



Village of Oak Park

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

Meeting Agenda President and Board of Trustees

Tuesday, August 27, 2024

7:00 PM

Village Hall

Regular Meeting at 7:00 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

- A. [MOT 24-213](#) A Motion to Approve Minutes from the July 23, 2024 Regular Meeting of the Village Board

Overview:

This is a motion to approve the official minutes of meetings of the Village Board.

V. Non-Agenda Public Comment

VI. Proclamation

- B. [MOT 24-214](#) A Motion to Approve a Proclamation Recognizing September 2024 as Addiction Recovery Month

Overview:

This is a motion to approve a proclamation by Village President Scaman recognizing September 2024 as Addiction Recovery Month.

- C. [MOT 24-215](#) **A Motion to Approve a Proclamation Recognizing SMART Week**

Overview:

This is a motion to approve a proclamation by Village President Scaman recognizing SMART Week.

- D. [MOT 24-216](#) **A Motion to Approve a Proclamation Recognizing Women’s Equality Day Annually on the 26th of August**

Overview:

This is a motion to approve a proclamation by Village President Scaman recognizing Women’s Equality Day annually on the 26th of August.

VII. Village Manager Reports

VIII. Village Board Committees & Trustee Liaison Commission Reports

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 Citizen Involvement Commissions. Residents are encouraged to apply through the Village Clerk’s Office.

- E. [ID 24-416](#) **Board & Commission Vacancy Report for August 27, 2024**

X. Citizen Commission Appointments, Reappointments and Chair Appointments

Names are forwarded from the Citizen 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.

- F. [MOT 24-218](#) **A Motion to Consent to the Village President’s Appointment of:**
Citizens Police Oversight Committee - Justin Johnson, Appoint as Commissioner
Community Relations Commission - Yoko Terretta, Appoint as Chair
Environment & Energy Commission - Cassandra West, Appoint as Commissioner
Historic Preservation Commission - Asha Andriana, Appoint as Commissioner

XI. Consent Agenda

- G. [MOT 24-203](#) A Motion to Concur with the Transportation Commission's Recommendations for Traffic Calming at the 900 Block of Home Avenue Including the Installation of Paint and Post Bump-Outs Mid-Block and the Home Avenue and Lexington Intersection and the Installation of Flashing Stop Signs at the Home and Garfield Intersection**
- Overview:** At the March 11, 2024, and the May 13, 2024, Transportation Commission (TC) meetings, the TC reviewed a traffic calming petition for the 900 block of Home Avenue. The TC recommended the installation of a pair of bump-outs to create a chicane on the 900 block, install paint and post curb extensions at the Home and Lexington intersection, install flashing stop signs at Home and Garfield, and add pedestrian crossing signage on Garfield at Home Avenue.
- H. [MOT 24-207](#) A Motion to Approve the Bills in the Amount of \$7,270,493.63 from June 29, 2024, through August 3, 2024**
- Overview:** Attached is the regular list of bills paid through the Village's accounts payable system from June 29, 2024, through August 3, 2024. Also attached is the July 2024 payroll summary report.
- I. [MOT 24-210](#) A Motion to Approve the March 2024 Monthly Treasurer's Report for All Funds**
- Overview:** The unaudited March 31, 2024, report is presented pursuant to 65 ILCS 5/3.1-35-45, summarizing the Village's cash and investment balances.
- J. [ORD 24-146](#) Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Medical Clinic to be located at 6632-6634 Roosevelt Road**
- Overview:** The Applicant, Journey's Community Center, Inc., intends to offer onsite outpatient psychotherapy services and small group mental health workshops. This use is classified under medical/dental clinic uses which requires a special use permit. The applicant currently operates a non-medical social services business at this location.
- K. [RES 24-124](#) Resolution Authorizing the Execution of a Five-year Contract with Total Communication Solutions (TCS) for a New Voice over Internet Protocol (VoIP) Telephone System by Zoom in an Amount Not to Exceed \$362,331.66 over 5 years**
- Overview:** The current telephone system no longer meets the needs of the Village of Oak Park. It is requested that the Village Board approve and authorize the execution of the five-year contract with TCS to provide the Village with a more modern and feature-rich telephone system by Zoom.

