

**CITY OF OAKBROOK TERRACE  
MINUTES OF THE REGULAR CITY COUNCIL AND  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, OCTOBER 8, 2019**

**I. CALL TO ORDER**

Alderman Esposito called the October 8, 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, Rada, and Vlach

Absent: Przychodni and Mayor Ragucci

Also, in attendance were City Clerk M. Shadley, City Administrator A. Marrero, and Assistant to the Mayor and City Administrator M. Sarallo, and City Attorney M. Holmes.

**III. PLEDGE OF ALLEGIANCE**

Alderman Esposito 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 24, 2019

**Motion to approve the minutes of the September 24, 2019 Regular City Council and Committee of the Whole as presented was made by Alderman Vlach and seconded by Alderman Barbari.**

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

**Motion passed.**

**VI. PUBLIC PARTICIPATION**

Resident Bob Shanahan discussed the Lions Club Holiday Tree fundraiser. Shanahan asked the Council to consider supporting this year's fundraiser and purchasing some trees to place in front of the Police Station and City Hall. Shanahan said each tree is \$28 and will be delivered Saturday, November 30, 2019.

**VII. ACTION ITEMS/CONSENT AGENDA**

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1. Payment of City Bills: October 8, 2019 In The Amount Of \$92,806.06.

**Motion to approve all the items contained on the Consent Agenda as presented for October 8, 2019 was made by Alderman Greco and seconded by Alderman Barbari.**

**Ayes: Barbari, Esposito, Greco, Rada, 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 Rada and seconded by Alderman Vlach.**

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

**Motion passed.**

**X. MAYOR RAGUCCI**

None.

**XI. COMMITTEE OF THE WHOLE CONSIDERATIONS**

1. Proposed Modifications To Chapter 154 Of The City Code.

Building and Zoning Administrator Dragan stated modifications to the City code are proposed following Mayor Ragucci's comments from a previous meeting in regards to fees for annexations, building permits, and public hearings. Permit fees for accessory structures such as sheds, sidewalks, roofs, swimming pools, decks, and driveways are proposed to be waived. However, building permits will still be required and reviewed by Building and Zoning Department and Stormwater Administrator as needed. These proposed modifications apply to the R-1 Residential Single Family Detached District, the Mixed Use District which includes Berkshire, Castle Meyers, and the R-2 Single Family Attached which includes Oliviabrook. When a homeowners association, such as Berkshire or Oliviabrook, request a building permit for common area improvements, then a building permit fee would still be required.

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Building and Zoning Administrator Dragan stated payment of building permits will still be required for new homes, new detached garages, or additions because the plan review process is very time consuming. Building and Zoning Administrator Dragan requested that the annexation fee of \$100 be deleted.

Alderman Esposito said the Council has discussed this several times about minimizing permit fees paid by residents and added that he supports the changes to the building permit fee structure. Alderman Greco inquired if the proposed changes are City-wide. Building and Zoning Administrator Dragan replied the fee will be waived for residents, but a building permit will still be required to ensure regulations are followed. Alderman Greco asked if a licensed plumber would still be required for the construction work. Building and Zoning Administrator Dragan replied yes and the contractor must be registered with the City. Alderman Greco said he supported the changes to the building permit fees. Alderman Vlach asked what impact this will have on Building and Zoning revenues. Building and Zoning Administrator Dragan said based upon the last fiscal year revenues, the City could lose approximately \$10,000 in residential building permits and public hearing fees. Alderman Rada asked for clarification on how the fee waiver applies to the inside and outside of existing structures. Building and Zoning Administrator Dragan said for example if you are finishing off the basement or adding a deck, a building permit would still be required, but no fees assessed for residents. Alderman Rada surmised that unless it is a new structure, no building permit fees will be assessed.

Building and Zoning Administrator Dragan said the other issue is the required construction site work signs. Currently the permit card must be placed in the window and the construction signs must also be posted. Building and Zoning Administrator Dragan noted that construction site signs are usually stolen and contractors and homeowners do not sell the signs back to the City as they are supposed to. Building and Zoning Administrator Dragan asked if the City Council is agreeable, staff thinks this paragraph in the City Code should be deleted because the construction signs often disappear. Alderman Greco said he does not understand why the City would eliminate this requirement and suggested assessing higher fees for the construction signs. Building and Zoning Administrator Dragan said the City sells the construction signs to the contractors for \$60 and the signs are often stolen. The contractors are not happy that the City requires these signs. Alderman Greco said he was happy to require the construction signs only for commercial projects.

The Council concurred to only require the construction site signs for commercial properties.

