

**CITY OF OAKBROOK TERRACE
MINUTES OF THE REGULAR CITY COUNCIL AND
COMMITTEE OF THE WHOLE MEETING
TUESDAY, APRIL 12, 2016**

I. CALL TO ORDER

The Mayor called the April 12, 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 Thomas, Alderman Vlach, and Mayor Ragucci

Absent: Alderman Swartz

Also in attendance were City Clerk M. Shadley, 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. Budget Meeting Minutes of March 16, 2016
2. Regular Meeting Minutes Of March 22, 2016.

Motion to approve the minutes of the March 16, 2016 Budget Meeting and the March 22, 2016 Regular City Council and Committee of the Whole as presented was made by Alderman Przychodni and seconded by Alderman Esposito.

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

Nays: None

Motion passed.

VI. PUBLIC PARTICIPATION

None.

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VII. ACTION ITEMS/CONSENT AGENDA

1. Payment of City Bills: April 12, 2016 In The Amount Of \$134,456.70.
2. Appointment of Douglas Jackson To The Planning And Zoning Commission For A Term To Expire On June 1, 2018.
3. Approval of Uncle Bub's Catering for July 4, 2016.

Motion to approve all the items contained on the Consent Agenda for April 12, 2016 as presented was made by Alderman Vlach and seconded by Alderman Thomas.

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

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

Nays: None

Motion passed.

X. MAYOR RAGUCCI

None.

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Letter Of Recommendation – 17W376 Karban Road.

Building and Zoning Administrator Dragan stated the homeowners at 17W376 Karban Road plan to demolish the exiting deck located in the rear of the house and build a one story 586 square feet addition and a new deck totaling 492

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square feet. Building and Zoning Administrator Dragan said the homeowners are requesting a variation from the maximum allowable lot coverage of 40% to allow lot coverage of 56.3%. Building and Zoning Administrator Dragan noted the homeowners are also requesting permission for a seven (7) feet side yard variation as well as a variation to permit a deck to extend two (2) feet and three (3) inches into the minimum side yard of 10 feet.

Building and Zoning Administrator Dragan said the Planning and Zoning Commission reviewed the petitioners request and recommended approval. The Mayor said he supported the request and the Council concurred to place this on the next consent agenda. Building and Zoning Administrator Dragan requested the homeowners be allowed to submit for the permit as soon as possible so that it can be issued when the ordinance is approved at the next meeting. The Council concurred to allow the homeowners to proceed with the permit process.

2. An Ordinance Decreasing The Number Of Class “A” Liquor License (1919 South Meyers – Volare).

The Mayor said since Volare went out of business the number of Class “A” liquor licenses must be decreased from 23 to 22. The Council concurred to place this on the next consent agenda.

3. Impact Donation Refunding of Fees to Developer.

Consultant Haslett stated back in November of 2004 the Council approved an ordinance for Regency Place’s cash contribution in lieu of land donation. Consultant Haslett reported Regency Place paid the City \$409,560 on December 22, 2005. Consultant Haslett noted the City has been holding these funds in an agency fund since this time. Consultant Haslett explained that December 22, 2015 marked the 10 year point, at which point the City is required to return the monies to the developer if the money is not expended for permitted purposes within 10 years from the date of receipt.

Consultant Haslett noted staff met with the York Center Park District last fall to remind them of the deadline and as of now the City has not heard from the York Center Park District. Consultant Haslett noted the City Attorney completed a title search on the property to determine the current owner of record. Alderman Vlach asked if the money was kept in a separate fund. Haslett replied yes the money has been held by the City for the past 10 years in an agency fund. Vlach asked about the interest. Consultant Haslett responded the City was allowed to retain the interest earnings on the account and she will provide the total interest income earned by the City over the past 10 years.

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The Mayor said the City spoke with the York Center Park District regarding this matter. Alderman Greco expressed disappointment that this money will not be spent on open space. Alderman Greco asked why this money can only be spent by York Center. The Mayor replied the park was originally going to go by the Krilich property before they de-annexed. The Council concurred to place this on the next consent agenda.

4. City Hall Renovation Proposals.

Administrator Marrero said even with the elimination of the full City Hall renovation, it is apparent that City Hall is still in need of some repairs. Administrator Marrero said the plan has always been to move staff upstairs from the basement for a safer work environment. Administrator Marrero said over the past several weeks, staff met with several contractors to review their renovation proposals.

Administrator Marrero said the FGM and the MJK proposals included floor plans very similar to the existing floor plan. Administrator Marrero said FBG Corporation offered the most sensible floor plan as well as the lowest cost. Administrator Marrero explained the FBG plan involves the removal of many walls to create an open office area. Administrator Marrero also noted a break room will be added to the upstairs.

Mack Marshall of FBG Corporation stated many city halls now include more of an open floor plan. Marshall noted no work will be completed in the basement and all the windows will be replaced. Alderman Vlach asked where Building and Zoning Department will be. Administrator Marrero replied staff members will be located in the general office area, while the Building and Zoning Administrator will be in a nearby office. Alderman Esposito said he favored FBG's open floor plan compared to the other proposals. Alderman Esposito asked about the bulk of the work. Marshall replied there will be a lot of demolition with the former jail cells. Marshall said the majority of the work is the renovation of the restrooms and the break room.

Alderman Thomas asked if it was realistic to spend roughly \$400,000 on 8,000 square feet for about 12 people to work in. Administrator Marrero said we certainly want to move staff upstairs from the basement. Administrator Marrero said the FBG Corporation included a new fire panel as well. Alderman Greco said he supported the layout and almost makes it feel like a new city hall. Alderman Esposito said this renovation project will cost roughly per \$48 per square foot, compared to the remodeling project he worked on at his company that cost \$50 per square feet. Alderman Thomas said he is not arguing the cost, but can we justify the project.

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Mayor Ragucci said for safety reasons it is time to move forward with the project. Mayor Ragucci stated the City has the money dedicated for this project and once it is completed the City is set for the next generation. Alderman Thomas said he will support the project. Administrator Marrero noted by not completing the full construction project as originally planned the City has saved \$1.9 million. Administrator Marrero said the project will serve our needs and the floor plan includes room for growth. Alderman Greco asked if the Council could get a peak before the final plans are completed. Administrator Marrero replied yes.

Alderman Greco asked if the project will be phased or if the City would require trailers. Marshall replied there should be little impact on the staff and the project will be phased in beginning with the renovation of the former Police Department. Marshall added FBG will finish one side of the building and then move to the other. The Council concurred to place this on the next consent agenda.

XII. COUNCIL MEMBER COMMENTS

Alderman Esposito asked if the City is making progress with hiring an additional inspector. The Mayor replied yes. Alderman Esposito expressed concern over residents leaving garbage in front of their homes prior to garbage pickup days. Alderman Greco said he was happy to hear Building and Zoning is working towards digitizing files and volunteered to help with the project. Alderman Thomas asked if the Hasset Express at 18W100 on 22nd Street is just for office space. Dragan replied Hasset is relocating from Elmhurst in June and taking over 15,000 square feet.

Alderman Thomas asked when the house on Halsey, *that the Oakbrook Terrace Fire District did some training on*, will be demolished. Building and Zoning Administrator Dragan said the house is set for demolition as soon as the permit for the new house is completed. Mayor Ragucci said the Fire District can do training; as long as the demolition will take place in due time. Thomas suggested using the Council member titles along with their names when transcribing the minutes. Mayor Ragucci said we will address this.

XIII. CITY ATTORNEY RAMELLO

None.

XIV. CITY CLERK SHADLEY

None.

XV. CITY ADMINISTRATOR MARRERO

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None.

XVI. RECONVENE THE CITY COUNCIL MEETING

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

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

Nays: None

Motion passed.

XVII. OLD BUSINESS

None.

XVIII. RECESS TO EXECUTIVE SESSION

Motion to recess to Executive Session to discuss pay and benefits for certain classes of employees was made by Alderman Vlach and seconded by Alderman Esposito.

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

Nays: None

Motion passed.

XIX. EXECUTIVE SESSION

1. Pay & Benefits For Certain Classes Of Employees

See separate minutes.

XX. RECONVENE THE CITY COUNCIL MEETING

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

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

Nays: None

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Motion passed.

XXI. NEW BUSINESS

None.

ADJOURN

Motion to adjourn was made by Alderman Thomas and seconded by Alderman Vlach at 8:23PM.

Motion carried unanimously.

Submitted,

Aileen Haslett
Recording Secretary