

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, OCTOBER 23, 2018**

I. CALL TO ORDER

Mayor Ragucci called the October 23, 2018, Regular and Committee of the Whole Meeting of the City Council to order at 7:01 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 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 October 23, 2018

Motion to approve the minutes of the October 23, 2018 Regular City Council and Committee of the Whole as presented was made by Alderman Vlach and seconded by Alderman Swartz.

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

Alderman Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: October 23, 2018 In The Amount Of \$136,328.93.

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2. Treasurer's Report September 2018.
3. Personnel & Payroll Report September 2018.
4. Ordinance No. 18-41: An Ordinance Regarding Dental Clinics (Up To 6,000 Square Feet), 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.
5. Ordinance No. 18-42: An Ordinance Granting A Special Use Permit For A Dental Clinic (Up To 6,000 Square Feet) In The B-3 General Retail District For The Property Commonly Known As One Parkview Plaza In The City of Oakbrook Terrace, Illinois.
6. Ordinance No. 18-43: An Ordinance Amending The Provisions Of Section 33.065 Entitled "Compensation; Expenses Of Technical Advice Or Services" Of Chapter 33 Entitled "Departments, Boards And Commissions" Of Title III Entitled "Administration" Of The Code Of The City Of Oakbrook Terrace, Illinois.
7. Resolution No. 18-19: A Resolution To Approve And Authorize The Execution Of A Professional Engineering Services Agreement By And Between Christopher B. Burke Engineering, Ltd. And The City Of Oakbrook Terrace For The Design, Permitting, Grant Application Assistance And Construction Engineering Services For The Spring Road Tributary Stabilization, Eisenhower To Leahy Roads, Oakbrook Terrace, DuPage County, Illinois.

Motion to approve all the items contained on the Consent Agenda for October 23, 2018 as presented was made by Alderman Thomas and seconded by Alderman Esposito.

**Alderman Ayes: Esposito, Greco, Przychodni, Swartz, Thomas, and Vlach
Alderman 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 Przychodni and seconded by Alderman Greco.

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

Motion passed.

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X. MAYOR RAGUCCI

Mayor Ragucci recommended the appointment of Patricia E. Freda to the Planning & Zoning Commission for a term to expire in 2019 to replace outgoing member Steve Schneider. Mayor Ragucci stated tonight was Alderman Swartz's last meeting. Mayor Ragucci presented Alderman Swartz's with a plaque and thanked him for his years of service to the City.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Presentation From The Hotel Commission.

Don Hill, of the Hilton Hotel properties and Chair of the Hotel Commission, introduced Claudia Smolik, Director of Sales for the Staybridge Suites. Hill said Smolik has provided great input at the Hotel Commission meetings.

Don Hill updated the Council on the 2018 Quarter Three (3) performance for the City's hotels. Hill reported for the month of September, Oakbrook Terrace had the second highest occupancy percentage at 77.2% just behind Warrenville's 82.9%. Also for September the average daily rate grew by 8%. The City's hotels are leading all DuPage hotels on year-to-date occupancy with 73.7%. However, the year-to-date revenue per available room decreased by .3%. Overall the City's hotel are feeling the impact of McDonald's corporate headquarters absence.

Hill noted during his last Council report, the possibility of shuttle service to local attractions was suggested. Shuttle services are currently provided by all the City's hotels. However, Hill said the Commission will be discussing the possibility of offering a complimentary airport shuttle as a way to make the City's hotels stand out. Hill will be signing-off on all DCVB invoices before they are submitted to the City for payment. The Commission will be including some holiday hotel stay offerings in the upcoming City newsletter. The Commission is discussing using the triple AAA platform for next year's second quarter. Hill invited all the Council members to the first chili cook-off next Thursday, November 1, 2018. The Hilton Suites will be competing against other local area hotels.

Beth Marchetti, Executive Director of the DCVB, updated the Council on the current activities of the DCVB. Marchetti discussed the DuPage Tourism Grant program whereby members can apply for grant funds to bring new meetings and conferences to the area. To date, the DCVB has awarded \$94,147 resulting in 19,776 booked rooms and an economic impact of \$21,085,789. Marchetti discussed the new hotels opening in Chicago which will force more competition in Chicago thereby lowering rates. These lowered rates could have trickle-down effect on the City's hotels as well. Marchetti said in response to this the DCVB is working on more aggressive and creative marketing

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campaigns. Mayor Ragucci said the DCVB is going a great job and thanked her for her efforts.

