site parking agreement is not renewed in four (4) years. Baker stated the Church will take care of the owner's parking lot and if the off-site parking lease was not renewed there are other parking lots that the Church could discuss options with. Baker said the proposed church site provides a buffer to the residential area. Pathway Church Pastor Kirk Wiggins addressed the Council and stated that the Church needed a larger space and it has been a difficult process to find a location for their Church. Wiggins indicated he is excited about the potential of moving into Oakbrook Terrace because it is centrally located.

Alderman Esposito asked if the Church will be renovating both the exterior and interior portions of the building. Baker indicated the interior of the building will be renovated and the exterior will remain as is. Baker noted the entrance will be in the rear of the building. Alderman Esposito asked about fire sprinklers. Building and Zoning Administrator Dragan noted the installation of fire sprinklers will be required. Alderman Esposito expressed concern about the four (4) year lease and if there will be sufficient parking spaces in the future if the congregation grows. Baker said the Church would pursue other parking options. Baker also noted if the Church could not provide sufficient parking then the ordinance would prohibit use of the building beyond what the current parking allows.

Alderman Greco asked if the police are needed for traffic control and is it something that they hire when they feel the need or is it requested. Mayor Ragucci stated in the past the Police Department provided traffic control services to Ascension Church, but no longer provide this service anymore because the congregation numbers went down. Alderman Greco said he was excited to hear that the Church will bring some benefits to the City. Wiggins indicated the current congregation patronizes many of the businesses in Elmhurst where there current Church is and will go to many of the restaurants in Oakbrook Terrace once it relocates. Alderman Thomas confirmed that the off-site parking will be located at the Loyola medical offices. Alderman Vlach suggested the Church work their schedule out with the Ascension Church also located on Summit Avenue.

Mayor Ragucci said he is a little torn about this proposal. Mayor Ragucci said the congregation and the building plans are great. Mayor Ragucci said his main concern is the off-site parking when the four (4) year lease is up. Mayor Ragucci

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said the traffic along 14th Street can be resolved easily with a “No Left Turn” sign when exiting the parking lot along 14th Street. Mayor Ragucci said there will be a loss of revenue in terms of property taxes. Mayor Ragucci encouraged the congregation to patronize the City’s restaurants and stores. Mayor Ragucci said the loss of property taxes will be offset by the congregation shopping at Oakbrook Terrace businesses. Wiggins indicated if the parking agreement doesn’t work out in the future, then the church could always provide two (2) services.

The Council concurred to place this on the next consent agenda. Mayor Ragucci wished the Church good luck and asked them to stay in touch with Building and Zoning Administrator Dragan.

2. Final Payout To Orange Crush, LLC. For The Spring Road Culvert Project.

Public Services Director Ward stated Orange Crush completed the repair project as specified. The Council concurred to place this on the next consent agenda.

3. 2016-2017 CMS Bulk Rock Salt Contract

Public Services Director Ward said the City re-bid the bulk rock salt contract and the new per ton price is \$49.08 down almost 20% from last year’s \$60.61 pricing. Alderman Esposito asked if the City typically purchases 400 tons per year. Public Services Director Ward replied the City has been purchasing 500 tons, but that he put in for a decrease because of the salt left over from last year. Public Services Director Ward noted under the new EPA regulations you are no longer allowed to store salt outside, and the City is only allowed to have so much salt in the dome shared with IDOT. Public Services Director Ward said the tonnage rate remains the same if the City is required to purchase additional salt. Public Services Director Ward said this is evaluated on an annual basis.

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

4. Amendment To Section 10.20: Administration Adjudication Of Code Violations.

Mayor Ragucci indicated the photo enforcement cameras should be installed soon at 22nd and Route 83. Ramello said the amendment to the ordinance eliminated the notice of hearing. Ramello said SafeSpeed will be utilizing a form that is pre-printed with the violator’s rights. Ramello said the amendment also required the administrative hearing officer to issue a determination within 30 days instead of the 14 originally included in the ordinance. Ramello noted both changes are in compliance with the Illinois traffic law statute.

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Mayor Ragucci said he will keep the Council informed about the photo enforcement cameras. The Council concurred to place this on the next consent agenda.

5. An Ordinance To Increase The Number Of Class “A” Liquor Licenses (Greek Islander Restaurant, Inc., d/b/a Greek Islands Restaurant).

Mayor Ragucci stated the Greek Islands Manager was not in attendance at tonight’s meeting and asked the Council to table this ordinance.

Motion To Table the Greek Islands Class “A” Liquor License was made by Alderman Thomas and seconded by Alderman Greco. The Council concurred to table this item.

XII. COUNCIL MEMBER COMMENTS

Alderman Greco stated there is a massive fence across the parking lot at Home Depot. Alderman Greco said he understands Home Depot was well within their rights and when Home Depot came before the Planning and Zoning Commission 10 years ago they assured the Commission that the cohesiveness between the two (2) properties would remain. Alderman Greco realizes the fence is permitted, but said if we had something in writing from Home Depot this could have been prevented. Alderman Greco stated Home Depot donated \$100 to the Childrens Fall Festival.

Alderman Thomas encouraged residents to call the Police Department if they see something that does not look right.

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.

XVII. RECESS TO EXECUTIVE SESSION

Motion to recess to Executive Session to discuss the review of Executive Session Minutes was made by Alderman Przychodni and seconded by Alderman Esposito.

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

Motion passed.

XVIII. EXECUTIVE SESSION

1. Review of Executive Session Minutes

See separate minutes.

XIX. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XX. NEW BUSINESS

1. Motion To Approve Certain Closed Session Minutes From March 2016 – July 2016.

Motion To Approve Certain Closed Session Minutes From March 2016 – July 2016 was made by Alderman Swartz and seconded by Alderman Vlach.

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

Motion passed.

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2. Resolution No: 16-18: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meeting In The Years 1995-2016 Of The City Council Of The City Of Oakbrook Terrace, Illinois.

Motion To Approve Resolution No: 16-18: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meeting In The Years 1995-2016 Of The City Council Of The City Of Oakbrook Terrace, Illinois was made by Alderman Esposito and seconded by Alderman Przychodni.

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

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Swartz at 8:02P.M.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary