



Village of Oak Park

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

Meeting Minutes President and Board of Trustees

Monday, October 19, 2015

6:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 6:32 P.M.

II. Roll Call

Present: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

Absent: 0

III. Consideration of Motion to Adjourn to Executive Session to Discuss Pending Litigation and Setting the Price of Sale or Leasing of Property

It was moved by Village Trustee Ott, seconded by Village Trustee Barber, to enter into executive session pursuant to 5 ILCS 120/2(c)(11) - litigation; and 5 ILCS 120/2(c)(6) - setting the price for sale or lease of property owned by the public body. The roll call on the vote was as follows:

AYES: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 0

V. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:44 P.M.

VI. Roll Call

Present: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

Absent: 0

VII. Agenda Approval

Village President Abu-Taleb noted that Item F has been moved from the Consent Agenda to the Regular Agenda at the request of Village Trustee Barber.

It was moved by Village Trustee Brewer, seconded by Village Trustee Barber, to approve the agenda. A voice vote was taken and the motion was approved.

VIII. Minutes

- A. [MOT 15-126](#) **Motion to Approve Minutes for October 5, 2015 Regular Meeting of the Village Board.**

It was moved by Village Trustee Tucker, seconded by Village Trustee Ott, to approve the minutes of the October 5, 2015 meeting. A voice vote was taken and the motion was approved.

IX. Non-Agenda Public Comment

Tom Gallagher. Mr. Gallagher thanked the Village for removing the diseased tree from the front of this house but asked that they remove the remaining stump.

Lynn Allen. Ms. Allen discussed the possible closure of the Multicultural Center at Julian Middle School and proposed partnering with the Village to move it to a location that can be open on evenings and weekends and be more accessible to the public.

X. Village Manager Reports

Village Manager Pavlicek reported that leaf collection is underway. Work on the 2016 budget document is continuing; the Finance Committee will meet later this week. The first Public Hearing for the budget will be on November 2 as part of the Regular Board Meeting.

XI. Village Board Committees

Village Trustee Salzman commented that the new Contractual Committee will begin meeting in January 2016.

Village Trustee Tucker noted that a Reinventing Government Committee meeting is scheduled for this Wednesday at 6:30 P.M. Village Manager Pavlicek added that the starting time will be confirmed once committee members verify availability at that time.

XII. Citizen Commission Vacancies

- B. [ID 15-339](#) **Board and Commission Vacancy Report for October 19, 2015.**

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

- C. [MOT 15-127](#) **Motion to consent to the Appointment of:**
Civic Information Systems Commission - Beth Bannor, Appoint as Member
Community Development Citizens Advisory Committee - Robert Benoit, Appoint as Member
Community Development Citizens Advisory Committee - Sophia Isoff, Appoint as Member
Community Relations Commission - Karin Grimes, Appoint as Member
Community Relations Commission - Sabryna-Joi King-Bell, Appoint as Member

Disability Access Commission - Suzen Riley, Appoint as Member
Farmers Market Commission - Dominic Cianciolo, Appoint as Member
Historic Preservation Commission - David Sokol, Appoint as Member
Housing Authority - Shenita Muse, Appoint as Member
Housing Programs Advisory Committee - Garth Katner, Appoint as Member
Housing Programs Advisory Committee - Mary Mauney, Appoint as Member

It was moved by Village Trustee Barber, seconded by Village Trustee Ott, that this motion be approved. A voice vote was taken and the motion was approved.

XIV. First Reading

D. [ORD 15-176](#) First Reading of an Ordinance Amending Chapter 7 (“Buildings”) of the Oak Park Village Code by adding a new Article 13 (“Property Maintenance Code”) to adopt the 2009 International Property Maintenance Code

Village Manager Pavlicek stated that when updates were made to the building code, the Board was advised that the property maintenance code would also require review. Staff, in conjunction with the Building Codes Advisory Commission, has developed recommendations for amendments to the ordinance.

Neighborhood Services Manager Drew Williams-Clark stated that these amendments will streamline the process as well as clarify requirements for both the residents and the inspectors. It also standardizes the code with other municipalities, as it refers to the International Code that has been adopted by the Village thus far. Director of Development Customer Services Tammie Grossman added that standardization will help when implementing the new software.

