

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

I. CALL TO ORDER

The Mayor called the September 8, 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, Thomas, Vlach, and Mayor Ragucci

Absent: Swartz

Also in attendance were City Administrator A. Marrero, City Clerk M. Shadley, Building and Zoning Administrator M. Dragan, 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 August 25, 2015.

Motion to approve the minutes of the August 25, 2015 Regular City Council and Committee of the Whole as presented was made by Alderman Thomas and seconded by Alderman Vlach.

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

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: September 8, 2015 In The Amount Of \$105,097.94

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

2. Resolution No 15-9: A Resolution To Adopt The Annual 1,000 Hour Standard For IMRF Participation.
3. Resolution No 15-10: A Resolution Relating To Participation By Elected Officials In The Illinois Municipal Retirement Fund.
4. Resolution No 15-11: A Resolution Relating To Termination Of Participation By Elected Officials In The Illinois Municipal Retirement Fund.

Motion to approve all the items contained on the Consent Agenda for September 8, 2015 as presented was made by Alderman Przychodni and seconded by Alderman Greco.

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

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

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Request For Redevelopment At The North-East Corner Of Roosevelt & Euclid

Ragucci referenced the letter from Buck's Incorporated indicating their intent to purchase the land at the North-East corner of Roosevelt and Euclid Roads, where currently a car dealership and luggage repair shop reside. Ragucci noted Buck's is developing similar properties in Crystal Lake, Wheaton, and Glendale Heights. Ragucci stated the proposed development would include fuel stations, a convenience store which would sell liquor, and a car wash.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

Ragucci explained the proposed location actually lies within a portion of Oakbrook Terrace and Villa Park. Ragucci indicated the developer is proposing Villa Park provide the utilities to the building since the City has no utilities in the area. Ragucci stated Buck's Incorporated is requesting the City work with Villa Park on an intergovernmental agreement so that the property can be redeveloped. Ragucci indicated Buck's Incorporated has until the end of December or they will cancel their purchase of the property.

Richard McMahon with Buck's Incorporated said the proposed development lies within the jurisdiction of two (2) municipalities namely Oakbrook Terrace and Villa Park. McMahon requested Villa Park and Oakbrook Terrace execute an intergovernmental agreement. McMahon noted Villa Park can provide all utilities in the area including water, sanitary sewer, and storm sewer. McMahon stated a sales tax parity provision would need to be included in the agreement, so the gas station could compete with Thornton's. McMahon also requested a liquor license to sell beer and wine.

McMahon referenced an intergovernmental agreement between Buffalo Grove and Wheeling where the gas station resided in both municipalities. Dragan stated this agreement is on file in Building and Zoning if the Council wishes to take a look. Dragan stated Villa Park will most likely not be willing to disconnect and the City could explore a possible land exchange with Villa Park or a sales tax sharing agreement.

Esposito asked how we can work with Villa Park. Ramello replied a possible sales tax sharing agreement or land exchange. Greco said he would like to do everything he can to improve the site and asked if there are similar agreements in place. Dragan replied the City has done a land exchange with Villa Park in the past, but there are no similar agreements in place at this point.

Dragan asked for consideration that staff meet with Villa Park and then report back to the Council with a summary of the meeting. Dragan noted the development would eventually require a public hearing. Vlach said he favors the project and is anxious to see redevelopment at the property. Vlach added splitting the revenue would be fair. Thomas asked what Villa Park's position is. McMahon replied Villa Park would like to provide utilities to the site. McMahon said a deal between the two (2) entities would need to be in place by December 26, 2015.

Ragucci said he hates to give up the property and the City can look into how much it would cost to connect to our water system. Ragucci said the City's land is more valuable than Villa Park's because it is along Roosevelt Road. Ragucci said the sales tax parity provision may be difficult because the City's sales tax rate is 8.25%, while Villa Park's 7.75%. Ragucci said he is willing to speak with Villa

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

Park and see how they feel about the redevelopment. Ragucci said the proposed redevelopment is a great project. Ragucci said left turns will not be allowed out of the property next year due to some improvements along Roosevelt Road. Ragucci said the City will expedite this and get back to McMahon.