- L.** [RES 24-268](#) **A Resolution Approving an Independent Contractor Agreement with J. Graham, LLC. for the Viaduct Art Installation, in an Amount Not to Exceed \$235,000 and Authorizing its Execution**
- Overview:** As directed by the Village Board at the June 11, 2024 meeting, staff negotiated an agreement with Graham Carraway of J. Graham, LLC. for the fabrication, installation, and purchase of an art installation under the viaduct on Oak Park Avenue as part of the proposed Oak Park Avenue Streetscape project. The cost to fabricate and install the art is \$235,000. The additional expense reflects costs for aluminum panels to wrap the corners of the viaduct along North and South Boulevard.
- M.** [RES 24-273](#) **A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case Number 2023 WC 02598**
- Overview:** It is requested that the Village Board authorize the execution of a settlement agreement in Workers' Compensation Case Number 2023 WC 02598.
- N.** [RES 24-276](#) **A Resolution Approving an Amendment to the Renewal of the Independent Contractor Agreement with Allied Garage Door, Inc. to Provide Emergency Overhead Door Repairs and Maintenance Services at Village-Owned Facilities to Increase the Not-to-Exceed Amount for FY 2024 from \$50,000.00 to \$60,000.00 and Authorizing its Execution**
- Overview:** The Village has various exterior metal overhead doors at Village-owned buildings that are currently serviced by Allied Garage Door. The 2024 Independent Contractor Agreement with Allied Garage Door requires an Amendment to provide sufficient funding for unforeseen emergency repairs that may be needed through the remainder of 2024.
- O.** [RES 24-277](#) **A Resolution Approving the Purchase of One 2025 Ford Utility Hybrid Police Interceptor Vehicle with Police Package from Currie Motors of Frankfort, Illinois, in an Amount Not to Exceed \$50,819.00 and Waiving the Village's Bid Process for the Purchase**
- Overview:** The Fiscal Year 2024 Fleet Replacement Fund includes the replacement of five (5) unmarked Police vehicles. One (1) of the vehicles will be replaced with a 2025 Ford Utility Hybrid Police Interceptor Vehicle with Police Package. This unit has been produced from a long-standing order with Ford through Currie Motors of Frankfort. As vehicles are built, they are distributed to dealers with existing orders nationwide. This unit will be assigned to the highest fuel user, giving the Village the best return on investment. This purchase will also allow the Village to remove one of the older, less efficient unmarked units from the fleet and continue efforts to transition away from solely gas-powered vehicles.

Recommendation

- P. [RES 24-278](#) **A Resolution Approving an Independent Contractor Agreement with MG Mechanical Contracting, Incorporated to Install New Mechanical Equipment and Complete Repairs to Various Existing Mechanical System Equipment at the Public Works Center in an Amount Not to Exceed \$235,250.00 and Authorizing its Execution**

Overview:

The existing electric unit heaters at the Public Works Center (PWC) are original to the building's 2007 infrastructure and have reached the end of their useful service life. There are also multiple sections of damaged ductwork throughout the building that need to be replaced. These items were identified for replacement in the Fiscal Year 2024 Capital Improvement Plan. Staff solicited bids for this work and the lowest responsive bidder was MG Mechanical Contracting, Incorporated.

- Q. [RES 24-279](#) **A Resolution Approving an Independent Contractor Agreement with BP Construction and Remodelers Inc. to Complete Various Repairs to the Exterior Facade at the Public Works Center in an Amount Not to Exceed \$116,600.00 and Authorizing its Execution**

Overview:

The existing exterior wood laminate and coping stones along the roof edges of the Public Works Center are worn due to weather and age and require repair. Additionally, various repairs to the exterior block wall at multiple locations are also necessary. These items were identified for repair in the Fiscal Year 2024 Capital Improvement Budget. Staff solicited bids for this work and the low responsive bidder was BP Construction and Remodelers Inc.

- R. [RES 24-280](#) **A Resolution Approving a Contract with R.W. Dunteman Company for Project No. 24-6 Pavement Preservation, in an Amount not to Exceed \$572,340 and Authorizing its Execution**

Overview:

Competitive bids were opened on August 15, 2024 for the pavement preservation project. The Village received one (1) bid for the project with the lowest qualified bid from R.W. Dunteman Company in an amount of \$572,340. The low bid is within \$3,000 of the engineer's estimate for the project and represents a competitive bid. Staff recommends awarding a contract for this project to R.W. Dunteman Company. The project involves pavement patching, crack filling, microsurfacing, and pavement rejuvenators on local streets throughout the Village.

- S.** [RES 24-281](#) **A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the County of Cook for the Invest in Cook Grant for the 2025 Neighborhood Greenway Project in an Amount of \$125,000 and Authorizing its Execution**
- Overview:** The Village received an Invest in Cook Grant in the amount of \$125,000 to help fund the construction of the 2025 Neighborhood Greenway/Bike Boulevard project. The Intergovernmental Agreement (IGA) defines the terms and conditions of the grant and construction processes. The project is scheduled to be designed in the fall for construction in the summer of 2025. The estimated cost for construction is \$2.5 million.
- T.** [RES 24-283](#) **A Resolution Approving an Amendment to an Employee Leasing Agreement with MGT of America Consulting, LLC for an Interim Chief Financial Officer to Change the Not-to-Exceed Amount from \$150,000 to \$225,000 and to Extend the Term from August 2, 2024 to February 28, 2025 and Authorizing its Execution**
- Overview:** The Village uses a temporary services agency to employ the Village’s Interim Chief Financial Officer position. While originally intended to be short-term in nature and approved under the Village Manager’s spending authority, staff have identified a need for the Interim Chief Financial Officer employee to remain with the Village through February 28, 2025, until the adoption of the Village’s Fiscal Year 2025 Budget, the completion of the long term financial planning project, and the hiring and onboarding of a permanent Chief Financial Officer.
- U.** [RES 24-282](#) **A Resolution Approving a Collective Bargaining Agreement Between the Village of Oak Park and Local 95 International Association of Fire Fighters, AFL-CIO, for the Period of January 1, 2024 to December 31, 2027 and Authorizing its Execution**
- Overview:** An agreement was reached between the Local 95 International Association of Fire Fighters, AFL-CIO, and the Village of Oak Park for a successor collective bargaining agreement ending December 31, 2027.

XII. Regular Agenda

- V. [ORD 24-144](#) **Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 (“Definitions & Rules of Measurement”), Section 2.3 (“Definitions”), Article 8 (“Uses”), Section 8.4 (“Principal Use Standards”) and Table 8.1 (“Use Matrix”) of the Oak Park Zoning Ordinance to Establish a Community Service Center as a Special Use in the I-Institutional Zoning District**

Overview:

The Petitioner seeks a text amendment to the Zoning Ordinance to create a land use category for a Community Service Center that allows the applicant to provide overnight stays for the unhoused, provide meals, and offer social and medical services. Social and medical services will also be provided to students at St. Catherine/St. Lucy’s and affiliated schools and their families. This proposed use would require a special use permit. This agenda item is a companion to the special use application agenda item ORD 24-145.

- W. [ORD 24-145](#) **Concur with the Plan Commission and Adopt an Ordinance Granting a Special Use Permit to Allow a Community Service Center in the I-Institutional Zoning District Located at 38 North Austin Boulevard**

Overview:

The Applicant seeks a special use permit to operate a Community Service Center that would allow the applicant to provide overnight stays for the unhoused, provide meals, and offer social and medical services. Social and medical services will also be provided to students at St. Catherine/St. Lucy’s and affiliated schools and their families. This proposed use requires a special use permit. This agenda item is a companion to the Zoning Ordinance text amendment application associated with agenda item ORD 24-144.

- X. [RES 24-274](#) **A Resolution Approving a Second Amendment to the Professional Services Agreement with Walker Consultants, Inc. to Increase the Not-To-Exceed Amount from \$171,700.00 to \$231,700.00 and Authorizing its Execution**

Overview:

In April 2023, the Village Board authorized a Professional Services Agreement with Walker Consultants, Inc. to prepare construction documents for bidding and engineering services intended to address immediate (2022), 2023, and 2024 repair recommendations as outlined in the condition assessment report. The proposed second amendment to the Agreement provides for the completion of construction repair documents, engineering services, and construction observation of recently discovered additional repairs of The Avenue parking garage for an additional amount of \$60,000.00.

- Y. [RES 24-275](#) **A Resolution Approving a Third Amendment to the Independent Contractor Agreement with J. Gill & Co. for Maintenance Repairs of the Village's Holley Court, The Avenue, and Oak Park River Forest High School Parking Structures to Increase the Not-To-Exceed Amount from \$1,671,175.00 to \$2,416,175.00, Waiving the Village's Bid Process, and Authorizing Its Execution**

Overview:

In September 2023, the Village Board authorized an Independent Contractor Agreement with J. Gill & Co. for the 2023 and 2024 completion of maintenance repairs at the Village's Holley Court, The Avenue, and Oak Park & River Forest High School parking garages. The proposed third amendment to the Agreement provides for the contractor to complete recently-discovered additional repairs of the Avenue Parking Garage, for an additional amount of \$745,000.00. Due to the time sensitive nature of the repairs, it is recommended to waive the bid process for said repairs and award the work to J. Gill & Co.

- Z. [ID 24-296](#) **A Presentation and Discussion on Changes to the Inclusionary Housing Ordinance**

Overview:

This presentation will provide the Village Board options for potential modification of the Inclusionary Housing Ordinance (IHO) based on public input and the recently adopted Strategic Vision for Housing.

XIII. Call to Board and Clerk

XIV. Adjourn