Village Trustee Lueck expressed concern that this will not allow exceptions for residents rehabbing older homes and strict adherence to the code is not possible. Mr. Williams-Clark stated that the ordinances address how exceptions are handled. There is also an appeals process.

Village President Abu-Taleb agreed with Village Trustee Lueck and wanted confirmation that the Village was not taking a step backwards in regards to the permitting process. Ms. Grossman assured him that they are not.

E. [ORD 15-177](#) First Reading of an Ordinance Amending Chapter 12 (“Housing”), Chapter 20 (“Public Health”) and Chapter 22 (“Streets And Sidewalks”) of the Oak Park Village Code

Village Manager Pavlicek stated that this ordinance updates relevant sections of the code to be consistent with the proposed Property Maintenance Code amendment.

XV. Consent Agenda

Approval of the Consent Agenda

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

AYES: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 0

- G.** [RES 15-458](#) **A Resolution Approving an Amendment to an Agreement between the Village of Oak Park and Davis Tree Care and Landscape, Incorporated for the 2015 Parkway Tree Removal Program for an Amount Not to Exceed \$250,000.00 and Authorizing its Execution**

 This Resolution was adopted.

- H.** [RES 15-459](#) **A Resolution Approving an Amendment to an Independent Contractor Agreement between the Village of Oak Park and A & B Landscaping and Tree Service, Inc. for the 2015 Parkway Tree Removal Program for an Amount Not to Exceed \$250,000.00 and Authorizing its Execution**

 This Resolution was adopted.

- I.** [RES 15-461](#) **A Resolution Approving a Professional Services Agreement with CCS International, Inc. in an Amount not to Exceed \$135,140 and Authorizing its Execution**

 This Resolution was adopted.

- J.** [RES 15-462](#) **A Resolution Approving a Professional Services Agreement with Thomas Engineering Group LLC for Surveying Services for the 2016-17 Capital Improvement Projects in an Amount Not to Exceed \$32,923 and Authorizing it's Execution**

 This Resolution was adopted.

- K.** [RES 15-464](#) **A Resolution Approving the Village of Oak Park's Reimbursement of Commonwealth Edison Company's Costs to Relocate Its Electrical Distribution Facilities for the Oak Park Station Development Project**

- L.** [RES 15-466](#) **A Resolution Approving an Agreement with BB&T for Electronic Lock Box Services and Authorizing its Execution**

 This Resolution was adopted.

- M.** [ORD 15-175](#) **A Motion to Concur with the Zoning Board of Appeals and Adopt an Ordinance Granting a Special Use Permit to Operate a Day Care Center at 404 Lake Street**

 This Ordinance was adopted.

- N.** [ORD 15-178](#) **An Ordinance Authorizing the Execution of a Fourth Amendment to**

**Redevelopment Agreement - Lake Street / Westgate / North Boulevard
Site by the Village of Oak Park, a Home Rule Unit of Government**

This Ordinance was adopted.

- P. [ID 15-346](#) **Motion to Accept the Five Year Capital Improvement Plan (2016-2020) as Reviewed at the October 5, 2015 Regular Agenda.**
This Report was received and filed.

XVI. Regular Agenda

- F. [MOT 15-124](#) **A Motion to Refer a Planned Development application to the Plan Commission for the Property Located at 239-307 Madison Street Consisting of a Five Story Mixed Use Development with Commercial Space on the First Floor and 56 Residential Units with Allowances**
- Village Manager Pavlicek stated that the Village received a new application for a planned development of the property on Madison Street replacing what is generally referred to as Madison Highlands. This Item is a request to refer the application to the Plan Commission to begin the public hearing process.
- Village Trustee Barber asked if the structure would stay the same. Village Planner Craig Failor stated that this is a brand new development; what had been approved before will not exist. He described some of the features of the proposed new development. Mr. Failor also noted that a neighborhood meeting was held; the residents were pleased that the bridge component has been eliminated.
- It was moved by Village Trustee Brewer, seconded by Village Trustee Lueck, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:**
- AYES:** 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb
- NAYS:** 0
- ABSENT:** 0
- O. [ORD 15-180](#) **An Ordinance Providing for the Issuance of \$13,470,000 General Obligation Corporate Purpose Refunding Bonds, Series 2015A, of the Village of Oak Park, Cook County, Illinois, and Providing for the Levy and Collection of a Direct Annual Tax for the Payment of the Principal of and Interest on Said Bonds**
- Village Manager Pavlicek stated that this is intended to save the Village in future interest payments. Total payments will not be extended; this is being done to save money and take advantage of current economic conditions.
- Chief Financial Officer Craig Lesner added that the Village will be saving approximately \$2.2 million over the life of the loan.
- It was moved by Village Trustee Ott, seconded by Village Trustee Lueck, that this Ordinance be adopted. The motion was approved. The roll call on the vote was**

as follows:

