



Village of Oak Park

123 Madison Street
Oak Park, Illinois 60302
www.oak-park.us

Meeting Minutes President and Board of Trustees

Monday, June 1, 2015

6:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 6:30 P.M.

II. Roll Call

Present: 5 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

Absent: 2 - Village Trustee Barber, and Village Trustee Tucker

III. Consideration of Motion to Adjourn to Executive Session to Discuss Setting the Price of Real Estate.

It was moved by Village Trustee Brewer, seconded by Village Trustee Lueck, to enter into executive session pursuant to 5 ILCS 120/2(c)(6) - setting the price of real estate owned by the public body. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 2 - Village Trustee Barber, and Village Trustee Tucker

V. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:30 P.M.

VI. Roll Call

Present: 6 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

Absent: 1 - Village Trustee Barber

VII. Agenda Approval

It was moved by Village Trustee Ott, seconded by Village Trustee Tucker, that the agenda be approved with the exception of moving Item R ahead of Item Q. A voice vote was taken and the motion was approved.

VIII. Minutes

- A. [MOT 15-073](#) Motion to Approve Minutes for May 11, 2015 Special Meeting of the Village Board.

It was moved by Village Trustee Tucker, seconded by Village Trustee Ott, that this Motion be approved. A voice vote was taken and the motion was approved.

IX. Non-Agenda Public Comment

Mike Chesta. Mr. Chesta expressed concern that a new parking lot belonging to Rush Hospital is being built across the street from his residence and commented that the existing lot is already underutilized.

Paul Kressin. Mr. Kressin, who is a neighbor of Mr. Chesta, spoke about landscaping and lighting solutions for the parking lot that would minimize the negative impact to the area.

Trina Sandschafer. Ms. Sandschafer, another neighborhood resident, discussed the lack of communication from Rush Hospital in response to residents' concerns regarding the parking lot.

Village President Abu-Taleb stated that he would meet with Rush and discuss these reasonable concerns; he was sure that they could come up with a solution that would benefit all parties.

Marcy Gorell. Ms. Gorell stated that she recollects Rush agreeing to discuss this with residents and hear their concerns. She suggested presenting them the minutes from the meeting in which these statements were made.

Patrick Coyne. Mr. Coyne, a Village inspector, spoke about outsourcing inspections and supported contracting out the service versus hiring full time employees, which he felt was not necessary.

X. Village Manager Reports

Village Manager Pavlicek gave a reminder that Day in Our Village is this Sunday. The June meeting calendar is in the Board packet; two meetings are dedicated to the annual audit. She announced that the New Business Spotlight Presentation will become a monthly Agenda Item beginning with tonight's meeting. Each month, a different Business District will highlight certain businesses in their district.

- B. [ID 15-172](#) **"New Business" Spotlight Presentations**

Frank Heitzman, President of Downtown Oak Park's Board of Directors, gave a brief history of the district and described some of the events that are currently held in DTOP. He spoke about three new businesses; The Beer Shop, Fleet Feet and The Barre Code.

- C. [ID 15-185](#) **Review of the Village Board Meeting Calendar for June 2015.**

There were no comments.

XI. Village Board Committees

There was nothing to report.

XII. Citizen Commission Vacancies

- D. [ID 15-178](#) Board and Commission Vacancy Report for June 1, 2015.

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

- E. [MOT 15-074](#) Motion to consent to the Village President's Appointment of:
Building Codes Advisory Commission - William Hudson, Appoint as Member
Citizen Involvement Commission - Charlene Jones-Foster, Reappoint as Member
Community Design Commission - Aaron Stigger, Reappoint as Member
Community Design Commission - Nick Sinadinos, Appoint as Member
Environment & Energy Commission - Andrew Basney, Appoint as Member
Plan Commission - Jeremy Burton, Reappoint as Member
Zoning Board of Appeals - Paul Doucette, Appoint as Member
- It was moved by Village Trustee Brewer, seconded by Village Trustee Ott, that this Motion be approved. A voice vote was taken and the motion was approved.