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

2. Adoption Of The 2018 International Energy Conservation Code.

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Building and Zoning Administrator Dragan noted the State of Illinois adopted the 2018 International Energy Conservation Code effective July 1, 2019. Based upon this, the City Code must be modified to adopt the most current Energy Code as adopted by the State of Illinois. The State of Illinois mandated enforcement effective September 1, 2019. Alderman Esposito asked what has changed in the new guidelines. Building and Zoning Administrator Dragan replied there are not many changes from the previous code.

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

3. Business District Debt Service Bond Payoff (2010 A&B).

Financial Analyst Haslett stated back in March during the budget meetings, the Council discussed the early pay-off of the 2010 A&B Business District bonds with excess fund reserves from the General Fund. Last year at this time, the City paid off the remaining Water bonds with excess General Fund reserves. The 2010 A&B Business District bonds are callable on December 15, 2019 and through paying these off early, the City will save \$1,008,460 in interest costs. The proposed ordinance includes a \$2.95 million transfer from the General Fund to the 2010 Business District Fund. Even with transferring these funds the City will have more than sufficient reserves on hand amounting to 66% of FY 2020 budgeted revenues. Also, after the 2010 Business District bonds are paid-off the City will only have \$6,085,000 in outstanding debt.

City Administrator Marrero discussed the remaining bond issues in the Business District Fund. The 2012 A Business District bonds are callable in December of 2020, while the 2012B bonds are callable on December 15, 2022. City Administrator Marrero said staff is projecting that these bonds, which mature in FY 2031 could also be paid off early in FY 2026. City Administrator Marrero indicated if the City did not pay-off the 2010 bonds early, the City would be facing a deficit in the Business District Fund, so this is a good for the City.

Alderman Esposito said to eliminate this interest cost is good for the City. Alderman Greco said he was proud of the City efforts regarding paying-off these bonds early, which is something that most municipalities are unable to do. Alderman Vlach said the early bond pay-off will help the City in the event a major retailer closes. Alderman Vlach asked what the interest rates were on these bond issues. Haslett responded she will get back to him with this information.

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

**XII. COUNCIL MEMBER COMMENTS**

Alderman Greco said he likes the idea of the City purchasing some trees from the Lions Club fundraiser. Alderman Greco suggested that rather than placing the holiday trees in front of the Police Station and City Hall, he would rather see the City purchase some trees from the Lions

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Club for needy families. Alderman Rada updated the Council on the proposed development at Berkshire on the portion of land that is located in unincorporated DuPage County. Alderman Rada indicated the development is going the City's way, primarily due to the assistance provided by Mayor Ragucci and Building and Zoning Administrator Dragan. Alderman Rada indicated the developer is addressing their concerns and negotiations are underway regarding the proposed development's use of Berkshire's private streets.

**XIII. CITY ATTORNEY HOLMES**

None.

**XIV. CITY CLERK SHADLEY**

None.

**XV. CITY ADMINISTRATOR MARRERO**

City Administrator Marrero said the photographer will be here at 6PM before the next meeting on Tuesday, October 22, 2019 for the City Council photo session. City Administrator Marrero noted the FY 2021 budget materials were distributed to department heads today.

**XVI. RECONVENE THE CITY COUNCIL MEETING**

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

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

**Motion passed.**

**XVII. OLD BUSINESS**

None.

**XVIII. RECESS TO EXECUTIVE SESSION**

**Motion To Recess To Executive Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act was made by Alderman Greco and seconded by Alderman Barbari.**

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

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**Motion passed.**

**XIX. EXECUTIVE SESSION**

1. Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act.

*See separate minutes.*

**XX. RECONVENE THE REGULAR MEETING**

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

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

**Motion passed.**

**XXI. NEW BUSINESS**

1. Motion To Approve Certain Closed Session Minutes From November 2018 to June 2019.

**Motion To Approve Certain Closed Session Minutes From November 2018 to June 2019 was made by Alderman Vlach and seconded by Alderman Barbari.**

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

**Motion passed.**

2. Resolution No. 19-15: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2019 Of The City Council Of The City Of Oakbrook Terrace, Illinois.

**Motion To Approve Resolution No. 19-15: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2019 Of The City Council Of The City Of Oakbrook Terrace, Illinois was made by Alderman Vlach and seconded by Alderman Rada.**

**Ayes: Barbari, Esposito, Greco, Rada, and Vlach**

**Nays: None**

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**Motion passed.**

**ADJOURN**

**Motion to adjourn was made by Alderman Rada and seconded by Alderman Greco at 7:52PM.**

**Motion carried unanimously.**

Submitted,

Aileen Haslett, Recording Secretary