



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Tuesday, July 30, 2024

6:00 PM

Village Hall

I. Call to Order

Village President Vicki Scaman called the Regular Meeting to order at 6:04 P.M.

II. Roll Call

Trustee Enyia joined the Meeting at 6:36 P.M. via remote participation per Village policy. He was absent for the vote on Item O and re-joined the Meeting at 7:42 P.M.

Clerk Waters participated remotely starting at 7:42 P.M per Village policy.

Present: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Wesley

Absent: 1 - Village Trustee Straw

III. Agenda Approval

President Scaman moved Item O after Item L.

It was moved by Trustee Robinson, seconded by Trustee Wesley, to approve the Agenda as amended. A voice vote was taken and the motion was approved.

V. Non-Agenda Public Comment

There was no public comment.

VII. Village Manager Reports

A. [ID 24-382](#) An Update on the Housing Trust Fund and Consolidated Plan

Village Manager Kevin Jackson introduced new Chief Sustainability Officer Lindsey Roland Nieratka. CSO Roland Nieratka introduced herself.

Assistant Village Manager/Neighborhood Services Director Jonathan Burch provided an update on the Housing Trust Fund and upcoming consolidated planning process.

Trustee Robinson asked if the updated materials have already been disseminated. Director Burch said an outreach plan is being developed to

disseminate them on August 9. Trustee Robinson requested to see the updated versions and redlines. She said she would love to take a monetary contribution to the Housing Fund in lieu of the type of large art on new development ground.

Trustee Buchanan noted the rolling submissions are not competing against each other but rather for whatever money is left.

Trustee Parakkat said he would be curious to understand the scoring sheets and any early indications on how that is being determined.

B. [ID 24-385](#)

An Update on Pedestrian/Field Stop Data for 2024 Q2

Police Chief Shatonya Johnson provided an update on field stops.

Trustee Wesley requested clarification on new officers and field training and calls for service leading to more stops. Chief Johnson said new officers are directed and encouraged to volunteer for calls. The seven officers in training took the majority of the calls for service. There is more engagement and calls for service typically during the summer months. The field training does not create an elevated calls for service. Trustee Wesley noted that he appreciated the detailed remarks included in this report and requested a key for the acronyms.

Trustee Wesley requested more detail for a stop card for a juvenile. Chief Johnson said officers were responding to a motor vehicle theft and were able to initiate a stop on four juveniles. She said it should have been listed as suspicious activity. Trustee Wesley asked if a person's description is stored anywhere. Chief Johnson said that information can be located on the CAD database.

Trustee Wesley inquired why OPPD gave out a stop card for the subject on the blue bike. Chief Johnson said that would have been an alternative call for service. It was a pedestrian stop card. Trustee Wesley inquired about the stop for filling a water bottle from a hose. Chief Johnson said a neighbor calls and officers responded and engaged with him. He noted there were a lot more stops than there were arrests.

Trustee Enyia requested the classification for white for the field stops. Chief Johnson said the H indicates if the individuals stopped were Hispanic. He noted there are a lot more stops on a bad trajectory for black and brown individuals in Oak Park. He asked what they are looking for to initiate the stop in the training. Chief Johnson said nearly 90% of the stops are calls for service and most are from the business districts.

Police Chief Shatonya Johnson provided an update on staffing.

Trustee Wesley asked if more resources could be given to work through folks quicker. Chief Johnson said OPPD has the resources necessary to get through the process.

Trustee Parakkat asked if the staff increase is 5. Chief Johnson said OPPD lost 14 and we have hired 7 with 6 conditional offers. She is hopeful OPPD will have over 90 staff by the end of the year.

President Scaman welcomed Attorney Greg Smith with Elrod Friedman. Attorney Smith introduced himself.

VIII. Village Board Committees

There were no comments.

IX. Citizen Commission Vacancies

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

President Scaman noted the Village is taking a temporary pause on board and commission appointments for the month of August.

X. Citizen Commission Appointments, Reappointments and Chair Appointments

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

Village Clerk Christina Waters read the names into the record.

It was moved by Trustee Wesley, seconded by Trustee Buchanan, that these Appointments be approved. 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 Parakkat, Village Trustee Robinson, and Village Trustee Wesley

NAYS: 0

ABSENT: 1 - Village Trustee Straw

XI. Consent Agenda

Approval of the Consent Agenda

It was moved by Trustee Robinson, seconded by Trustee Wesley to approve the items under the Consent 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 Parakkat, Village Trustee Robinson, and Village Trustee Wesley

NAYS: 0

ABSENT: 1 - Village Trustee Straw

- 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
This Resolution was approved.
- 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
This Resolution was adopted.
- 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
This Resolution was adopted.
- 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
This Resolution was adopted.
- 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
This Resolution was adopted.
- 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
This Resolution was adopted.
- 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 (SMAS) III in Partnership with the Illinois Department of Human Services with a Requested

Funding Amount of \$350,000

This Resolution was adopted.

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

Development Services Director Emily Egan presented the Item.

Trustee Robinson inquired about church ownership to nonprofit ownership and exempt to potentially exempt. Village Planner Craig Failor said it is currently exempt. The applicant will pay taxes on an affordable housing development. The possibility exists for them to apply for exempt status later though it has not been their record in the past. It is estimated to be 12-18 months before the county gets the records and corrects the taxes.

Trustee Robinson asked how this development fits within the Village's strategic housing plan. Planner Failor referenced the goals identified in the staff report to the Plan Commission that were set by the Village Board, including the goal to finish and implement the housing study. She asked how this particular development hits on the sustainability goal. Planner Failor said this development is a 36-unit affordable housing complex. The developers are proposing a green communities rating, putting solar panels on the roof, and all electric.

Trustee Robinson asked if this permit falls under the fee structure, which Planner Failor confirmed it does. They will get 6-month extensions on the front and back ends. Trustee Robinson suggested providing a waiver if we have a development like this that crosses off so many of our goals.

Trustee Parakkat inquired about the tax differential between this development versus the multi-unit development. Planner Failor said he will provide that information once it is available to him. Trustee Parakkat inquired if this is transitory versus long-term housing. Interfaith Housing Development Corporation President Perry Vietti said the referrals will come through Housing Forward. The two rental subsidy sources are Blue Cross Blue Shield and Cook County Health.

Trustee Parakkat asked if any ground floor business development has been considered. President Vietti said commercial space was considered but we need all of the space in the building for the common area on the ground floor. Trustee Parakkat inquired about Al's Grill. President Vietti said their general contractors met with him about trying to make it as

pain-free as possible. His primary concern is parking. President Vietti said we will not have a parking problem because we are serving people at 30% of the area median income and below. The hospital is willing to work with us and their garage is mostly empty at night. He publicly made the commitment to pay the affordable property tax rate. Trustee Parakkat said he is supportive.

Trustee Wesley said he is super supportive of this use case in this place. He inquired if the parking issue is due to lack of spaces or if there are spaces that are not allowed for parking. Director Egan said the site itself would not allow for the required number of parking spaces.

Trustee Buchanan said she is supportive of this development and encourages everyone to go to Al's Grill during construction.

Trustee Enyia said he is very supportive of the project.

President Scaman expressed her appreciation to Interfaith and Housing Forward. She recommended watching the Plan Commission video.

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

AYES: 5 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Wesley

NAYS: 0

ABSENT: 2 - Village Trustee Enyia, and Village Trustee Straw

- 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**

Manager Jackson introduced the Item.

Frank Heitzman: Resident and long-time architect. He said he is in favor of hiring JLK for the additional work.

Public Works Director Rob Sproule presented the Item. Facilities Committee Co-Chair Colette Lueck provided additional information.

President Scaman said if there is no longer a will of the Board to demolish this building, then let's move forward without the feasibility study, provide that direction to staff this evening, and continue to work through the process of choosing an architect to set the budget and prioritize our needs.

Trustee Robinson said she is in favor of moving ahead without the feasibility study. She said her two priorities are reconfiguring Chambers with safety in mind and creating a welcome center.

Trustee Parakkat said he has consistently been against demolition to rebuild Village Hall. He said the renovation option makes a lot of sense though he is still not in favor of a \$100M cap. He recommended it be an open bid process and make a decision based on what we can afford.

Trustee Buchanan said she is in favor of pursuing Option 3 and not delaying this any further. She would want the renovation to include significant sustainability factors to the degree that would be reached with a new construction. Director Sproule said the Village always strives to meet the sustainability goals. The construction bidding happens typically after the design is complete. The architectural firm will hire a consultant who does cost estimates of the different options for the Board to decide.

Trustee Parakkat said the \$60M estimate is in the public domain and we have to decouple the process from that number.

Trustee Wesley said he does not need the feasibility study. He said he likes the new police station but does not like rehabilitating or tearing down. He recommended leaving the existing Village Hall as is and building a new police station on this lot and adding a couple floors to it for Village Hall. We can get sustainability options, it will be less expensive, and we can design it to be accessible and welcoming. He said he is also opposed to spending \$100M on this.

President Scaman said her appreciation for Village Hall grew through the facilities committee process though her concerns for its functionality remain. She considered the possibility of donating the building but does not believe the Village is in the position to do that without exceptional delays and costs. She said she believes there are opportunities for partnerships and she wants to work toward all of those possibilities.

Trustee Enyia said he would go with Option C to build something separately for the police station and rehab the existing Village Hall.

President Scaman said this motion will die. We have consensus of the Board to investigate moving forward with Option 3, which is to build a new police station on this lot and make renovations to the existing Village Hall. Manager Jackson said staff will pursue next steps for Option 3 and will return with the appropriate business items at a future meeting.