XIV. Consent Agenda

It was moved by Village Trustee Tucker, seconded by Village Trustee Ott, to waive the reading of the Consent Agenda. A voice vote was taken and the motion was approved.

Approval of the Consent Agenda

It was moved by Village Trustee Tucker and seconded by Village Trustee Brewer to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Barber

- F. [ORD 15-089](#) An Ordinance Amending the Fiscal Year 2015 Budget.

This Ordinance was adopted.

- G. [ORD 15-103](#) An Ordinance Amending Chapter 23A ("Taxes"), Article 1 ("Real Estate Transfer Tax"), Section 23A-1-6 ("Exempt Transactions") of the Oak Park Village Code

This Ordinance was adopted.

- H. [RES 15-295](#) A Resolution Approving a Consultant Services Agreement with Municipal GIS Partners in an Amount Not to Exceed \$75,398 as Directed by the Village

Board at the August 4, 2014 Regular Meeting and Authorizing its Execution

This Resolution was adopted.

- I. [RES 15-298](#) A Resolution Authorizing the Execution of a Professional Services Agreement with JMA Architects for Design Engineering Services for the Village Hall and Central Pump Station New Boiler Systems in an Amount Not to Exceed \$25,000.00
This Resolution was adopted.
- J. [RES 15-299](#) A Resolution Authorizing the Execution of a Contract with Chicagoland Paving Contractors, Inc., for Project 15-7, Pavement Patching, in an Amount Not to Exceed \$200,000.00
This Resolution was adopted.
- K. [RES 15-300](#) A Resolution Authorizing the Execution of a Purchase Price Agreement with Traffic Control Corporation for a Traffic Controller Cabinet in an Amount Not to Exceed \$10,667.00 and Waiving the Village's Bid Process
This Resolution was adopted.
- L. [RES 15-301](#) A Resolution Authorizing the Execution of a Contract with J. Congdon Sewer Service, Inc., for Project 15-13, Water and Sewer Main Improvements, in an Amount Not to Exceed \$1,821,846.75 and Direct Staff to Prepare the Necessary Budget Amendment
This Resolution was adopted.
- M. [RES 15-307](#) A Resolution Approving a Parking Lot License Agreement with Luis Herrera and Authorizing its Execution
This Resolution was adopted.
- N. [MOT 15-077](#) Motion Accepting Staff's Recommendations for Various Parking Restrictions Related to the School of Rock at 219 Lake Street and Direct Staff to Prepare Any Necessary Ordinance for the Following Changes:

Replace 3 "No Parking Anytime" Spaces With 2-Hour Parking, Monday thru Saturday, 9am to 5pm Parking Spaces Along the South Side of Lake Street at Harvey Avenue Going Westbound.

Replace 3 "2-Hour Parking" Monday thru Saturday, 9AM to 5PM Parking Spaces With 2-Hour Parking, Monday thru Saturday, 9AM to 3PM Parking Spaces in front of the School of Rock Oak Park at 219 Lake Street.
This Motion was approved.
- O. [RES 15-311](#) A Resolution Authorizing the Release of Certain Executive Session Minutes

This Resolution was adopted.

- P. [RES 15-273](#) **A Resolution Authorizing the Execution of a Professional Services Agreement between HR Green, Inc. and the Village of Oak Park**

This Resolution was adopted.

XV. Regular Agenda

- Q. [MOT 15-063](#) **Motion to Refer a Planned Development Application to the Plan Commission for the Property Located at 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 Block of North Boulevard for a Two Building Mixed Use Development Consisting of Commercial, Parking and Residential Land Uses with Allowances**

It was moved by Village Trustee Tucker, seconded by Village Trustee Brewer, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Barber

- S. [ID 15-158](#) **Presentation of the Village's New GIS Program**

IT Director Alvin Nepomuceno discussed the Village's GISC MapOffice Service. It is used for CIP projects, public safety, permits, licenses and inspections and community planning. He explained what the GIS Consortium is and noted that Oak Park is the 25th local municipality member. He spoke about what has been accomplished thus far, such as staff training and cleanup and loading of information. Next steps include implementing the system with CityView and Sungard CAD systems, as well as review and maintenance of data.

