

City of Oakbrook Terrace

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



City Council Regular Meeting Agenda

Tuesday, April 8, 2025 at 7:00 PM

Council Chambers - City Hall - 17W261 Butterfield Road



CITY COUNCIL REGULAR MEETING AGENDA

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Mayor Paul Esposito

City Council Members: City Clerk Michael Shadley

Ward 1: Alderman Charlie Barbari and Alderman Joseph Beckwith

Ward 2: Alderman Frank Vlach and Alderman Dennis Greco

Ward 3: Alderman Bob Rada and Alderwoman Mary Fitzgerald

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. ADDITIONS OR DELETIONS TO THE AGENDA**
- V. APPROVAL OF MINUTES - CHANGES OR CORRECTIONS**
 - 1. Meeting Minutes of March 11, 2025
- VI. PUBLIC PARTICIPATION**
- VII. ACTION ITEMS / CONSENT AGENDA**
 - 1. **Payment of City Bills:** April 8, 2025 \$191,859.72
 - 2. **Ordinance No. 25 -11** Ordinance Approving and Authorizing the Publication of the Official Zoning Map of the City of Oakbrook Terrace, Illinois – 2025;
The Illinois Municipal Code requires the City to publish our zoning map on an annual basis, no later than March 31st if there were any changes in the preceding year. As a result of the recent annexations of the Salvation Army site and 1S122 Buttercup Lane, there were changes to the official map this year.
 - 3. **Ordinance No. 25 -12** Ordinance Approving and Authorizing the Publication of the Official Ward Map of the City of Oakbrook Terrace, Illinois - 2025.

The Illinois Municipal Code authorizes cities to update their official ward map due to new territory being annexed. Due to the annexations of the Salvation Army site and 1S122 Buttercup Lane, the ward map is proposed to be amended to include the new territory.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

IX. RECESS TO COMMITTEE OF THE WHOLE

X. MAYOR ESPOSITO

1. Appointment and consent of the Appointment of Michael Sarallo

XI. COMMITTEE OF THE WHOLE

1. Request to Waive Permit Fees- Oakbrook Terrace Park District

The Oakbrook Terrace Park District is planning some improvements at the Lake View Nature Center (17W063 Hodges Rd). They are preparing to replace the siding, soffit, fascia, and gutters at the Center.

Pursuant to Section 154.11 of the City Code, the Park District is requesting that their building permit fees be waived. Cost of construction for this project is estimated to be \$22,000. The fee would be \$220. Please see attached letter from Oakbrook Terrace Park District Executive Director Shannon Elsey.

Recommended Action: If the Council is in favor of the request, the City Attorney shall be directed to prepare the Ordinance to be placed on the subsequent Consent Agenda for approval.

2. Veto of An Ordinance Amending the Provisions of Section 32.011 entitled "Duties" of Chapter 32 Entitled "Officers and Employees" of Title III Entitled "Administration" of the Code of the City of Oakbrook Terrace, Illinois

3. An Ordinance to Approve and Authorize the Execution of the Investigative Service Agreement and Addendum for the City of Oakbrook Terrace - Clarity One Solutions, LLC.

On February 18, 2025, Jim Ritz signed an Investigative Service Agreement prepared by Clarity One Solutions LLC to authorize the investigation of the Victoria Johnson labor grievance. Section 30.70(a)(1) of the Code of Oakbrook Terrace, Illinois, requires that the requirements to be met and the means and methods to be used in procuring the Consultant's services be determined by the City Administrator with the concurrence of the City Council. the Investigative Service Agreement prepared by Clarity One Solutions LLC fails to comply with Illinois and city ordinances in various respects and is generally unenforceable. Clarity One

Solutions LLC began their investigation after Jim Ritz signed the Investigative Service Agreement, but the City Council has never concurred on the Investigative Service Agreement. Clarity One Solutions LLC has stopped its investigation, but has sent the city an invoice for \$5,962.50 for its services prior to stopping the investigation. To remedy the deficiencies in the Investigative Service Agreement, I prepared an Addendum to the Investigative Service Agreement and a Consultant's Certification along with a letter of explanation and submitted them to Thomas Kotlowski at Clarity One Solutions LLC.

Recommended Action: If the Council concurs with this agreement, then the draft resolution will placed on the subsequent agenda.