AYES: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 0

Q. [MOT 15-119](#) A Motion to Concur with the Historic Preservation Commission's Recommendation to Begin the Process of Establishing an Official Designation for Hulbert Houses Historic District as a Local and National Historic District

Village Manager Pavlicek noted that Board approval of this Item would allow staff to work with the Historic Preservation Commission to move forward with the official process to designate this subdivision a local and national historic district.

Pam Wiese. Ms. Wiese, a homeowner in that subdivision, discussed why she and other homeowners are opposed to historic district designation. She noted that because of remodeling, most of these homes do not resemble the original design built by Hulbert anyway.

Bob Bell. Mr. Bell, also a homeowner in the Hulbert district, stated that he is an architect and has done remodeling in many of those homes as well as homes in historic districts. The permit process for historic homes is laborious. In addition, Village staff and the Historic Preservation Commission should not be imposing their will on homeowners.

Tom Rogers. Mr. Rogers, another homeowner, noted that results of the survey sent to homeowners indicate that approximately 60% are opposed to national designation; an even greater percentage are opposed to local designation.

Rosanne McGrath, Chair of the Historic Preservation Commission, discussed the timeline and rationale behind this proposal. The commission first identified this area as a priority in 2010. Also in 2010, the Village Manager asked that the commission research the significance of properties adjacent to the I-290 in order to facilitate protection from the expansion of the expressway. She described the steps taken since that time to move this forward. During public meetings held in April and May of this year, residents requested that a survey be taken in order for them to express their opinions, noting that this was not done when other districts were created. She discussed the advantages and incentives available to homeowners in historic districts. She also described the application process and clarified that the Village has no authority over national designation but is the deciding body regarding local designation.

Village President Abu-Taleb commented that the Village has been working to streamline the permit process to make it easier for residents and businesses to invest in the community. In 2010, the Village was looking for some type of impediment to prevent expansion of the I-290. The Village Manager at that time instructed the commission to basically create resources that they could protect and use as leverage in regards to IDOT. This is not the case today; the Village has a collaborative relationship with IDOT and there is no need to create such an obstacle. The purpose this was initiated for does not exist anymore and it seems that this will only create more red tape, which is not what Oak Park is looking to do. He acknowledged the work and effort of the commission for the past five years and is aware that their mission is to preserve. However, the Board's

objective is to find that balance as well as moving the community forward.

Village Trustee Barber noted that statistically, it is clear the the majority of people who live there do not support this. He did not see the purpose of forcing them to be a part of something they don't want to be part of.

Village Trustee Lueck asked if there is a case to be made regarding the public good for creating this historic district. Historic preservation is valued in Oak Park and a key component of the community. However, a homeowner may have conflicts between what they want to do and what they can afford to do with their property versus maintaining the quality of a neighborhood as a whole. It costs a significant amount of money to do the external rehab required to qualify for the historic home exemption.

Village Trustee Salzman agreed with Trustees Barber and Lueck, adding that in this case, the need to be responsive to their residents outweighs what might be gained by historic designation.

Village Trustee Tucker stated that although there are some beautiful homes in this area, it does not merit historic designation.

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

NAYS: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

ABSENT: 0

R. [MOT 15-128](#) A motion awarding an Electric Power Supply Contract with _____ (to be determined) for the Oak Park Community Choice Aggregation Program and authorizing the Village Manager to negotiate the contract.

Village Manager Pavlicek stated that staff is recommending that the electrical power supply contract be with Constellation, for a 12-month period, at a rate of 6.435 cents per kWh. Staff is also recommending a 3/10 cent local fee to support the development and implementation of the Smart City USA renewable energy program, which is solar energy.

Village Trustee Barber was under the impression that the conversation regarding the local fee would be deferred and was not prepared to discuss that this evening. In addition, the Board has not determined what those funds would be used towards.