A representative from MGP gave a demonstration and presented the various types of information available on the MapOffice Service. Village Manager Pavlicek commented that this information is available to the public. There was discussion regarding what other information may be added in the future.

- R. [ORD 15-109](#) **An Ordinance Authorizing the Execution of a Second Amendment to the Redevelopment Agreement between the Village of Oak Park and Clark Street Development, LLC Dated June 1, 2015**

Village Manager Pavlicek gave a brief history and description of the Colt Westgate Redevelopment Agreement. The amendments to the Agreement include changing the specific names of the parties to the Agreement and the ownership structure of the project, an updated project schedule and finalization of outstanding issues related to the 1118 Westgate building.

Andy Stein of Clark Street Development stated that they were approved as the preferred

developer shortly before the economic downturn. After the recession, they began working diligently with Village staff to create a program that led to the signing of the Redevelopment Agreement. Since that time, they have changed partners and now work with Lennar Multifamily Communities, LLC.

Ryan McBride of Lennar discussed reasons for the changes in pricing and design.

Mr. Stein stated that all key milestone dates, such as closing, commencement of construction and completion, will remain the same. Clark Street will oversee leasing, management and construction of the retail portion of the project; Lennar will oversee leasing, management and construction of the residential portion. They will work together with off-site improvements, such as the public parking structure. The overall project manager would be a third party entity, LMC Oak Park Holdings, controlled by Lennar.

There was discussion regarding the new design of the Development and possible repercussions in the event that the Developer defaults on the Agreement. Village Attorney Paul Stephanides stated that there is a cure period after a 30-day notice with regard to an event of default. After that 30-day period has run, the Village has the right to terminate the Agreement. Trustee Tucker suggested that an amendment to that language be made that states that the property reverts back to the Village.

Doug Bober, President of Lennar, stated that banks looking to finance this project would not allow that provision; they could invest millions into the project and have it revert back to the Village if they miss the closing date by 31 days. Mr. Stephanides suggested that it be subject to the dates of commencement of initial construction staging, November 1, 2015, and commencement of full scale construction, December 1, 2015.

There was discussion regarding financing. The cost of the project is \$72 million; the Village's contribution is \$7 million. Chuck Durham from the consulting firm Kane, McKenna and Associates hired by the Village to evaluate the financing structure proposed by Lennar, spoke highly of Lennar. He discussed how they were evaluated and noted that his firm was very impressed with them.

Mr. Stein and Mr. McBride answered additional questions from the Board.

It was moved by Village Trustee Brewer, seconded by Village Trustee Tucker, that this Ordinance be adopted as amended. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Barber

T. [RES 15-312](#) A Resolution Authorizing Execution of an Electric Power Supply Contract with (supplier name) for the Oak Park Community Choice Aggregation Program Period of June 2015 to June 2016

Village Manager Pavlicek stated that this would be brought back to the Board on Monday, June 8.

XVI. Call to Board and Clerk

Village Clerk Powell spoke about the TED-X event at Dominican University last Thursday

and thanked Village Trustee Ott for her role in making the event possible.

Village Trustee Ott congratulated the Farmers' Market for the work they do and reminded all to attend Day in Our Village.

Village Trustee Brewer stated that he attended Uncork Illinois in the rain and applauded Oak Park for going through with the event, as there was a big turnout. Also, the businesses along Marion Street enjoyed an increase in shoppers due to the rain.

Village Trustee Salzman congratulated the Huskies Class of 2015.

Village Trustee Lueck congratulated the Oak Park Historical Society on their new site and planned renovations.

Village President Abu-Taleb expressed appreciation to the residents who commented on the Rush Hospital parking lot for staying for the entire meeting. He also was proud to be a member of this Board that approved the Clark Street project this evening and thanked previous Boards for moving it along. He thanked the community for giving him and his colleagues the opportunity to serve them.

XVII. Adjourn

It was moved by Village Trustee Ott, seconded by Village Trustee Lueck, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned Monday, June 1, 2015 at 9:29 P.M.

Respectfully submitted

**MaryAnn Schoenneman
Deputy Village Clerk**