



Village of Oak Park

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

Meeting Agenda President and Board of Trustees

Tuesday, July 30, 2024

6:00 PM

Village Hall

Regular Meeting at 6:00 p.m., in Council Chambers (Room 201)

The President and Board of Trustees welcome you. Public comments may be made by individuals at the beginning of the meeting, as well as when agenda items are discussed. If you wish to provide public comment, complete the "Instructions to Address the Village Board" form which is available at the back of the Chambers and present it to the Village Clerk at the Board table. When recognized, approach the podium and state your name first. If you wish to provide comment by virtual means, contact the Village Clerk's Office prior to 5:00 p.m. on the day of the meeting by calling 708-358-5670 or by email to publiccomment@oak-park.us. Your camera must remain on while speaking. Please limit your remarks to three minutes.

Instructions for Non-Agenda Public Comment

Non-agenda public comment is a time set aside at the beginning of a meeting for individuals to speak about an issue or concern that is not on that meeting's agenda. It is not intended for a dialogue with the Board. Non-agenda public comment is limited to 30 minutes with a limit of three minutes per person. If non-agenda public comment exceed 30 minutes, public comment will resume after the items listed under the regular agenda are complete. See instructions above on how to provide public comment.

Instructions for Agenda Public Comment

Comments are three minutes per person per agenda item with a maximum of three agenda items on which an individual may speak. In addition, the Village Board permits a maximum of five persons to speak on each side of any one topic which is scheduled for or has been the subject of a public hearing by a designated hearing body. These items are noted with (). See instructions above on how to provide public comment.*

I. Call to Order

II. Roll Call

III. Agenda Approval

IV. Minutes

V. Non-Agenda Public Comment

VI. Proclamation

VII. Village Manager Reports

- A. [ID 24-382](#) **An Update on the Housing Trust Fund and Consolidated Plan**
Overview: Neighborhood Services staff will provide an update on the Housing Trust Fund and the upcoming 2025-2029 Consolidated Plan.
- B. [ID 24-385](#) **An Update on Pedestrian/Field Stop Data for 2024 Q2**
Overview: This presentation will provide data on the pedestrian/field stops for the second quarter (April-June) of 2024. The significant increase in pedestrian/field stops is largely due to the number of newly hired officers in the field training program.

VIII. Village Board Committees

This section is intended to be informational. If there are approved minutes from a recent Committee meeting of the Village Board, the minutes will be posted in this section.

IX. Citizen Commission Vacancies

This is an ongoing list of current vacancies for the Citizens Involvement Commissions. Residents are encouraged to apply through the Village Clerk's Office.

- C. [ID 24-388](#) **Board & Commission Vacancy Report for July 30, 2024**

X. Citizen Commission Appointments, Reappointments and Chair Appointments

Names are forwarded from the Citizens Involvement Commission to the Village Clerk and then forwarded to the Village President for recommendation. If any appointments are ready prior to the meeting, the agenda will be revised to list the names.

- D. [MOT 24-208](#) **A Motion to Consent to the Village President's Appointment of:**
Board of Health - Jill Baker, Appoint as Member
Citizen Involvement Commission - Jill Eid, Appointment as Commissioner
Historic Preservation Commission - Rachel Michelin, Appoint as Commissioner
Housing Programs Advisory Committee - Sarah Louise Beck, Appointment as Commissioner
Liquor Control Review Board - Ricardo Hinojosa, Appoint as Member
Transportation Commission - Ericka Johnson, Appointment as Commissioner

XI. Consent Agenda

- E. [RES 24-184](#) **A Resolution Approving a Joint Funding Agreement for Federally Funded Preliminary Engineering with the State of Illinois for the Design of the Home Avenue Bridge Replacement Project and Authorizing Its Execution**

Overview:

On May 7, 2024, the Village Board approved an Engineering Agreement with Stantec Consulting Services, Inc. for the Phase I design of the Home Avenue Bridge. The Village is required to enter into an agreement with the State of Illinois to utilize federal funding for the design of the Home Avenue Bridge Replacement. Per the Joint Funding Agreement, the Village will pay for the costs upfront and be reimbursed by the State for 80%.

- F. [RES 24-215](#) **A Resolution Authorizing Local Funding for the Federally Funded Phase I Preliminary Engineering Design of the Home Avenue Bridge Replacement Project, Section Number 24-00269-00-BR**

Overview:

On May 7, 2024, the Village Board approved an Engineering Agreement with Stantec Consulting Services, Inc. for the Phase I design of the Home Avenue Bridge. The Village is required to adopt a funding Resolution to pay the local match for the federally funded Phase I design for the Home Avenue Bridge Replacement Project. The federal funds will cover 80% of the costs with the Village local share of 20% at \$362,439. The Village will pay for the costs upfront and be reimbursed by the State.

- G. [RES 24-221](#) **A Resolution Approving a Contract with William T. Connelly, Inc., d/b/a Connelly Electric Co. for Project 24-12, North Pumping Station Generator Addition, in an Amount Not to Exceed \$420,000 and Authorizing its Execution**

Overview:

Competitive bids were opened on May 23, 2024 for the North Pumping Station Generator Addition Project. Five contractors picked up proposal documents and three bids were received. The low responsible bid was submitted by Connelly Electric Co. in an amount of \$420,000. The project involves the installation of an emergency generator at the North Pump Station, including the concrete pad, its associated infrastructure, and electrical modifications to the building. Work is planned for completion in 2025 due to long lead times for the generator.