Trustee Parakkat asked if the new police station can go forward without being coupled to any renovation conversations in terms of size and scale. President Scaman said we need to understand the cost benefit in order to be able to answer that question.

This Resolution was denied.

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**

Director Egan presented the Item.

Trustee Wesley said this has been an incredibly long and frustrating process. He said he hopes for more candid communication from Pete's to this Board in the future. Developer Grzynkiewicz said he understands completely and they are just as frustrated. He said transparency from them to the Board has been 100% clear. They lost their architect, permitting restrictions prevented work from being able to be done on the site. A new architect has new drawings and new permits. He says he thinks they are going to get a permit this week and are ready to start.

Trustee Wesley said it would have been useful to hear that months ago and have check-ins prompted by Pete's rather than the Village. Developer Grzynkiewicz said now that their architect is in play, drawings are in, we have a full core shell package to permit. We will follow up with our interior package which will proceed in about three months.

Trustee Wesley inquired about the clawback language in the redevelopment agreement and why it does not include all of the property. Attorney Sachs said the clawback in place now applies to the first deadline which applies to the entire property. Trustee Wesley noted the clawback right is for the entire site previous to the first deadline but only the North Foley site after the first deadline. Attorney Sachs said that was what was agreed upon and would only apply if they abandoned the project.

Trustee Wesley asked if the Village could have a new agreement as a sign of good faith to the community. Attorney Sachs said they would have to discuss it with their client. Attorney Sachs said at this point there is a significant investment of the property in the millions. By the time the ERS system and foundation gets installed, we'll be into the project more than \$10M. There is no reason to ever stop working on the project. Trustee Wesley noted it has happened in the Village in the past. Attorney Sachs said Pete's is and continues to be a good neighbor.

Developer Grzynkowicz said Pete's is 100% committed to the project. Our steel is pre-ordered and we are not leaving. He said he is working on the parking lot and that will be tidied up in about two months. Trustee Wesley said Pete's did not come before the permit extension. Developer Grzynkowicz said they go to the building department for the extensions, not the Village Board. Trustee Wesley said he has seen these issues in the past and does not want to see them going forward.

Attorney Sachs said he was there for the original agreement. The clawback clause is there. If Pete's does not meet the deadline, the Village has the whole property back. If it is missed on the end, it will cost Pete's \$45K a month.

Trustee Parakkat agreed that reinvestment in our partnership in good faith to get to the finish line as quickly as possible is in our shared interests. He asked for their perspective on the Aldi development down the street. Developer Grzynkowicz said they don't share the same market. Trustee Parakkat said the terms seem appropriate so he is okay with it.

Trustee Robinson said this is a good opportunity to push the reset button. She said the two items that make this palatable for her are the entire property clawback provision in conjunction with the lost opportunity costs increase. Staff put in a lot of effort to get us to a place where the Village's interests are more protected while still preserving the relationship with Pete's. She said she is encouraged that this is where we landed.

President Scaman said Pete's responded in a way that demonstrates good faith and she looks forward to our continued partnership.

Developer Grzynkowicz said a lesser developer may have just walked away but that is not them. Attorney Sachs said he appreciates working with staff, the Village Manager, and Village President. Developer Grzynkowicz said he would still like to come in and provide quarterly updates or whatever is preferred.

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

AYES: 5 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, and Village Trustee Robinson

NAYS: 1 - Village Trustee Wesley

ABSENT: 1 - Village Trustee Straw

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

There was no further discussion.

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

AYES: 5 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, and Village Trustee Robinson

NAYS: 1 - Village Trustee Wesley

ABSENT: 1 - Village Trustee Straw

XIII. Call to Board and Clerk

Clerk Waters said the Clerk's Office was at the Concert in the Park this past Sunday hosting a voter registration and will return Sunday, August 4. We are combining with the League of Women Voters OPRF and will be at Thursday Night Out on August 8. We will host several other voter registration booths throughout the month.

Trustee Enyia sent his deepest condolences to the family of Sonya Massey. There is no room for it in our country to have these types of actions carried out against people that are calling for service and help from our police officers. We need to work with our communities and police on making sure they're trained the right way.

Trustee Robinson acknowledged the work of the Plan Commission and Village Planner Craig Failor on the Pete's development.

Trustee Parakkat acknowledged the Plan Commission and staff for responding to the Items on tonight's Agenda.

President Scaman said she appreciated Trustee Enyia's words very deeply and expressed her condolences to Sonya Massey's family. It is important that we hold ourselves accountable to continuing to work towards the values that we share with our alternative response training.

XIV. Adjourn

It was moved by Trustee Wesley, seconded by Trustee Enyia, to Adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 8:51 P.M., Tuesday, July 30, 2024.

**Respectfully submitted,
Deputy Clerk Hansen**