



# Village of Oak Park

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

## Meeting Minutes

### President and Board of Trustees

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Monday, July 30, 2018

7:00 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:01 P.M.

#### II. Roll Call

**Present:** 6 - Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**Absent:** 1 - Village Trustee Button

#### III. Agenda Approval

It was moved by Village Trustee Tucker, seconded by Village Trustee Moroney, to approve the Agenda. A voice vote was taken and the motion was approved.

#### IV. Public Comment

There was no Non-Agenda Public Comment.

#### V. Consent Agenda

##### *Approval of the Consent Agenda*

It was moved by Village Trustee Tucker and seconded by Village Trustee Moroney 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 Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Button

- A.**     [ORD 18-394](#)   Concur with the Board of Health's Recommendation and Adopt an Ordinance Amending Section 5-5-3 ("Animals Prohibited in Public Buildings and Businesses") and Section 8-23-2 ("General Provisions"), Subsection M ("Sanitation Requirements for Food Establishments") of the Oak Park Village Code to Permit Dogs in Craft Brew Lounges

This Ordinance was adopted.

- B.**     [RES 18-940](#)   A Resolution Authorizing the Submission of a Metropolitan Water

**Reclamation District of Greater Chicago Green Infrastructure Program  
Partnership Funding Opportunity Application for a Green Alley  
Improvements Project**

This Resolution was adopted.

- C. [RES 18-944](#) **A Resolution Authorizing the Submission of a Metropolitan Water  
Reclamation District of Greater Chicago Green Infrastructure Program  
Partnership Funding Opportunity Application for the Public Works Center  
Rain Garden Project**

This Resolution was adopted.

- D. [MOT 18-357](#) **A Motion to Concur with the Transportation Commission's  
Recommendation to Adopt the Proposed Washington Irving School  
Transportation Safety Plan**

This Motion was approved.

## VI. Regular Agenda

- E. [MOT 18-366](#) **Presentation and Discussion Regarding Affordable Housing Proposals and  
Motion to Direct Staff to Proceed with Selected Applicants and Prepare  
the Necessary Documents for Board Approval**

Village Manager Pavlicek stated that through a number of Redevelopment Agreements, the Village has negotiated funding that would contribute to affordable housing and has had many conversations regarding the best use for those funds

Director of Development Customer Services Tammie Grossman stated that at their September 25, 2017 meeting, the Board directed staff to initiate a process to determine how to allocate the funds. Staff issued a Request For Proposals and received six responses. Three of them are being recommended by staff.

The first is from Community Builders, who propose a 37-unit, transit-oriented mixed-use development. They are seeking a \$500,000 grant. The total project cost will also include HOME funds from Cook County and Low-Income Housing Tax Credit allocation from the Illinois Housing Development Agency. The second is the Mercy Housing proposal, originally to be built at the southeast corner of Madison Street and Highland Avenue but are currently looking at other sites as well. They are proposing a 69-unit building and are requesting a \$1 million loan, which will be paid back in year five of the project. The third recommendation is from Housing Forward/Oak Park Homelessness Coalition. They are proposing to create a flexible rental assistance fund to serve 60 households for up to 24 months, over a three year period. They are requesting \$230,000 for this. In addition, they will be entering into an agreement with the Oak Park Housing Authority to rent units located at the Raymond Showalter Residence at 324 N. Austin. They are seeking authorization to move forward on a five-year lease and are requesting \$268,000. Ms. Grossman discussed proposals from the Oak Park Residence Corporation and West Cook YMCA that were not being recommended. Staff is looking for Board direction on moving forward.

Lynda Schuler of Housing Forward spoke about their proposal.

Village Trustees Boutet and Tucker expressed agreement with staff's recommendations.

Village Trustee Andrews expressed concern regarding the sustainability of the Housing Forward proposal. He questioned how long this funding will last and what the yearly expense would be. Village Manager Pavlicek clarified that, if the Board gives consensus, these three proposals are for initial grants. There may be years when there is no funding for the program. The expectation going forward is that this is a one-time grant. Ms. Grossman added that the loan repayment from Mercy may keep this program going for a while. Village Trustee Andrews stated that long term funding needs to be considered, otherwise the program will need to be cut.

Village Trustee Moroney understood Village Trustee Andrews' concern; that the Board is setting themselves up for criticism. He hesitates going forward with the Housing Forward Program when the other two proposals can bring long-term affordable units to the Village. He is more interested in the Community Builders and Mercy Housing projects.

Village Trustee Boutet stated that they should do what they can do now, regardless of the short-term status. She added that the Mercy Housing project is not quite ready although she is in favor of all three recommendations.

Kirk Albinson of Community Builders discussed his firm and the proposed project. He and Ms. Grossman answered questions from the Board. Village President Abu-Taleb wanted to have discussions with them regarding a loan from the Village versus a grant.

There was consensus and direction to move forward with all three proposals. Village Trustee Andrews and Moroney were not in favor of the Housing Forward proposal.

**This Motion was approved.**

**F. [ORD 18-395](#) Concur with the Taxing Bodies Efficiency Task Force Recommendation and Adopt an Ordinance Authorizing the Submission of an Advisory Referendum Question on the November 6, 2018 General Election Ballot asking voters "Shall the merger and consolidation of Oak Park taxing bodies be considered, including, but not limited to, the Village of Oak Park, Oak Park Township, the Oak Park Public Library and the Park District of Oak Park, to determine if there would be efficiencies, the elimination of redundancies and/or property tax reduction for the residents of Oak Park?"**

Village Manager Pavlicek gave an overview and noted that this is a continuation of last Monday's discussion. The language of the referendum has been changed at the Board's direction.

Kent Dean, representing Call to Action. Mr. Dean commented that he would support finding efficiencies prior to asking voters to decide on consolidation. He noted that each entity is currently operating fine on their own.

Lisa DeVivo, Director of the Community Mental Health Board of Oak Park Township. Ms. DeVivo discussed how the taxing bodies are already collaborating on some of the Task Forces' recommendations without a referendum instructing them to do that.

Theodore Foss, Library Board Member. Mr. Foss was at all the Task Force meetings and is looking forward to their report. He expressed concern regarding the wording of the referendum. Under State law, the Library is already under the Village and cannot be

further consolidated.

David Yamashito. Mr. Yamashito also attended the Task Force meetings and commented that the process has been challenging and has created unnecessary. However, he understands the tax concerns but the two largest taxing bodies are not being addressed on the referendum.

Taxing Bodies Efficiency Task Force Chair David Pope recognized the other Task Force members. He clarified that the intent of this recommendation is a structural change which will deliver services under one organization. The recommendation is being put forward at this time due to time limitations for putting it on November's ballot. Other recommendations will be brought to the Board in the coming month.

Village Trustee Boutet acknowledged that taxes are an issue that needs to be addressed. She better understands the objectives of the Task Force after attending one of their meetings. She is interested in hearing their other recommendations. She expressed concern, however, that the Board does not have enough information regarding consolidation of local government. Village Trustee Boutet noted that there will be other elections and that this and other Boards should study the facts before recommending it to the community.

Village Trustee Andrews commented that the referendum is not asking for consolidation, it is asking if that should be considered. The taxing bodies have not been working together to lower taxes. Taxes are becoming unsustainable and it is the fiduciary duty of the Board to at least look into consolidation.

Village Trustee Taglia stated that this is not a hostile attempt to take over another taxing body or increasing the authority of the Village Board. The goal is to look at structural changes among all taxing bodies to provide delivery of services in a more efficient and economical manner. He is committed to making sure all taxing bodies are treated equally during the process.

Village Trustee Tucker noted that he wants to hear from the voters before having staff and others spend a lot of time on this. Residents may not even want to explore this.

Village Trustee Moroney stated that the tax burden is the number one complaint in the Village. Every possible measure should be explored to try to lower the tax burden.

Village President Abu-Taleb thanked the Task Force for their time and effort. He noted that the structure of Oak Park's government has not been looked at for 50 years. There are too many people making decisions regarding the tax bill. Such de-centralization holds no one accountable. The questions presented to the voters will be do Oak Parkers want six local government buildings, six payroll systems, six benefit systems, etc. Redundancies and efficiencies should be studied when there are six of almost anything.

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

**AYES:** 5 - Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 1 - Village Trustee Boutet

**ABSENT:** 1 - Village Trustee Button

**G. [MOT 18-367](#) Presentation and Discussion Regarding Community Residence Regulations and a Motion to Direct Staff to Prepare the Necessary Ordinance Consistent with the Plan Commission's Findings of Fact and Recommendation**

Daniel Lauber, Mr. Lauber gave a presentation regarding the need for a legal definition of "family" in the Zoning Ordinance. This must be carefully crafted with a cap on unrelated people per household and other criteria in order to avoid a concentration of community residences.

Director of Development Customer Services Tammie Grossman noted that at the Board's direction, the Plan Commission reviewed the section of the Zoning Ordinance related to community residences. The current definition in the code relies on state licensing provisions. Staff recommends that the definition of family be removed as that regulates the number of unrelated persons in a household. The elements of a modern society, as well as Oak Park's community values, does not support such a restricted approach. In addition, the Village's Building Code occupancy standards are much higher than what Mr. Lauber described and would address any issues of overcrowding. Staff is also not recommending spacing regulations in regards to group homes for people with disabilities. Ms. Grossman does not anticipate any clustering of any type of group home.

Attorney Greg Smith of Klein, Thorpe & Jenkins discussed the process that the Plan Commission carried out and noted in the end, they relied on the expertise of staff and the Village Attorney in regards to defining family. Their recommendation is consistent with the Fair Housing Act and the Americans with Disabilities Act.

Village Trustee Tucker thanked Mr. Lauber, an expert in this field, for his comments. He acknowledged that this is a difficult issue and that it is hard to define family in Oak Park. He also understands the possibility of clustering in a specific area of Oak Park. While he is hesitant to define family, he asked if this can be retroactively addressed should that become problematic and would a strict definition of family prevent this.

Ms. Grossman doesn't agree that a definition of family will make the spacing requirements legal. There are currently a number of group homes in Oak Park with no cause for concern. If a clustering does occur, this can be readdressed.

Village Trustee Andrews expressed concern regarding defining family; he wanted to make sure that if that language is ever adopted there is no discrimination.

Village Trustee Boutet commented that there are many types of living situations that should be regulated and that a definition of family should be adopted. She is confident that the diverse ways of housing situations in Oak Park can be accommodated while still adding restrictions.

Village Trustee Moroney respects Mr. Lauber and also respects staff. He does not see a clustering issue and feels comfortable adopting staff's recommendation.

Village Trustee Taglia is comfortable having a definition of family that includes appropriate language accommodating the unique living situations of Oak Park.

Village Trustee Boutet moved and Village Trustee Taglia seconded, to amend the motion to include the definition of family in order to have the ability to regulate group homes.

The roll call was as following:

AYES: Village Trustees Boutet, Taglia and Andrews

NAYS: Village Trustees Moroney and Tucker; Village President Abu-Taleb

ABSENT: Village Trustee Button

The Motion failed.

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

**AYES:** 4 - Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 2 - Village Trustee Taglia, and Village Trustee Boutet

**ABSENT:** 1 - Village Trustee Button

### **Call to the Board**

Village Trustee Andrews acknowledged the loss of Val Camilletti, owner of Val's Halla Records and would support a temporary honorary street sign in front of the store.

Village Trustee Taglia asked for an update on the employee health insurance issue.

### **VII. Adjourn**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Andrews, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:03 P.M., Monday, July 30, 2018.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**