2. Letter Of Recommendation – 1901 S. Meyers Road.

Dragan stated a public hearing was held before the Planning and Zoning Commission to consider the request by Advocate Health and Hospitals Corporation for a modification to the Planned Unit Development (PUD) and an exception from the Zoning Ordinance in order to allow the installation of an emergency power generator. This new tenant will occupy the entire 4th floor of the building located at 1901 South Meyers Road. There are currently two (2) other generators located on the east side of the building. The proposed generator with an enclosure is 90 square feet and 8 feet in height. The applicant is requesting to remove an existing tree and a new tree will be planted at the south east corner of the building. Although the request for the installation of the generator is an insubstantial change to the PUD site plan, exceptions from the requirements of the Zoning Ordinance are needed to allow a 3 ½ feet in height wall instead of the 8 feet and to allow a 3½ feet landscape buffer on the west side of the generator instead of the 6 feet. The Planning and Zoning Commission voted in favor of the petitioner's request. David Weinschreider of Advocate Health displayed some renderings of the proposed generator and the landscaping plan.

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

3. Proposed Amendments To The Massage License Ordinance (Chapter 119).

City Administrator Marrero stated a committee has been formed to review the Zoning portion of the Code and as part of this review process staff will be recommending some changes to other portions of the Code. Marrero referenced the memorandum from the Assistant to the Mayor and Administrator Sarallo regarding massage licenses. City Administrator Marrero said the City's massage ordinance mirrors most of the surveyed communities. However, there were two (2) areas that stood-out that staff is recommending changes to including:

1. the removal of Section 119.04B(2)(g) because staff feels it is unnecessary to request three (3) references as no other municipalities require this; and,
2. adding language to Section 119.04 A(5) and A(6) requiring a copy of state license be provided.

The Council concurred to place these amendments on the next consent agenda.

4. Update To Oakbrook Terrace Holding, LLC Project (Former Burger King Site).

City Administrator Marrero referenced the correspondence from Mark Daniel, attorney for Oakbrook Terrace Holding LLC, requesting a six (6) month extension because the

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development will not be completed by October 31, 2018. The extension applies to the water main construction which is expected to be completed by November 15, 2018. The developer is hopeful the project will be completed by December 2018.

XII. COUNCIL MEMBER COMMENTS

The Council thanked Alderman Swartz for his service and expressed their well wishes for his future travels. Alderman Esposito said when he attended the fall festival he received a lot of compliments about the residential street resurfacing project. Alderman Greco thanked staff for their efforts for the street resurfacing project.

Alderman Swartz shared how he first became an Alderman. Alderman Swartz said resident Bob Shanahan approached him about the Alderman opening in Ward Three. Alderman Swartz right around this time his home was broken into and a couple days later Mayor Ragucci stopped by his home to offer some reassurance. Alderman Swartz said Mayor Ragucci's visit showed how much he deeply cares about the City. Alderman Swartz said what he appreciates the most about the Council is that behind every decision the top priority is always what is best for the City. Alderman Swartz indicated he has been impressed with City Administrator Marrero's budget presentations. Alderman Swartz indicated he has been impressed with all the work that Building and Zoning Administrator Dragan has done. Swartz stated Assistant to the Mayor and Administrator Sarallo has been a good person to work with and the City is in good hands with City Attorney Ramello.

XIII. CITY ATTORNEY RAMELLO

City Attorney Ramello said it has been a pleasure to work Alderman Swartz.

XIV. ASSISTANT TO THE MAYOR AND ADMINISTRATOR SARALLO

Assistant to the Mayor and Administrator Sarallo stated it has been a pleasure getting to know Alderman Swartz and wished him well.

XV. CITY ADMINISTRATOR MARRERO

City Administrator Marrero said Alderman Swartz will be missed and hopes he enjoys his travels. City Administrator Marrero said there have been several coyote sightings throughout the City and added a pamphlet regarding coyotes will be delivered to every residential mailbox.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Motion passed.

XVII. OLD BUSINESS

None.

ADJOURN

**Motion to adjourn was made by Alderman Greco and seconded by Alderman Swartz at
8:05PM.**

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary