



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, July 19, 2021

6:30 PM

Village Hall

I. Call to Order

Village President Scaman called the meeting to order at 6:35 P.M. She authorized a statement be read providing that the meeting is being held remotely due to COVID-19 restrictions and guidelines and that it is not prudent to have people present at the Village Board's regular meeting location due to public health concerns related to that pandemic.

II. Roll Call

Village Trustee Robinson arrived at 6:40 P.M.

Present: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 1 - Village Trustee Robinson

III. Consideration of Motion to Adjourn to Executive Session to Discuss Litigation and Collective Bargaining

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Taglia to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) - Approval of Executive Session Minutes, pursuant to 5 ILCS 120/2(c)(11) - Pending Litigation, and pursuant to 5 ILCS 120/2(c)(2) - Collective Bargaining. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

V. Reconvene to Regular Meeting and Call to Order

The Regular Meeting reconvened at 7:01 P.M.

VI. Roll Call

Village Trustee Parakkat returned to the meeting at 7:03 P.M.

Present: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 0

VII. Agenda Approval

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Enyia to approve the Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Parakkat

VIII. Minutes

- A. [MOT 21-78](#) Motion to Approve Minutes from Regular Remote Meeting of June 24, 2021 and Special Remote Meeting of June 28, 2021 of the Village Board.

It was moved by Village Trustee Robinson, seconded by Village Trustee Walker-Peddakotla, to approve the Minutes. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

IX. Non-Agenda Public Comment

There were no Non-Agenda Public Comments.

X. Village Manager Reports

- B. [ID 21-202](#) Review Transition to In-Person Meetings of the Village Board and Citizen Commissions beginning July 26, 2021

Deputy Village Clerk Linda DeViller read the Agenda Public Comment aloud.

Greg Kolar, Commissioner of the Citizen Involvement

Commission: Greg Kolar provided public comment regarding the village returning to in-person meetings. He appreciated the commission meetings being recorded during the pandemic so that anyone could watch at their convenience via the Commission T.V. tab. He would like the village to continue this practice for commission meetings, perhaps using audio recorders as a short-term solution to record meetings which could then be uploaded to the village website.

Village Manager Cara Pavlicek then gave an overview of the Item.

The village is anticipating returning to in-person meetings beginning Monday, July 26, 2021 pending Governor Pritzker's determination this week.

Citizen Commission and Village Board meetings will be held in Room 101 at Village Hall to provide social distancing for the members of the governing body or citizen's commission; the public would be able to observe the meeting in Council Chambers and give public comment from the doorway of Room 101, and staff would be in the adjacent employee break room and be able to provide comments in person from the doorway of the employee break room.

Masks will be required for individuals unless they are speaking and have their CDC vaccination card.

Village Trustee Walker-Peddakotla was in support of the public comment regarding in-person meetings being recorded going forward.

Village Manager Pavlicek responded that the village is restricted to holding one meeting per night based on social distancing protocols. The village could have a static camera set up so the meetings can be recorded and have the video available on the website.

Village Trustee Walker-Peddakotla commented that we are seeing a regression in the accessibility that was opened up during the pandemic; more people were able to engage because everything was online. She would like the village to consider to have the village meetings recorded and live as possible from here on out.

Village Manager Pavlicek responded the Board should expect some budgeting recommendations to create the ability to have more rooms and the Illinois Municipal League is asking for statutory authority to allow local jurisdictions to decide whether some meetings can continue to be remote.

Village Trustee Walker-Peddakotla wondered if the village could continue to have the ability for public comments to be submitted electronically for the Clerk to read as it has been done during COVID.

Village Attorney Paul Stephanides confirmed it is a Village Board Protocol and the Board can decide to allow for both in-person and electronic public comments.

Village Trustee Parakkat asked if there were any additional costs, or cost reductions, to hold these meetings online.

Village Manager Pavlicek responded the village sees employee capacity reductions due to full time staff working every night to support these meetings. The village will also need technology in more rooms in the building to record video which will be reflected in additional costs to implement.

Village Trustee Robinson requested clarification on if the meetings would be recorded and posted on the website later, or if they would be live streamed as well.

Village Manager Pavlicek responded the Village Board meetings or other public hearing would be recorded and live streamed; traditionally, other commission meetings in the past had a static camera in the room that would record the meeting to be posted for viewing online the next day.

Village Trustee Buchanan requested that an item be added to the Building Codes Advisory Commission's work plan. The ad hoc group of the Sustainability Task Force has a subgroup looking at building electrification and would like to remand this issue to the Building Code Advisory Commission for their recommendations for options for changes to the building codes to require sustainability measures.

President Scaman suggested to continue this discussion on next Item (Village Board Committees & Trustee Liaison Commission Reports).

Village Trustee Parakkat requested clarification on a past Village Manager's Report regarding parking fees and some changes to the fees that will have a revenue impact - do these items come to the Board for consideration or is it more a decision at a staff level.

Village Manager Pavlicek responded that action was done at the direction of the Village Board who adopted an ordinance to reduce the parking citation fine structure in early 2021, prior to the elections, and had an implementation date of July 1, 2021. The manager's report was sharing that those changes in the fine structure for parking violations had changed.

XI. Village Board Committees & Trustee Liaison Commission Reports

President Scaman asked for a second for Village Trustee Buchanan's request for the Building Code Advisory Commission to review options to possible changes to the building codes to require certain sustainability measures.

Village Trustee Parakkat requested clarification on the process to ensure the commission goals are consistent and aligned with the Board's goals. President Scaman responded as we get into the budget season and putting funds behind the Board goals, the commissions will be formulating their work plans and will bring them to the Board for review approval.

Village Trustee Parakkat responded there is 30-40 hours a year a commission has to do their work; figuring out what they need to focus on is critical - before we set the commissions on a path, it is important the Board is very clear of what is expected of them at the end of a 12-month period.

Village Trustee Walker-Peddakotla would like to have these discussions with the Reinventing Government Committee and have a discussion around

the process for commissions to go ahead and proceed with work that is not on their work plans. Village Trustee Walker-Peddakotla recommended getting the commission work plans aligned with the Board goals much sooner than December.

Village Trustee Parakkat commented on the importance of the commissions to be able to relate what they are doing in terms of achieving something tangible for the community. Their goals need to dovetail with the Board goals so they can see it come to fruition.

Village Trustee Walker-Peddakotla seconded Village Trustee Buchanan's motion and asked for clarification on the process of this. Village manager Pavlicek responded it now goes on a Board Agenda for a vote to send it to the commission.

XII. Citizen Commission Vacancies

- C. [ID 21-215](#) Board & Commission Vacancy Report for July 19, 2021.

President Scaman mentioned the Citizen Involvement Commission and Building Code Advisory Commission have vacancies.

XIII. First Reading

- D. [ORD 21-53](#) First Reading of An Ordinance Amending Chapter 8 ("Business Licensing") of the Oak Park Village Code by Adding a New Article 40 ("Short-Term Rentals")

Village Manager Pavlicek introduced the Item.

Deputy Clerk DeViller read the Agenda Public Comments aloud.

Anonymous Commenter: An anonymous commenter requested the Board put meaning around community engagement by talking with short-term rental providers who are impacted by the proposed changes.

Kathleen Conklin: Kathleen Conklin gave her support of this first reading of the new ordinance and the negative impact the adoption of the 2016 short-term ordinance has had on Oak Park's long-term reputation as a successfully integrated and affordable community. She also offered some additions and clarifications to the document being presented.

Village Trustee Robinson commented since this is a first reading there is still an opportunity to include input from our resident Airbnb owners on these proposed provisions, for example the parking pass requirement listed in the proposal.

Village Manager Pavlicek responded that the first reading provides the

opportunity to get this out into the public for their participation.

Village Trustee Taglia asked if we have any statistics on how many units in the village are being rented out.

Tammie Grossman, Director of Development Customer Services, responded the village currently does not have that information since we do not license Airbnb owners. Based on the tax information from Airbnb, they can see that taxes collected in 2019 doubled from what was collected in 2017.

Director Grossman addressed Village Trustee Robinson's concerns about the parking pass provision stating the intent is for the owner to notify guests that there is no over night parking in Oak Park, not to require owners to provide the parking pass itself.

Village Trustee Taglia requested clarification on what the primary concern is for the village as we look to regulate and license this.

Director Grossman responded safety as well as having received many complaints related to overcrowding of homes, noise, and parking.

Village Trustee Taglia asked if there were any concerns regarding fire access to these units or if there are marked fire exits.

Director Grossman responded part of this licensing and inspection program would allow the village to have a better understanding of any safety concerns.

Village Trustee Parakkat asked why the village couldn't get a report from Airbnb regarding what properties are listed in the village.

Director Grossman responded the agreement with Airbnb is only to collect the tax.

Village Trustee Parakkat asked with the rise in rentals, is this a problem for housing availability and affordability in the village?

Director Grossman responded there is impact to the normal housing market when you take a number of units offline to turn them into vacation rentals. Vacation rentals are important to our community but hopefully this licensing and regulation will help find a balance.

Village Trustee Walker-Peddakotla commented that the Airbnb affect in some studies is shown to be similar to gentrification by pushing out long-term, low and middle income residents by increasing rental prices in the community.

Village Trustee Walker-Peddakotla commented that Oak Park has one of the lowest tax in Illinois and suggested to raise the tax that is applied to these Airbnb units to be competitive with other municipalities.

Village Trustee Walker-Peddakotla requested clarification on how the licensing will be enforced.

Director Grossman responded initially it will be complaint driven until we can get a handle on how many Airbnb owners we have in the community.

Village Trustee Walker-Peddakotla commented that Point D is excessive in homeowners insurance and suggested the language be more proportional to the value of the home.

Director Grossman will get some information of costs associated with homeowners insurance.

Village Trustee Walker-Peddakotla expressed concerns about the possibility of Airbnb owners employing low wage workers to clean their homes and rental units and would like to look into protections for workers servicing Airbnbs.

Village Trustee Enyia echoed that the community engagement piece is important in this process for these small business owners to be part of these conversations.

XIV. Consent Agenda

Deputy Clerk DeViller read the Consent Agenda Public Comment aloud.

Marty Berstein: Marty Berstein provided public comment regarding Item E - an Indoor Kiosk with DynaTouch Corporation. They requested clarification on the amount requested for this purchase. Village Chief Financial Officer Steve Drazner provided clarification to the commenter via email.

Approval of the Consent Agenda

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

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

- E.** [RES 21-152](#) A Resolution Approving a Purchase and Support Services Agreement with DynaTouch Corporation for an Indoor Kiosk for a Three-Year Period for a Total Not to Exceed Amount of \$67,000, Authorizing its Execution and Waiving the Village's Bid Process for the Purchase

This Resolution was adopted.

- F. [RES 21-158](#) A Resolution Authorizing A Single Family Housing Rehabilitation Loan, A Lead Hazard Reduction Grant And An Energy Efficiency Grant (SFR-091)

This Resolution was adopted.

- G. [RES 21-159](#) A Resolution Authorizing A Single Family Housing Rehabilitation Loan, A Lead Hazard Reduction Grant And An Energy Efficiency Grant (SFR-092)

This Resolution was adopted.

- H. [RES 21-160](#) A Resolution Approving a Contract with Schroeder and Schroeder, Inc. for Project 21-3, Sidewalk Improvements, in an Amount Not to Exceed \$225,000 and Authorizing its Execution

This Resolution was adopted.

- I. [RES 21-161](#) A Resolution Approving an Amendment to Extend the Local Public Agency Agreement for Federal Participation to Conduct Further Study of the Cap the Ike Project and Authorizing its Execution

This Resolution was adopted.

- J. [RES 21-165](#) A Resolution Approving a Parking Lot Temporary License Agreement with the Beer Shop Through October 31, 2021, and Authorizing its Execution

This Resolution was adopted.

- K. [RES 21-78](#) A Resolution Approving Various Service Agreements with Call One Inc. to Provide Voice and Data Circuit Services in a Total Amount Not to Exceed \$146,000.00, Authorizing Their Execution and Waiving the Village's Bid Process for the Agreements

This Resolution was adopted.

- L. [RES 21-132](#) A Resolution Approving the Renewal of a Professional Services Agreement with Advanced Security Solutions Inc in an Amount Not-To-Exceed \$564,902.40 for Security Services at Village Parking Structures and Not-To-Exceed \$55,000.00 for Security Services Provided at Village Hall for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

- M. [MOT 21-69](#) A Motion to Approve the Bills in the Amount of \$5,820,273.60 from June 5, 2021, through July 9, 2021

This Motion was approved.

- N. [MOT 21-70](#) A Motion to Approve the June 2021 Monthly Treasurer's Report for All Funds

This Motion was approved.

- O. [ID 21-201](#) Monthly Report on Board Goals

This Report was received and filed.

XV. Regular Agenda

- P. [ID 21-204](#) Executive Overview of Public Act 101-0652 and 102-0028 also known as the Safety, Accountability, Fairness and Equity - Today (SAFE-T) Act
Village Manager Pavlicek introduced the Item.

Police Chief LaDon Reynolds gave an overview of this Item.

Village Trustee Walker-Preddakotla requested clarification on the process for someone to submit an anonymous complaint.

Chief Reynolds responded it is the same process as before except now a sworn affidavit is not required.

Village Trustee Enyia requested clarification on how someone would check on a complaint if it was submitted anonymously.

Chief Reynolds responded they could confidentially contact someone if they request a follow up.

- Q. [ORD 21-55](#) An Ordinance Amending the Fiscal Year 2021 Annual Budget.

Village Manager Pavlicek introduced the Item.

Deputy Village Clerk DeViller Read the Agenda Public Comments aloud.

Katie Konow: Katie Konow provided public comment requesting a more open and transparent discussion around how to spend the American Rescue Plan Act funds. They believe the public should be able to vote on how they want the funds spent in the community.

Donna Villa: Donna Villa provided public comment about how they would like the \$38.9 from the American Rescue Plan Act funds to be spent, including responding to the public health needs and economic damages from the pandemic, providing premium/ hazard pay for essential workers, and investing in necessary water and broadband infrastructure.

Alicia Chastain: Alicia Chastain provided public comment asking that the village engage the community and create a plan for investing the American Rescue Plan Act funds. She questioned the village's action to appropriate almost three-quarters of the first ARPA payment to cover lost revenue without seeking public input for how to invest these funds.

President Scaman commented that this Board does want to be a team with the community. This evening they are deciding how much of the village's lost revenue will need to be replaced so staff can take the Board goals and have enough money to show what implementation might look like. There will be opportunities to engage the community as the Board continues to go through the budget process and look at this funding. If the village does not pay itself back as a municipality for some of the lost revenue, they will not have money to implement the board goals.

Chief Financial Officer Steve Drazner then gave an overview of the Item.

Village Trustee Parakkat requested clarification on the time frame for gauging lost revenue (was it for 2020 or 2020/2021).

Chief Financial Officer Steve Drazner responded it was for all of 2020, with a projected estimate for 2021.

Village Trustee Taglia commented with the parking fund in a deficit position it is important to have a discussion now to make that fund whole as it impacts what kind of a levy the village can live with. With budget discussions coming up next week, the Board needs to move ahead and start allocating some of money to some of the internal funds.

Village Manager Pavlicek responded during the May 24th Board meeting, the Board recommended to take some of the \$39M to restore the village to be a fiscally stable organization. We are still spending a lot of money for ongoing pandemic response and emergency aid for individuals and businesses.

Village Trustee Buchanan requested clarification on if built into the \$31M to pay us back is there a fund balance built into this - is this to reestablish a fund balance?

Village Manager Pavlicek responded the \$31M presented to the Board is a projection over a number of years; at this time staff is requesting only for 2020/2021. The inter-fund transfers that are being requested will initially look like there is a fund balance, but staff will still have to submit this to the U.S. Treasury for approval.

Village Trustee Walker-Peddakotla asked if there is a date the village has to commit these funds by and could the village opt to hold off allocating these ARPA funds right now.

Chief Financial Officer Steve Drazner responded the funds have to be committed by 12/31/2024 with two years to spend the funds after that.

Village manager Pavlicek added the decision for these funds does not have to happen right now but should not be pushed out too far; this decision impacts staff's budget recommendations that will be presented to the

Board shortly; will the village be continuing in a decreasing mode of operations if funds need to be put towards public health, or a mode that we have the capacity of cash on hand to deal a serious fourth wave of the pandemic.

Village Trustee Walker-Peddakotla requested clarification on the parking fund situation.

Chief Financial Officer Steve Drazner responded the parking fund is an enterprise fund - it is treated like a business. In terms of financial reporting you have to include as assets all the infrastructure (like the garages), resulting in it showing a positive fund balance even though it has a negative cash balance.

Village Trustee Walker-Peddakotla understands the need to recover some of the loss revenues. However we should hear from the community first before we distribute these funds.

Village Trustee Walker-Peddakotla made a motion to take out the ARPA funding from this budget amendment.

Village Trustee Parakkat asked if staff expect to recover lost parking funds or the next few years.

Village Manager Pavlicek responded it is too soon to see what the long-term impacts are.

Village Trustee Robinson requested clarification as to why some COVID-related expenses can come from the ARPA funds and not others. Village Manager Pavlicek responded that some COVID-related expenses have already been covered by other COVID-related grants.

Village Manager Pavlicek added staff would like to reconcile the revenue position for fiscal year 2020/2021 before dealing with the budget for fiscal year 2022; otherwise decisions will be made related to property taxes and other fees and services - everything connects.

Village Trustee Robinson would like to approve this loss of revenue allocation but still allocating some ARPA funds to be open for some sort of community engagement or discussion down the road.

Village Trustee Buchanan requested clarification on why it is projected to continue to use the third ambulance.

Village Manager Pavlicek responded it is based on the current call volume for emergency medical services.

Village Trustee Buchanan asked about a backlog of residents petitions for

traffic calming.

Village Manager Pavlicek responded that these calming petitions were put on hold because COVID affected the traffic pattern study.

Village Trustee Buchanan commented that perhaps what has been missing in the communications about this amendment is that there are goals the Board may not be able to accomplish if we don't allocate some of this money to make up for revenue loss. She supports Village Trustee Robinson's suggestion to allocate this current amount for the lost revenue then hold public meetings on the additional funding the village will receive.

Village Trustee Parakkat requested clarification on what a traffic calming measure is and if there was an analysis done to see if this work could be done over the next 24 months to help spread out the costs.

Village Manager Pavlicek provided a response and deferred to President Scaman for additional clarification.

President Scaman appreciated the discussion to try to save money and efficiencies, but if this work isn't funded then there is a potential to do more harm than good.

President Scaman added the Board could table this Item for future discussion.

Village Trustee Parakkat requested clarification on the correlation of these funds for revenue loss and the Board's goals.

Village Trustee Buchanan responded that some of the capitol improvement work was delayed during COVID. If we don't fill in those gaps then the money for the Board goals will be used to pay for those expenses.

Village Manager Pavlicek added additional background as to how this loss revenue may conflict with the Board's current goals.

President Scaman reiterated the Board could table this Item for discussion at the August 2, 2021 Board meeting.

Village Manager Pavlicek indicated this could be delayed until August but there may be impacts to some work and filling vacant positions.

Village Trustee Taglia stated that the Board does want community input and feels it is important, and the discussion they need to have and the allocation of funds are not mutually exclusive. Regarding the pandemic itself and looking at the money from the federal government, the longer we delay extends the process.

Village Trustee Buchanan motioned to pass the appropriations as designated by the staff.

Village Trustee Walker-Peddakotla reminded the attendees she had also made a motion to take out the ARPA funding from this budget amendment and approve the rest of the funding for this amendment. After discussion, Village Trustee Walker-Peddakotla rescinded her motion.

Village Trustee Parakkat motioned to approve the funding amendment without including allocating the 2021 lost revenues. There was not a second, the motion failed.

President Scaman stated they will engage the community on their Board goals and how else to serve the most vulnerable with the remainder of the ARPA funds.

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Parakkat, to adopt the Ordinance. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, and Village Trustee Taglia

NAYS: 3 - Village Trustee Enyia, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

ABSENT: 0

R. [ORD 21-60](#) A Motion to Concur with the Housing Programs Advisory Committee's Recommendation for the Village of Oak Park to Not Adopt Cook County Ordinance 20-3562 ("Residential Tenant and Landlord Ordinance")

Deputy Village Clerk DeViller Read the Agenda Public Comments aloud.

Alicia Chastain: Alicia Chastain provided public comment conferring with the Housing Programs Advisory Committee to take no action on the Cook County Residential Tenant Landlord Ordinance (RTLO) and sharing a concern the Village can easily start making amendments that the County does not have if Oak Park has its own RTLO.

Group Email: Local organizations provided a letter of public comment asking the Board to take no action on the Cook County Residential Tenant Landlord Ordinance. They feel the final ordinance clarifies the roles and responsibilities for both renters and landlords-making the rental landscape easier and fairer to navigate for everyone and are concerned that the door will be opened for more changes if the Village of Oak Park moves to adopt a separate ordinance, unique to Oak Park.

Gary Arnold, Program Director for Progress Center for

Independent Living: Gary Arnold spoke their public comment for the village to not adopt their own Residential Tenant Landlord Ordinance (RTLO).

Cate Readling: Cate Readling spoke their public comments asking the Board to not adopt a local ordinance and allow the Cook County Ordinance to stand. The Village does not need to “adopt” the Cook County RTLO, it is in effect right now as of June 1, 2021.

Cook County Commissioner Brandon Johnson: Cook County Commissioner Brandon Johnson spoke their public comment for the Board to support the Cook County Residential Tenant Landlord Ordinance and not adopt a village ordinance.

Kate Walz: Kate Walz spoke their public comment concurring with the Housing Programs Advisory Committee recommendation to not have Oak Park pass its own version of the Cook County Residential Tenant Landlord Ordinance (RTLO). The ordinance is privately enforceable by tenants, and tenants are empowered to take their own actions to remedy violations. The best course of action is to take no action.

Mark Ferreira: Deputy Village Clerk DeViller Read the public comment in support to concur with the Housing Programs Advisory Committee's recommendation for the Village of Oak Park to allow the Cook County ordinance (RTLO) to move forward without the Village taking any action. Adopting a local version of the Cook County RTLO ordinance would continue to diminish protections for Oak Park renters.

Michelle Gilbert, Legal and Policy Director at the Lawyers' Committee for Better Housing: Michelle Gilbert spoke their comments supporting the motion for the village to concur with Housing Programs Advisory Committee's decision not to adopt a village ordinance.

Village Manager Cara Pavlicek introduced Dominic Tocci, the Chair of the Housing Program's Advisory Committee (HPAC).
Dominic Tocci gave an overview of the Item.

President Scaman then introduced Development Customer Services Director, Tammie Grossman, to speak about the Item.
Director Grossman indicated staff's position is in support of the Cook County Residential Tenant Landlord Ordinance (RTLO). Historically, landlords look to the Village to know what is lawful under the village's local ordinances. By adopting the Cook County ordinance as drafted with minor changes, the village would be able to point to our ordinance that a landlord has to abide by when presented with a complaint by a tenant.
Director Grossman indicated that staff did not adopt any of the amendments presented from the landlord group stating it is more

appropriate for them to try to present their amendments at the county level.

President Scaman requested clarification as to what it means at the county level for the ordinance to be privately enforced.

Director Grossman responded without the village adopting it, the village could not get involved in any enforcement action or ticketing against the landlords.

Village Trustee Buchanan commented there seems to be some misunderstanding that Oak Park is undermining the work of the people who created the county ordinance, which is clearly a bold and inspiring ordinance developed in a truly community manner. Oak Park is a home-rule community and what is on the agenda is adopting the county ordinance with a heat change and some blanks filled in that pertains to a local home-rule community.

Village Trustee Taglia commented there seems to be a great deal of worry about the possibility of some future amendments that may happen. Staff and the Board has made it clear they have no interest in that. The idea that we are watering down or diminishing or disturbing or undermining the work is not based on facts that were presented. As it is presented, it is a non-problem looking for a non-solution. Village Trustee Taglia is in support to adopt it as our own ordinance with the specific suggestions from staff.

Village Trustee Walker-Peddakotla requested clarification on this just being an adoption of the Cook County ordinance.

Chair Dominic Tocci responded the local adoption would not initially be watering down the county ordinance. Another way to question this is why is village adoption necessary? We should celebrate the ordinance and there is nothing the village has to do as it covers the entire county. It wasn't clear why the local adoption was necessary.

Village Trustee Walker-Peddakotla requested clarification on the village not being able to cite or fine if the village does not adopt the ordinance.

Chair Dominic Tocci responded this was a grey area in HPAC discussions. It wasn't made clear what wouldn't the village be able to do if the village didn't locally adopt an ordinance.

Village Trustee Walker-Peddakotla commented she doesn't see how this steps on Oak Park's existing policies since the Cook County RTLO defers to the municipality; we should let the Cook County RTLO stand and not adopt an Oak Park version.

President Scaman commented that the Board cares about the tenants and that they are treated fairly and have what they need.

President Scaman ask Village Attorney, Paul Stephanides, about Page 8, Section C in the Cook County RTLO (Tenant right to dwelling that materially complies with habitability) and if the village could still enforce this if the village did not bring it in-house as a home-rule community.

Village Attorney Stephanides responded the village can enforce its property maintenance code with regard to landlord maintenance of their properties. What the village cannot do is issue citations for other things contained in the Cook County ordinance and would have to refer them to the county.

Village Trustee Robinson requested clarification as to how often the village is writing citations to landlords and what the follow-up is to ensure these violations are remedied.

Director Grossman responded property maintenance violation are followed up with a re-inspection to ensure compliance. Currently, the village does not have many of the protections contained in the Cook County RTLO and therefore cannot write tickets for noncompliance of the RTLO. Adopting the staff recommended ordinance would empower the village with the authority to write citations for RTLO violations, not just property maintenance violations.

Village Trustee Robinson requested clarification on the village amendments being made without renter input.

Director Grossman responded the only substantive amendments made were to the heating ordinance (page 9, Section D - Tenant right to adequate heat from September 15 through June 1). The village heat ordinance was enacted based on tenant complaints that landlords would not turn off the heat after May 15 and it was too hot in their units. The only provision the village would change is the date change from June 1 to May 15.

Village Trustee Enyia would have liked to have had renter input that this (heat) is an issue they want rectified since the village, as a home-rule community, could change the ordinance after the fact if this does turn out to be an issue with renters.

Village Trustee Walker-Peddakotla commented there is not a strong argument to adopt our own ordinance for one small change. The citation process does not provide any remedy for the tenants. The Cook County RTLO gives tenants access to Cook County legal aide services and additional options and services for tenants.

Village Trustee Parakkat commented that adopting this ordinance locally gives the village the ability to protect our community members a little better.

Village Trustee Buchanan commented that the village heat ordinance was enacted based on renter input, as was the Cook County RTLO, therefore the community has participated in the adoption of this ordinance. If we pass our own ordinance, they can walk into the Village get help. The remedy for the renter is landlords can be issued tickets to fix issues and they can still have access to state services.

Village Trustee Enyia commented that no one has the ability to see the future; are we making changes to the Cook County RTLO too preemptively before waiting to see if this is something we need to take our time on.

President Scaman added Oak Park residents are use to Oak Park services and coming into Village Hall for their services.

Deputy Clerk DeViller then took the roll; the motion failed (MOT 21-68).

Village Manager Cara Pavlicek asked if the Board would be making a separate motion to adopt the staff recommended ordinance (ORD 21-60 which is the Cook County RTLO with the village's heat ordinance adjustment and the inclusion of the village's property maintenance code). Village Trustee Taglia moved to adopt the staff recommended ordinance; Village Trustee Buchanan seconded the motion. The motion passed.

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Parakkat, that the Motion be adopted. The motion failed. The roll call on the vote was as follows:

AYES: 3 - Village Trustee Enyia, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 4 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, and Village Trustee Taglia

ABSENT: 0

It was then moved by Village Trustee Taglia, seconded by Village Trustee Buchanan, that Ordinance 21-60 be adopted. The motion was adopted. The roll call on the vote was as follows:

AYES: 4 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, and Village Trustee Taglia

NAYS: 3 - Village Trustee Enyia, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

ABSENT: 0

XVI. Call to Board and Clerk

President Scaman addressed what town halls could look like, and perhaps one could be held in the month of August. She does want the community to

feel as a team with the Board and that the Board is listening.

Village Trustee Walker-Peddakotla would like all the comments received on the disbursement of ARPA funds to be put into one document for review, and commented on the process of doing a first reading on an ordinance while adding another ordinance to our village code (RTLO) without doing a first reading of it. She is excited to get the Reinventing Government Committee going, and reminded the community to keep on getting vaccinated if they can.

President Scaman explained the difference between a first reading and passing an ordinance without a first reading; there was not a commission or group to reach out to about AIRbnb, but we do have an outlet with HPAC for the RTLO ordinance.

Village Trustee Robinson had no comment.

Village Trustee Buchanan had no comment.

Village Trustee Enyia mentioned the Taste of Austin happening at the Austin Community Center on Thursday. There will be a lot of activities to get the community engaged.

Village Trustee Parakkat commented he was happy to have so much robust debate in the service of our community and was glad about all the discussions.

Village Trustee Taglia mentioned he was exhausted and wished everyone a good night.

XVII. Adjourn

It was moved by Village Trustee Buchanan, seconded by Village Trustee Enyia, to adjourn. The motion was approved. The Meeting adjourned at 11:03 P.M., Monday, July 19, 2021.

**Respectfully Submitted,
Deputy Clerk DeViller**

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0