Mark Pruitt, consultant with Illinois Energy Choice Aggregation Network, stated that requirements set forth by the Illinois Commerce Commission regarding how residents are given notice regarding price changes make it mandatory that the Board approve the contract tonight. Approval in November is too late to allow for proper notification to the residents and would cause a lapse in contract coverage, forcing residents back to Com Ed. and onto a new contract, all of which would require mail notification. If the Board has a secondary vote at a later date for the 3/10 cent action, a separate notice or another opt out mailing would need to occur as well.

Jim Babcock, representing Interfaith Green Network. Mr. Babcock noted that we are in the midst of a global climate emergency. He asked the Board to think of the fees

collected as similar to a TIF fund; they are not exactly sure what the project is going to be but the designation in this case is some type of clean energy installation.

Mark Burger, representing Illinois Solar Energy Association. Mr. Burger supported the 3/10 cent fee, as it would give the Village the opportunity to get into the clean energy business.

Village Manager Pavlicek described the Smart City USA project. Village Trustee Ott asked if it would be possible to fund this project on the originally discussed 1/10 cent fee. Village Manager Pavlicek stated that 1/10 cent is projected to provide \$70,000 per year. The equipment component of the Smart City project requires a \$500,000 commitment from Oak Park. At \$70,000 per year, it's going to take a lot longer to get the program up and running or identify other partnership funds. However, 3/10 cent or \$200,000 per year, will allow the Village to get closer to that.

Following further discussion, the motion was amended to remove the reference to Smart City USA and put the additional surcharge into a renewable energy fund for use to be determined at a later date.

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

AYES: 7 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 0

XVII. Regular Agenda for Items Pursuant to Village Code Chapter 2 Alcoholic Liquor Dealers or Related (President Pro-Tem Tucker)

Village President Abu-Taleb and Village Trustee Brewer recused themselves from the meeting and Village President Pro Tem Tucker presided over the following items.

S. [ORD 15-172](#) An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 4 ("Term and Classification"), Section 3-4-2 ("Classification and Number of Liquor Licenses and Fees") of the Village Code of Oak Park Regarding the Craft Brewery D-15 Liquor License Classification

Village Attorney Paul Stephanides stated that Noble Kinsman appeared before the Liquor Control Review Board regarding containers authorized to be used for package sales as well as the serving sizes for on-site consumption.

Owner Steve Lorz provided details, noting that this specifies how package sales may be grouped, i.e., four-pack, six-pack, etc. and the size of the glassware used for on-site consumption. The overall size will maintain enough room for foam, which enhances the experience, as well as the quantity of beer in the glass so the consumer does not feel cheated.

It was moved by Village Trustee Salzman, seconded by Village Trustee Ott, that this Ordinance be adopted. The motion was approved. The roll call on the vote

was as follows:

AYES: 5 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village Trustee Tucker

NAYS: 0

ABSENT: 0

ABSTAINED: 2 - Village Trustee Brewer, and Village President Abu-Taleb

T. [ORD 15-173](#) An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses for Each License Class”), Section 3-8-1 (“Number of Licenses to be Issued Per License Class”) and Section 3-8-2 (“Licenses by Name and Address Per License”) of the Oak Park Village Code for the Issuance of a Restaurant Class B-2 Liquor License to Q-BBQ Oak Park, LLC

Village Manager Pavlicek stated that this is for the liquor license of the new restaurant in the former florist shop next to the parking lot on Marion Street.

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

AYES: 5 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village Trustee Tucker

NAYS: 0

ABSENT: 0

ABSTAINED: 2 - Village Trustee Brewer, and Village President Abu-Taleb

XVIII. Call to Board and Clerk

Village Trustee Barber did not want to lose track of the energy item and would like to see it on an agenda in December or January. He was also intrigued by Lynn Allen's concept regarding the Multicultural Center and wanted to look into that as well.

Village Trustee Lueck stated that she was supportive of an ordinance changing the name of Columbus Day to Indigenous People Day, as other municipalities have done. She also commented that she was absent when the Board approved the real estate office on Marion Street but would have voted against it if she were present. After all the money invested in that area, it should be retail only.

XIX. Adjourn

It was moved by Village Trustee Tucker, seconded by Village Trustee Barber, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:25 P.M., Monday, October 19, 2015.

Respectfully Submitted,

**MaryAnn Schoenneman
Deputy Village Clerk**