- H. [RES 24-260](#) **A Resolution Approving a Subordination and Standby Agreement with the Oak Park Residence Corporation and Hinsdale Bank & Trust Company, National Association, and Authorizing its Execution**

Overview:

The Oak Park Residence Corporation ("OPRC") has requested that the Village resubordinate \$1,320,533.33 in Village housing loans. This will enable OPRC to access up to \$4 million in financing to rehabilitate existing buildings.

- I. [RES 24-267](#) **A Resolution Approving an Independent Contractor Agreement with Ray King Studio, Ltd. for the Flame Beacon Art Installation, in an Amount Not to Exceed \$154,250 and Authorizing its Execution**

Overview:

As directed by the Village Board at the June 11th, 2024 meeting, staff negotiated an agreement with Ray King for the Flame Beacon illuminated vertical sculpture for the South Boulevard and Oak Park Avenue intersection as part of the proposed Oak Park Avenue Streetscape project. The cost to fabricate and install the sculpture is \$154,250. The additional amount reflects costs for contract bonds and in-ground lights to illuminate the sculpture.

- J. [RES 24-271](#) **A Resolution Approving an Amendment to the Funding Schedule of the Funding Grant Agreement Between the Village of Oak Park and the West Cook Young Men's Christian Association Incorporated in an Amount Not to Exceed \$1,275,147 and Authorizing its Execution**

Overview:

On January 17, 2023, the Village Board approved the funding recommendations from the Community Development Citizen Advisory Commission (CDCAC) for ARPA distributions to community partners in the amount of \$2,152,860.00. As a result of this process, on April 24, 2023, the Village Board approved an agreement with the West Cook Young Men's Christian Association Incorporated (YMCA) for \$1,275,147.00. The West Cook YMCA is asking for a modification to the date in which certain funds are distributed.

- K. [RES 24-272](#) **A Resolution Authorizing the Submission of a Grant Application to the Metropolitan Mayors Caucus for Supporting Municipalities for Asylum Seeker Services (SMASS) III in Partnership with the Illinois Department of Human Services with a Requested Funding Amount of \$350,000**

Overview:

Staff requests the Village Board adopt a Resolution authorizing the submission of a grant application with the Metropolitan Mayors Caucus for \$350,000 to provide for the distribution and management of aid provided to new arrivals and unhoused community members from the period of July 1, 2024 through June 30, 2025.

XII. Regular Agenda

- L. [ORD 24-142](#) **Concur with the Plan Commission and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Five-Story Residential Building Consisting of 36 Dwelling Units at the Property Located at 1106 Madison Street**

Overview:

The Applicant and Developer, Interfaith Housing Development Corporation, in conjunction with Housing Forward, is proposing the construction of a permanent supportive and affordable housing building for low-income, underserved populations. The existing church building will be demolished and a new brick structure will be constructed in its place at five stories with 36 studio and one-bedroom units. Please note that the applicant has requested extensions on submission of a building permit and construction completion. A letter is included and referenced in the Ordinance.

- M. [ORD 24-143](#) **An Ordinance Approving a Sixth Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC, Oak Park Madison Street, LLC (Pete's), and AH Oak Park, LLC and Authorizing Its Execution**

Overview:

Due to delays caused by the COVID-19 pandemic and other factors as explained by the applicant, Oak Park Madison Street, LLC seeks an amendment to the Redevelopment Agreement to extend the completion date of the Pete's Fresh Market store from June 30, 2024 to sixteen (16) months after the "Permit Date" as defined in the Sixth Amendment.

- N. [ORD 24-126](#) **An Ordinance Granting an Extension of Time to Complete Construction of the Planned Development at 640-728 Madison Street (Pete's Market) to Sixteen Months after the Permit Date as Defined in the Sixth Amendment of the Redevelopment Agreement**

Overview:

This request is to allow sufficient time for the commercial development to be completed. This item is in conjunction with ORD 24-143 regarding a Sixth Amendment to the Redevelopment Agreement.

Recommendation

- O. [RES 24-261](#) **A Resolution Approving an Amendment to the Professional Services Agreement with Johnson Lasky Kindelin Architects, Inc. for Historic Preservation Architectural Services for Additional Conceptual Solutions for Village Facilities to Change the Not to Exceed Amount from \$45,000 to \$265,000 and Authorizing its Execution**

Overview:

The Village Board, Facility Review Committee, and Village staff have identified priority goals for the Police Station Improvement Project through the Space Needs Assessment, the Historic Preservation Evaluation process and facilitated Board discussion. Following feedback received from the Village Board in late May, Village staff would like to further develop the renovation (Option 3) and redevelopment (Option 4) schemes with the assistance of JLK and FGM Architects to determine the feasibility of a \$100M budgetary constraint while taking into consideration the Village Board's goals and priorities.

XIII. Call to Board and Clerk

XIV. Adjourn