2. An Ordinance Approving A Site Plan, Granting A Special Use For Park District Facility, And Granting Variations From The Requirements Of The Zoning Ordinance For The Property Commonly Know As 1S325 Ardmore Avenue In The City Of Oakbrook Terrace, Illinois

Dragan stated the proposed ordinance is for a specific site plan granting a special use and variations for the Oakbrook Terrace Park District Heritage Park property.

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

3. A Resolution Authorizing And Approving A License Agreement For An Encroachment Of A Certain Improvement Into The Public Right-Of Way In The City Of Oakbrook Terrace, Illinois (1S325 Ardmore Avenue)

Dragan stated the proposed resolution is for a license agreement allowing an encroachment on the City's right-of-way (ROW) for the existing monument sign to remain as is.

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

4. Plumbing Code Amendment

Ramello referenced the proposed ordinance which replaces the City's current plumbing code with the Illinois Plumbing Code. Ramello asked this not be placed on the consent agenda until he hears back from the Illinois Department of Health.

The Council concurred to place this on an upcoming consent agenda contingent upon the City Attorney's go-ahead.

5. Approval Of A Video Gaming Location License And Increasing The Number of Video Gaming Terminal Licenses - Tilted Kilt 17W460 22nd Street, Oakbrook Terrace, Illinois

Ragucci noted Tilted Kilt is requesting a video gaming location license along with five (5) video gaming machines, bringing the City's total machines to 43.

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

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

6. Review Of Road Salt Purchase For 2015-2016

Ragucci stated this year's per ton price of \$60.61 represented a 26.5% decrease from last year's price of \$82.41, which will save the City about \$10,900. Marrero stated she was glad to see the decrease in road salt prices this year.

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

7. Proposed FY 2017 Budget Action Calendar

Marrero indicated every year around this time the Budget Action Calendar is determined. Marrero asked the Council to review the budget meeting dates in March and let her know if these work for them.

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

8. Approval of Change Order and Field Order No. 24R – J. Hassert Landscaping Inc. for Landscaping & Site Furnishings (Bid Package 02G)

Marrero indicated the proposed change order removed the City Hall portion and added some landscaping.

The Council concurred to approve the change order during the reconvened meeting.

9. Approval of Change Order and Field Order No. 24R – Cameo Electric, Inc. For Electrical & Fire Alarm, Voice & Data Systems, Sound/Video Systems (Bid Package 16A, 16B, 16C)

Marrero indicated the proposed change order removed the City Hall portion and added some parking lot lights and fixtures.

The Council concurred to approve the change order during the reconvened meeting.

10. Status Report Payout Number One (1): Concorde Sign & Engraving

The Council concurred to place payment number one (1) in the amount of \$7,920 to Concorde Sign & Engraving on the next consent agenda.

11. Status Report Payout Number One (1): Libertyville Tile and Carpet

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

The Council concurred to place payment number one (1) in the amount of \$27,672.30 to Libertyville Tile and Carpet on the next consent agenda.

12. Status Report Payout Number One (1): Libertyville Tile and Carpet

The Council concurred to place payment number one (1) in the amount of \$51,439.50 to Libertyville Tile and Carpet on the next consent agenda.

13. Status Report Payout Number One (1): LPS Pavement Company

The Council concurred to place payment number one (1) in the amount of \$38,283.75 to LPS Pavement Company on the next consent agenda.

14. Status Report Payout Number One (1): Oosterbaan & Sons Co.

The Council concurred to place payment number one (1) in the amount of \$32,086.18 to Oosterbaan & Sons Co. on the next consent agenda.

