

City of Oakbrook Terrace

*City Hall
17W275 Butterfield Road
Oakbrook Terrace, IL 60181
www.oakbrookterrace.net*



City Council Meeting Minutes

Tuesday, December 10, 2024
7:00 PM

City Council Board Room

Oakbrook Terrace City Council

Mayor Paul Esposito

City Clerk Michael Shadley

Ward 1

Alderman Charlie Barbari

Alderman Joseph Beckwith

Ward 2

Alderman Frank Vlach

Alderman Dennis Greco

Ward 3

Alderman Bob Rada

Alderwoman Mary Fitzgerald

I. CALL TO ORDER

Mayor Esposito called the December 10, 2024, 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 City Council members in attendance:

Present: Barbari, Beckwith, Fitzgerald, Greco, Rada, and Mayor Esposito

Absent: Vlach

Also in attendance: City Administrator J. Ritz, Assistant to the City Administrator A. Raffel, Community Development Director M. Headley, Public Services Director C. Ward, Finance Director T. Walker, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

Mayor 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 November 26, 2024
2. Executive Session Meeting Minutes of May 14, 2024
3. Executive Session Meeting Minutes of July 9, 2024
4. Executive Session Meeting Minutes of August 13, 2024
5. Executive Session Meeting Minutes of August 27, 2024
6. Executive Session Meeting Minutes of October 8, 2024
7. Executive Session Meeting Minutes of October 22, 2024

Motion to approve the November 26, 2024, minutes of the Regular City Council and Committee of the Whole, Executive Session Meeting Minutes of May 14, 2024, Executive Session Meeting Minutes of July 9, 2024, Executive Session Meeting Minutes of August 13, 2024, Executive Session Meeting Minutes of August 27, 2024, Executive Session Meeting Minutes of October 8, 2024, and Executive Session Meeting Minutes of October 22, 2024, as presented, was made by Alderwoman Fitzgerald and seconded by Alderman Greco. Roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada

Nays: None

Absent: Vlach

Motion passed.

VI. PUBLIC PARTICIPATION

None

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment Of City Bills: December 10, 2024, In The Amount Of \$254,431.23.
2. Treasurer’s Report: November 2024
3. Personnel & Payroll Report: November 2024
4. Resolution No. 24–12: A Resolution Designating The City Council Meeting Schedule For The City Of Oakbrook Terrace, Illinois.
5. Ordinance No. 24–46: An Ordinance Amending The Codes And Regulations Governing The Construction Of Buildings And Structures Of The Code Of Oakbrook Terrace, Illinois.

Motion to approve the Action Items/Consent Agenda of December 10, 2024, Regular City Council and Committee of the Whole was made by Alderman Beckwith and seconded by Alderman Barbari. Roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada
Nays: None
Absent: Vlach

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 Beckwith. An acclamation vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada
Nays: None
Absent: Vlach

Motion passed.

X. MAYOR ESPOSITO

1. Mayor Esposito reminded everyone about the Children’s Holiday Party, which will be held on December 13th from 6:00 p.m. to 9:00 p.m. at Stella May Swartz School.
2. Mayor Esposito announced that City Hall will be closed on Tuesday, December 24th, and Wednesday, December 25th, in observance of the Christmas holiday, as well as on January 1st for New Year's Day.
3. Mayor Esposito invited anyone interested in helping fill luminaires to join in, noting that Public Services will be setting them up on Monday, December 23rd.
4. Mayor Esposito wished everyone a happy holiday season.

XI. COMMITTEE OF THE WHOLE

1. Presentation By Foster & Foster For The Actuarial Valuation For FY 2024:

Mayor Esposito stated that President/Principal Actuarial Consultant Jason Franken from Foster & Foster would present the actuarial valuation for 2024.

President and Principal Actuarial Consultant Jason Franken presented the actuarial valuation results of the police pension fund conducted on May 1, 2024, to the City Council. He noted that the recommended contributions are trending downward due to changes in the market and a decrease in the number of police members. Mr. Franken also discussed the differences between Tier 1 and Tier 2 benefits, which impact contributions, as well as the unfunded liability and fund ratio.

Alderman Rada asked for clarification on changing Tier 2 benefits to Tier 1.

Item was informational only.

2. Review Of The Proposed Tax Levy Ordinance:

Mayor Esposito stated that Finance Director Tanya Walker was present to answer any further questions regarding the proposed tax levies discussed during the November 12th City Council meeting and the recent presentation by Foster and Foster.

No questions were asked.

Item moved to the Reconvene For The City Council for approval.

3. Review Of Various Property Tax Abatement Ordinances:

Mayor Esposito stated draft Property Tax Abatement Ordinances 24-48 and 24-49 are presented annually until the bonds are paid off. He explained that the city abates all property taxes that would be extended to pay annual debt services.

No questions were asked.

Item moved to the Reconvene For The City Council for approval.

4. Letter Of Recommendation – Text Amendments:

Mayor Esposito asked the City Council to review the Interdepartmental Memo prepared by Community Development Director Headley regarding text amendments regarding medical labs and solar panels.

Community Director Headley provided additional information about special-use solar panels, stating that they would only be permitted in commercial districts through a special permit. She also explained that the proposed text amendments would allow medical use laboratories to be treated the same as other medical services. Community Development Director Headley mentioned that the Planning and Zoning Commission reviewed the request and recommended its approval. The motion was passed with a unanimous vote of 7-0.

Alderman Beckwith asked if residential solar panels needed to be updated.

Alderman Rada inquired whether staff will be inspecting the solar panels after installation to ensure compliance with the City Code.

Item moved to the next Consent Agenda for approval.

5. Recommendation – SCADA Bid Results And Award:

Mayor Esposito requested that the City Council review the interdepartmental memo prepared by Public Services Director Ward, which pertains to the SCADA system, the bid opening, and vendor approval.

Public Services Director Ward provided an update on the SCADA system, including his selected vendor, the approval of budgeted funds, the project timeline, and the installation process.

Alderwoman Fitzgerald inquired whether the city had previously worked with this vendor and what contingency funds had been set aside for the project.

Alderman Greco asked how long the system would be offline during installation.

Alderman Rada wanted to know the age of the current system and whether all components would be replaced.

Item moved to the next Consent Agenda for approval.

6. Redevelopment Of Robinette Property – Status Update:

Mayor Esposito noted that Mr. Jason Robinette was present to provide the City Council with an update on the sale and redevelopment of the Robinette Property located on Illinois Route 83. He also mentioned that President Bill Keeley from Keeley Construction and Executive Vice President Kelly Disser from NAI Hiffman were in attendance to address any questions.

Mr. Robinette provided an update on the family and the future of the Robinette property. He mentioned that they have dedicated significant time and effort to determine the best approach for redeveloping the property located on Illinois Route 83. Executive Vice President Kelly Disser also addressed the City Council regarding the proposed project and the details of the development plan. He also clarified the meetings that have been held with the Village of Villa Park, DuPage County, and Illinois Department of Transportation.

Alderman Beckwith asked if some of the property would stay within the Robinette Property.

Alderman Rada asked what the occupancy rate with warehouses in DuPage County was.

Alderwoman Fitzgerald inquired about the intersection of Illinois Route 83 and Frontage road in front of Walmart. She asked whether the Robinette development includes plans to relocate the intersection and if Oakbrook Terrace could be involved in the design of the new intersection.

Alderman Greco requested further clarification on the warehouse's intended use and the types of tenants they wish to attract.

Item was informational only.

7. Discussion Of Traffic Patterns On MacArthur Drive:

Mayor Esposito opened the discussion regarding MacArthur Drive to the City Council.

Alderman Greco reported that there was an incident on IL Route 83 that required a shutdown of traffic that caused traffic to flow into the neighborhood. He inquired whether the police had established protocols to manage situations like this.

Alderman Beckwith asked about the installation of the new and updated signage.

Item was informational only.

XII. COUNCIL MEMBER COMMENTS

Alderman Barbari wished everyone a happy holiday season.

Alderman Beckwith inquired about the zoning regulations related to the sale of the church.

Alderman Rada wished everyone a happy holiday season.

XIII. CITY ATTORNEY RAMELLO

City Attorney Ramello wished everyone a happy holiday season.

XIV. DEPUTY CLERK RAFFEL

Deputy Clerk Raffel wished everyone a happy holiday season.

XV. CITY ADMINISTRATOR RITZ

1. City Administrator Ritz gave an update on the sale of city surplus vehicles.
2. City Administrator Ritz provided an overview on the number of FOIA requests the City has received and the outcomes for 2024.
3. City Administrator Ritz let City Council know about the number of grants applied for and the amount the City has been awarded in 2024. He also advised that we still have a number of grant applications that were submitted back in 2023 that we are still waiting on for possible approval.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Beckwith and seconded by Alderman Rada. An acclamation vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada

Nays: None
Absent: Vlach

Motion passed.

XVII. NEW BUSINESS

1. Ordinance No. 24-47: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,109,553 For The Fiscal Year Beginning May 1, 2024, And Ending April 30, 2025, For The City Of Oakbrook Terrace, DuPage County, Illinois

Motion to Approve Ordinance No. 24-47: An Ordinance For The Levying, Assessment And Collection Of Taxes In The Amount Of \$1,109,553 For The Fiscal Year Beginning May 1, 2024, And Ending April 30, 2025, For The City Of Oakbrook Terrace, DuPage County, Illinois, was made by Alderman Beckwith and seconded by Alderman Greco. A roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada
Nays: None
Absent: Vlach

Motion passed.

2. Ordinance No. 24-48: An Ordinance Abating The Tax Heretofore Levied For The Year 2024 To Pay Debt Service On \$1,900,000 Of General Obligation Refunding Bonds, Series 2021, Of The City Of Oakbrook Terrace:

Motion to Approve Ordinance No. 24-48: An Ordinance Abating The Tax Heretofore Levied For The Year 2024 To Pay Debt Service On \$1,900,000 Of General Obligation Refunding Bonds, Series 2021, Of The City Of Oakbrook Terrace, was made by Alderwoman Fitzgerald and seconded by Alderman Beckwith. A roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada
Nays: None
Absent: Vlach

Motion passed.

3. Ordinance No. 24-49: An Ordinance Abating The Tax Heretofore Levied For The Year 2024 To Pay Debt Service On The \$3,695,000 Of General Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace:

Motion to Approve Ordinance No. 24-49: An Ordinance Abating The Tax Heretofore Levied For The Year 2024 To Pay Debt Service On The \$3,695,000

Of General Obligation Refunding Bonds, Series 2013 Of The City Of Oakbrook Terrace, was made by Alderman Beckwith and seconded by Alderman Barbari. A roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Greco, and Rada
Nays: None
Absent: Vlach

Motion passed.

XVIII. OLD BUSINESS

None

ADJOURN

Motion to adjourn was made by Alderman Beckwith and seconded by Alderman Barbari at 8:37 P.M.

Acclamation vote was made with all Ayes.

Motion carried unanimously.

Respectfully submitted,



Amy Raffel, Recording Secretary

Attested:



Michael Shadley
City Clerk

Next Regular City Council meeting is January 14, 2025

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the City of Oakbrook Terrace meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the Executive Offices at 17W275 Butterfield Road, Oakbrook Terrace, Illinois 60181, or call (630) 941-8300 in advance of the meeting to inform them of their anticipated attendance.