4. Draft Ordinance Authorizing Execution of a Legal Services Payment Agreement by and between Ekl, Williams & Provenzale, LLC and the City of Oakbrook Terrace; and

Section 2-302 of the Local Governmental and Governmental Employees Tort Immunity Act authorizes and Section 32.005 of the Code of Oakbrook Terrace, Illinois requires the City to indemnify Chief of Police and the Deputy Chief of Police for, among other costs, their reasonable attorney's fees incurred in the defense of the investigation into the allegations regarding the management of the City's Police Department contained in the Vote of No Confidence Letter. The Chief of Police and the Deputy Chief of Police need to be notified of their rights under Section 2-302 of the Local Governmental and Governmental Employees Tort Immunity Act and Section 32.005 of the Code of Oakbrook Terrace, Illinois. I have prepared and an holding letters notifying the Chief of Police and the Deputy Chief of Police of their rights under Section 2-302 of the Local Governmental and Governmental Employees Tort Immunity Act and Section 32.005 of the Code of Oakbrook Terrace, Illinois. A Legal Services Payment and a letter of explanation have been prepared and can, but have not yet been submitted to Terry Ekl at Ekl, Williams & Provenzale, LLC. An Ordinance to Approve and Authorize the Execution of a Legal Services Payment Agreement by and between Ekl, Williams & Provenzale, LLC and the City of Oakbrook Terrace, Illinois

Recommended Action: If the Council concurs with this agreement, then the draft resolution will placed on the subsequent agenda.

5. Draft Resolution Reserving and Authorizing the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters for Calendar Year 2025 by the City of Oakbrook Terrace

: Municipalities and other units of government are authorized to issue private activity bonds. The interest paid on private activity bonds is tax exempt to the bondholders. Thereby, these bonds are more attractive to investors than bonds on which taxes must be paid upon the interest. These bonds are used to encourage private development. The municipality only lends its name to the bonds to make them tax exempt. The bonds are not a debt against the unit of government which issues them. The private entity for whom the unit of government issues the private activity bonds is obligated to pay them. The unit of government which issues the private activity bonds is not obligated to pay them.

The federal government imposes a limit on the aggregate amount of tax exempt private activity bonds that can be issued by each state. This limit is known as "Volume Cap." Each state, in turn, allocates its share of the federal Volume Cap to the various municipalities in the state for their use. Illinois' Volume Cap is allocated based upon population. In Illinois, each Home Rule municipality, such as the city, is allocated an amount equal to \$130 multiplied by its population. The city has a population of 2,690. Therefore, it has an allocation of $(2,690 \times \$130)$ \$349,700 in Volume Cap.

The amount of Volume Cap available to the city that has not been granted, transferred, or reserved by the city for specific projects or purposes as of May 1, 2025 reverts to the Governor's Office for reallocation on June 1, 2025. Therefore, if the city does not (1) designate a project to use the private activity bonds up to the amount of its Volume Cap, (2) transfer its Volume Cap to another unit of government or (3) reserve its Volume Cap to itself for future use, its Volume Cap reverts to the Governor's Office for reallocation.

To avoid having its Volume Cap revert to the Governor's Office for reallocation, many home rule communities that do not have a project seeking to use private activity bonds or that do not have another unit of government seeking to use their private activity bonds, reserve, by ordinance, their Volume Cap to themselves for future use. Some home rule communities that do not have a use for the private activity bonds do nothing and allow their allocation of the Volume Cap to revert to the Governor's Office for reallocation. If the city desires to reserve its volume cap, the ordinance must be passed before May 1, 2025 and the city must report, in writing, to the Governor's Office prior to May 10, 2025 on volume cap reserved by official action of the city taken prior to May 1, 2025.

Recommended Action: If the Council concurs with this agreement, then the draft resolution will be placed on the subsequent agenda.

XII. COUNCIL MEMBER COMMENTS

XIII. CITY ATTORNEY

XIV. CITY CLERK

XV. CITY ADMINISTRATOR

XVI. RECONVENE THE CITY COUNCIL MEETING

XVII. RECESS TO EXECUTIVE SESSION

1. Closed session to the city council meeting pursuant to Section 2(c)(11) of the Open Meetings Act to discuss pending litigation.

XVIII. RECONVENE THE CITY COUNCIL MEETING

XVII. NEW BUSINESS

1. Motion to Consent to the appointment of Michael Sarallo to serve in the office of Alderperson - Ward 2 for the remainder of the term of the vacant office of Alderperson of Ward 2 and until his successor shall have been duly elected and qualified.

XVIII. OLD BUSINESS

ADJOURN

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.