15. Status Report Payout Number One (1): American Door & Dock

The Council concurred to place payment number one (1) in the amount of \$30,650.40 to American Door & Dock on the next consent agenda.

16. Status Report Payout Number Two (2): CAD Contract Glazing

The Council concurred to place payment number two (2) in the amount of \$3,600 to CAD Contract Glazing on the next consent agenda.

17. Status Report Payout Number Two (2): Abbey Paving Co. Inc.

The Council concurred to place payment number two (2) in the amount of \$984.21 to Abbey Paving Co. Inc. on the next consent agenda.

18. Status Report Payout Number Two (2): Abbey Paving Co. Inc.

The Council concurred to place payment number two (2) in the amount of \$46,921.50 to Abbey Paving Co. Inc. on the next consent agenda.

19. Status Report Payout Number Two (2): Carroll Seating Company

The Council concurred to place payment number two (2) in the amount of \$52,200 to Carroll Seating Company on the next consent agenda.

20. Status Report Payout Number Three (3): Cain Millwork, Inc.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

The Council concurred to place payment number three (3) in the amount of \$94,423.34 to Cain Millwork, Inc. on the next consent agenda.

21. Status Report Payout Number Three (3): Abbey Paving Co. Inc.

The Council concurred to place payment number three (3) in the amount of \$22,442.40 to Abbey Paving Co. Inc. on the next consent agenda.

22. Status Report Payout Number Four (4): Triumph Restoration, Inc.

The Council concurred to place payment number four (4) in the amount of \$3,035.70 to Triumph Restoration, Inc. on the next consent agenda.

23. Status Report Payout Number Five (5): Nelson Fire Protection

The Council concurred to place payment number five (5) in the amount of \$15,885 to Nelson Fire Protection on the next consent agenda.

24. Status Report Payout Number Seven (7): Valley Security Company

The Council concurred to place payment number seven (7) in the amount of \$80,901 to Valley Security Company on the next consent agenda.

25. Status Report Payout Number Seven (7): Caliber Construction Company

The Council concurred to place payment number seven (7) in the amount of \$46,998.27 to Caliber Construction Company on the next consent agenda.

26. Status Report Payout Number Eleven (11): Cameo Electric

The Council concurred to place payment number eleven (11) in the amount of \$217,724.40 to Cameo Electric on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Ragucci indicated the ribbon cutting for the new Police Station will take place on Monday, October 12, 2015. The Council will also do a walk through of the new Police Station on Tuesday, September 22, 2015 prior to the meeting.

Greco asked about plowing the new permeable paver lot at the Police Station. Sarallo replied Ward is looking into purchasing some rubber edged blades and a sweeper attachment to maintain the integrity of the pavers.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

Vlach asked when the rental properties will be discussed. Ragucci said in November after we move into the new Police Station and we can hold the City Council meetings there. Vlach suggested Mark Collins, the City's Code Enforcement Officer, attend the meeting.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

1. Resolution No. 15-12: A Resolution Authorizing The Execution Of A Change Order To The Contract With J. Hassert Landscaping, Inc. For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois

Motion To Approve Resolution No. 15-12: A Resolution Authorizing The Execution Of A Change Order To The Contract With J. Hassert Landscaping, Inc. For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois was made by Alderman Thomas and seconded by Alderman Vlach.

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

Motion passed.

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, SEPTEMBER 8, 2015**

2. Resolution No. 15-13: A Resolution Authorizing The Execution Of A Change Order To the Contract With Cameo Electrical, Inc. For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois

Resolution No. 15-13: A Resolution Authorizing The Execution Of A Change Order To the Contract With Cameo Electrical, Inc. For The New Police Facility Project For The City Of Oakbrook Terrace, Illinois was made by Alderman Greco and seconded by Alderman Esposito.

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

Nays: None

Motion passed.

ADJOURN

Motion to adjourn was made by Alderman Vlach and seconded by Alderman Przychodni at 8:05PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary