



# Village of Oak Park

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

## Meeting Minutes

### President and Board of Trustees

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Monday, July 31, 2023

6:30 PM

Village Hall

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#### I. Call to Order

Village President Vicki Scaman called the Regular Meeting to order at 6:32 P.M.

#### II. Roll Call

Trustee Straw joined the Meeting during Executive Session.

**Present:** 5 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Wesley

**Absent:** 2 - Village Trustee Buchanan, and Village Trustee Straw

#### III. Consideration of Motion to Adjourn to Executive Session to Discuss Litigation

It was moved by Trustee Wesley, seconded by Trustee Robinson, to adjourn into Executive Session. The motion was approved. The roll call on the vote was as follows:

**AYES:** 4 - Village President Scaman, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 3 - Village Trustee Buchanan, Village Trustee Enyia, and Village Trustee Straw

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

The Regular Meeting reconvened at 7:04 P.M.

#### VI. Roll Call

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

**Absent:** 1 - Village Trustee Buchanan

#### VII. Agenda Approval

President Scaman requested that Item AB be moved from the Consent Agenda to the Regular Agenda.

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

## VIII. Minutes

It was moved by Trustee Straw, seconded by Trustee Wesley, to approve the Minutes. A voice vote was taken and the motion was approved.

- A. [ID 23-358](#) Motion to Approve Minutes from Regular Meeting of June 20, 2023, Special Meeting of June 26, 2023 and Regular Meeting of July 5, 2023 of the Village Board.

## IX. Non-Agenda Public Comment

Daniel Roush: Resident and architect who likes Village Hall building. Appreciated President Scaman for attending Preservation Advocacy meeting and saying the process will be slowed down and a renovation architect will be brought in. Requested Item AB be removed from the Consent Agenda. Problematic that FGM is in control of the renovation assessment. Option 4 wasn't ready for a vote and keeping this building was never considered.

Marty Bernstein: Requests the Village move his alley on the 700 block of Gunderson and South Elmwood to next on the list to be replaced. Chronic flooding problems, has been on the replacement plan for years. Contacted the Village who said his alley is no longer on the plan. Requests the plan be continued without further delay. Agreed Village Hall should be renovated and FGM should not be used for renovation studies.

Peggy Kell: Resident requests a referendum question on the Spring primaries ballot on ranked choice voting (RCV) for Village President, Trustees, and Clerk. League of Women Voters is happy to answer questions at a board meeting or study session. September 19 panel discussion on RCV at the Oak Park Public Library. Trustees will be invited. Drinks and Dialogue discussion on RCV in October.

Don McKay: Resident and architect who advocates for the preservation of Village Hall. Referenced a number of Oak Park buildings that were influenced by the design of nearby buildings and architects Weiss and Wright. Cautioned against considering the project simply from the perspective of preservation and from thinking Village Hall can be adapted to some other local cultural use.

## X. Proclamation

- B. [MOT 23-76](#) A Motion to Approve a Proclamation Proclaiming Americans with Disabilities Act Awareness Day Annually on the 26th of July.

Trustee Straw, liaison to the Disability Access Commission, read the Proclamation into the record.

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Motion be approved. A voice vote was taken and the motion was approved.

## XI. Village Manager Reports

- C. [ID 23-351](#) **Review of the Village Board Meeting Calendar for September, October, November and December 2023**

Village Manager Kevin Jackson presented updated Village Board calendars for September through December. The ranked choice voting item will be a study session on October 10. Village Attorney Paul Stephanides said the referendum question would have to be adopted 79 days before the March 19 primary election so there is plenty of time. Trustee Wesley expressed concerns about there being enough time to do voter education and outreach, particularly to those who are often missed.

- D. [ID 23-359](#) **Pedestrian Stop Report - Staff Update**

Police Chief Shatonya Johnson presented the Item. Trustee Wesley inquired about the individual wearing latex gloves. Chief Johnson said the behavior was indicative of someone who would burglarize. Trustee Wesley inquired about the suspicious person call in March. Chief Johnson said it was a call for service about an individual with an extended pocket knife. Trustee Straw requested the proportion of calls for service resulting in criminal citations. Chief Johnson said at least one resulted in an arrest for criminal trespass for being disruptive at a laundromat and who had been warned previously and two juvenile Chicago residents were issued citations for being out at 1:00 AM. Trustee Straw requested a distinction between suspicious person and suspicious incident. Chief Johnson said they are logged based on the initial call. Trustee Straw noted the field contacts are disproportionately black individuals. Chief Johnson responded that OPPD responds to 100% of calls for service.

Public Works Director Rob Sproule presented an update on the Village Hall facilities needs assessment. President Scaman inquired if the work of FGM and the historic preservation firm to be hired will be completely separate and have autonomy to present their recommendations to the Village Board. Director Sproule responded that FGM will outline the basic needs and the historic preservationists will evaluate against those needs to ensure the facility meets them and they will make their own recommendations. Trustee Straw wondered what efficiencies the Village would gain by having both firms do a needs assessment. Director Sproule said the value of having FGM do the initial evaluation is to ensure all issues are identified and addressed so the historic preservationists understand what they are evaluating and can ensure the Village's needs are being met. Manager Jackson added that FGM is evaluating code and ADA requirements. The historic preservation firm will take those issues to

determine whether there is an opportunity to renovate the facility and identify related costs.

Trustee Robinson inquired if FGM is coordinating the communication to the Village Board. Director Sproule confirmed it was written that way in the initial proposal but after hearing concerns, the Village will revise the proposal to clearly illustrate that FGM will be available to present on their assessment. Trustee Robinson said she wants to ensure the historic preservation firm will be available to field questions from the Village Board. Director Sproule confirmed that will happen. Trustee Robinson inquired if there are cost efficiencies in doing it this way. Director Sproule responded that FGM's experience with the facility will potentially lead to cost savings. Trustee Robinson asked if the police station will be on hold, which Director Sproule confirmed. Trustee Robinson said she supports this.

Trustee Parakkat said he is glad we are backtracking and introducing a needs assessment though he thinks there is a conflict of interest in doing it with FGM which is wedded to the demolish and build option. He suggested an independent study of the requirements and renovation which will give time to do the community engagement needed for a process like this. Director Sproule responded that neither staff nor FGM gave a recommendation of any of the options presented on July 5. Manager Jackson added that FGM was hired to do an assessment back in 2019 and the Village Board was consulted on whether to move forward. FGM was tasked with making an analysis on the code requirements and not making any recommendations. It has been an objective analysis and there have not been any recommendations advanced.

Trustee Parakkat said something was broken in the process and now we are backtracking so it makes sense to do the needs assessment independently. President Scaman said that is not correct and there has been a needs assessment for the police department for a long time. What is happening now is further assessment of the condition of Village Hall to meet our needs based upon receiving information on what direction we would like to take. Making the decision to consider the building and rebuild on this property is the only vote that forced a full assessment of the challenges to Village Hall, which is grossly overdue and has caused a lot of additional and unsuccessful spending. Within the vote was robust community engagement because we trust our residents to work with us as partners as we navigate what is next because we want to do the right thing. If we can preserve this building, then we are having a brave conversation that previous Trustees chose not to make. Director Sproule noted that if the Village Board had chosen renovation on July 5, this would have been the next step in the process anyway.

Trustee Straw said the Village is asking FGM to identify the issues with Village Hall to bring it to code. Director Sproule said FGM will outline the minimum standards for a modern facility. Trustee Straw said the historic preservation firm would then take those issues and determine what it would take and cost to correct those issues. He said that path forward makes sense to him. Trustee Wesley asked if the RFQ will give the firm independent and unlimited access to Village Hall in addition to the data provided by FGM, which Director Sproule confirmed. Manager Jackson added that FGM did the needs assessment for the police station which we are using as a baseline.

## XII. Village Board Committees & Trustee Liaison Commission Reports

Trustee Wesley confirmed there is an IGOV meeting coming up, which consists of two members of each of our six governing bodies that meet monthly. Trustees Straw and Wesley are the representatives for the Village.

## XIII. Citizen Commission Vacancies

- E. [ID 23-360](#) Board & Commission Vacancy Report for July 31, 2023.

There were no comments.

## XIV. Citizen Commission Appointments, Reappointments and Chair Appointments

- F. [ID 23-361](#) A Motion to Consent to the Village President's Appointment of:  
**Civic Information Systems Commission** - Kurt Roskopf, Appoint as Member  
**Community Relations Commission** - Turquoise Peart, Appoint as Member  
**Transportation Commission** - Jason Nudelman, Appoint as Member

Village Clerk Christina Waters read the names into the record.

Jason Nudelman: Resident who is honored to be chosen as a new member of the Transportation Commission. Car-free and transit dependent for many years. Looks forward to serving the Village and encouraged residents to attend their monthly meetings.

**It was moved by Trustee Straw, seconded by Trustee Enyia, that these Appointments be approved. A voice vote was taken and the motion was approved.**

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

## XV. Consent Agenda

***Approval of the Consent Agenda***

It was moved by Trustee Enyia, seconded by Trustee Straw 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 Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**G.**     [MOT 23-62](#)     A Motion to Approve the Bills in the Amount of \$6,707,637.81 from May 26, 2023 through July 6, 2023.

This Motion was approved.

**H.**     [MOT 23-63](#)     A Motion to Approve the June 2023 Monthly Treasurer's Report for All Funds

This Motion was approved.

**I.**     [RES 23-245](#)     A Resolution Authorizing the Submission of a Grant Application for the Illinois Homeowner Assistance Fund Home Repair Program (HAFHR) Administered by the Illinois Housing Development Authority (IHDA) With an Anticipated Funding Amount of \$5,000,000

This Resolution was adopted.

**J.**     [RES 23-221](#)     A Resolution Awarding a Small Rental Property Rehabilitation Loan and Authorizing the Execution of a Loan Commitment and Agreement for the Property Located at 163 N. Lombard Avenue (SRP-046)

This Resolution was adopted.

**K.**     [RES 23-222](#)     A Resolution Awarding a Multi-Family Housing Incentives Grant in the Amount of \$10,000 and Authorizing the Execution of a Marketing Services Agreement (MSA 2311-G)

This Resolution was adopted.

**L.**     [RES 23-224](#)     A Resolution Authorizing the Submission of Annual Grant Applications with the Village of Oak Park's Community Development Block Grant Program, Cook County Department of Public Health, the Illinois Department of Public Health, and the Public Health Institute of Metropolitan Chicago with an Anticipated Total Funding Amount of \$495,183.00 and Approval of Subsequent Agreements and Authorizing their Execution

This Resolution was adopted.

- M.**     [RES 23-226](#)     A Resolution Approving an Independent Contractor Agreement with Superior Road Striping Incorporated for Thermoplastic Pavement Marking Services through Pricing Secured by the Suburban Purchasing Cooperative in an Amount Not to Exceed \$130,000.00 and Waiving the Village's Formal Bid Process  
  
This Resolution was adopted.
- N.**     [RES 23-162](#)     A Resolution Approving a Professional Services Agreement for Police and Firefighters' Pension Plan Actuarial Services with Lauterbach & Amen, LLP for Fiscal Years Ending December 31, 2023, 2024, and 2025 for a Total Amount Not to Exceed \$37,020, Authorizing its Execution and Waiving the Bid Process for the Agreement  
  
This Resolution was adopted.
- O.**     [RES 23-166](#)     A Resolution Approving a Professional Services Agreement for Other Post Employment Benefit (OPEB) Valuation Services with Lauterbach & Amen, LLP for Fiscal Years Ending December 31, 2023, 2024, and 2025 for a Total Amount Not to Exceed \$6,780, Authorizing its Execution and Waiving the Village's Bid Process for the Agreement  
  
This Resolution was adopted.
- P.**     [RES 23-180](#)     A Resolution Approving the Village Manager and Deputy Village Manager as the Village's Certifying Officers for the United States Department of Housing and Urban Development (HUD) Electronic Reporting System for Environmental Reviews Required for Community Development Block Grant (CDBG) Projects  
  
This Resolution was adopted.
- Q.**     [RES 23-207](#)     A Resolution Approving a Professional Services Agreement for Auditing Services with Sikich LLP for Fiscal Years Ending December 31, 2023, 2024, 2025, 2026, and 2027 for an Aggregate Total Amount Not to Exceed \$404,800, Authorizing its Execution and Waiving the Village's Bid Process for the Agreement  
  
This Resolution was adopted.
- R.**     [RES 23-217](#)     A Resolution Approving a Professional Services Agreement with Metro Strategies Group, LLC to Provide Grant Services in an Amount Not to Exceed \$100,000 for a One (1) Year Term and Authorizing its Execution  
  
This Resolution was adopted.
- S.**     [RES 23-220](#)     A Resolution Approving the Final Program Year 2023 Action Plan for Federal Community Development Block Grant Funds and Submittal of the Plan to the United States Department of Housing and Urban Development  
  
This Resolution was adopted.

- T.**     [RES 23-225](#)     A Resolution Approving a Professional Services Agreement with the Eggen Consulting Group, Inc. for Water & Sewer Division Technical and Administrative Support Services for a Fifteen Month Term in an Amount Not to Exceed \$166,500.00 and Authorizing its Execution  
  
This Resolution was adopted.
- U.**     [RES 23-228](#)     A Resolution Approving an Amendment to the Independent Contractor Agreement with H&H Electric Co. for 2023 Emergency Street Lighting and Traffic Control Repairs to Change the Not to Exceed Amount from \$45,000.00 to \$59,500.00 and Authorizing Its Execution  
  
This Resolution was adopted.
- V.**     [RES 23-234](#)     A Resolution Approving a Contract with R.W. Dunteman Company for Project 23-6, Pavement Preservation, in an Amount Not to Exceed \$450,000 and Authorizing its Execution  
  
This Resolution was adopted.
- W.**     [RES 23-236](#)     A Resolution Approving a Task Order for Professional Engineering Services with TranSystems Corporation for Design and Construction Engineering Services for the 2024 Bridge Repair Project, in an Amount Not to Exceed \$69,940 and Authorizing its Execution  
  
This Resolution was adopted.
- X.**     [RES 23-244](#)     A Resolution Authorizing the Submission of a United States Department of Justice Office of Justice Programs Grant Application to Prevent or Reduce Crime and Violence and to Improve the Administration of the Criminal Justice System  
  
This Resolution was adopted.
- Y.**     [RES 23-231](#)     A Resolution Approving an Amendment to the Renewal of the Independent Contractor Agreement with Cerniglia Co. for 2023 Village Wide Emergency Water and Sewer Repair Services to Change the Not to Exceed Amount from \$40,000.00 to \$70,000.00 and Authorizing Its Execution  
  
This Resolution was adopted.
- Z.**     [RES 23-232](#)     A Resolution Approving the Renewal of a Professional Services Agreement with PMA Management Corp. to Provide Third Party Administrator (TPA) Services for the Village's Workers Compensation Program for a Three Year Period in an Amount Not to Exceed \$34,262.00 Annually, Authorizing its Execution and Waiving the Village's Bid Process for the Renewal  
  
This Resolution was adopted.
- AA.**    [RES 23-238](#)     A Resolution Approving an Independent Contractor Agreement with

Midwest Services and Development Corp. for the Public Works Center Locker Room Upgrades Project in an Amount Not to Exceed \$131,250.00 and Authorizing its Execution

This Resolution was adopted.

- AC.**     [RES 23-246](#)   A Resolution Approving a Professional Services Agreement with Stuart Alpern to Act as an Administrative Law Judge for the Village of Oak Park for a Six-Month Period and Authorizing Its Execution

This Resolution was adopted.

- AD.**     [RES 23-247](#)   A Resolution Approving a Professional Services Agreement with Laurie L. Samuels to Act as an Administrative Law Judge for the Village of Oak Park for a Six-Month Period and Authorizing Its Execution

This Resolution was adopted.

- AE.**     [RES 23-249](#)   A Resolution Approving a Second Amendment to the Village Manager Employment Agreement with Kevin J. Jackson and Authorizing Its Execution

This Resolution was adopted.

- AF.**     [ORD 23-31](#)     An Ordinance Amending the Fiscal Year 2023 Annual Budget

This Ordinance was adopted.

- AG.**     [ORD 23-72](#)     An Ordinance Approving an Intergovernmental Agreement Between the Village of Oak Park and the Oak Park Public Library to Provide Parking Spaces for Use by Oak Park Public Library Employees and Authorizing Its Execution

This Ordinance was adopted.

- AH.**     [ORD 23-76](#)     Concur with the Farmers' Market Commission and Adopt an Ordinance Amending Chapter 18 ("Peddlers and Solicitors"), Article 2 ("Farmers' Market"), Section 18-2-2 ("Definitions") and Section 18-2-8 ("General Regulations; Certificate of Production") of the Oak Park Village Code to Allow the Sale of Fish at the Farmers' Market

This Ordinance was adopted.

- AI.**     [ORD 23-78](#)     An Ordinance Waiving and Suspending the Right of Way Obstruction Permit Fee and Parking Obstruction Fee for the Planned Development Located at 839 Madison Street

This Ordinance was adopted.

- AJ.**     [ORD 23-79](#)     An Ordinance Authorizing the Sale of Surplus Vehicles and Equipment Owned by the Village of Oak Park

This Ordinance was adopted.

**AK.**     [ORD 23-83](#)     An Ordinance Terminating Special Service Area Number 8

This Ordinance was adopted.

**AL.**     [ORD 23-84](#)     An Ordinance Terminating Special Service Area Number 7

This Ordinance was adopted.

## **XVI. Regular Agenda**

**AB.**     [RES 23-239](#)     A Resolution Approving a Second Amendment to the Professional Services Agreement with FGM Architects Inc. for Professional Architectural Services for Additional Conceptual Solutions for Village Facilities to Change the Not to Exceed Amount from \$36,000 to \$50,000 and Authorizing its Execution

Holly Bruce: She appreciates the additional information this evening and was disappointed at the last meeting to hear about the possibility of tearing down Village Hall. She appreciates the community being included. Let's look at it and study it and make an informed decision.

Amy Srodon: Resident since 2000. In 2013 there were plans to build the D97 headquarters on the green space and our block was passionate about fighting that. Unfortunate that it is up for conversation again. It is used by the community and is a buffer to Village Hall. South Oak Park streets are very narrow and building a police station on a residential street is ridiculous. Our block is ready to mobilize and fight this again.

Ann Freel: 14-year resident. Supports preserving the green space south of Village Hall. Has not heard considerations about the environmental and neighborhood impacts. Wishes it could be officially recognized as a park. Urges Village Board to remove any consideration of building on the green; prioritize the current Village Hall building a recognized landmark; consider nearby available built structures; and continue to be transparent.

Richard Willis: The plans for the current Village Hall were to control development in the Village aiming to enhance the tax base and preserve community viability. The green space is a cherished public park and gathering place. Any construction will contribute to climate change. Urged the Village to disclose the feasibility study findings by FGM and make the future of Village Hall and police station an architectural competition.

President Scaman said the Village Board voted at the July 5 meeting to build a new civic center Village Hall and police facility. At the meeting she stated it was the first time the community was hearing the challenges and that we expected robust community engagement and if that process took

us in a different direction, staff should be ready to pivot with us. She is committed to upholding this process with integrity and centering the voices and needs of this community.

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

**AYES:** 5 - Village President Scaman, Village Trustee Enyia, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 1 - Village Trustee Parakkat

**ABSENT:** 1 - Village Trustee Buchanan

**AM.**     [ID 23-326](#)     **Initial Fiscal Year 2024 Budget Presentation**

CFO Steve Drazner presented the official kick-off presentation for budget season for FY24.

Trustee Parakkat inquired about the significance of the municipal tax rate. CFO Drazner responded that the tax rate is what you would see on your property tax bill. The first installment is an estimate of 55% of the prior year's bill. The second installment is the actual taxes based on the tax rate the county calculates. Trustee Parakkat noted the burden of tax on an Oak Park resident is much higher than others. CFO Drazner agreed it is at the higher end of the range.

Trustee Robinson said this does not show the compounding effect of the increase. CFO Drazner confirmed it is just for one year. Trustee Robinson said it would help to understand that longer term effect of a levy increase for families. CFO Drazner said he could provide that calculation. Trustee Parakkat said for a 3% tax levy increase, the tax burden doubles in 20 years. CFO Drazner clarified the 3% is after payment to the pension funds and the debt service.

Trustee Straw requested an update on the partial 2023 sales tax data. CFO Drazner responded that it looks like it is on target with where we were at this time last year. He said he thinks it is safe to expect to bring in \$10M in sales tax this year.

Trustee Parakkat asked how much short-term rentals are up. CFO Drazner said it has been coming in really strong lately. Trustee Parakkat noted the sales tax revenue increased 3% post-COVID and has stabilized. Assistant Development Customer Services Director Cam Davis said an update on the short-term rentals will be included in the next Manager's Report. Trustee Parakkat inquired about the increased cash balance interest. CFO Drazner confirmed interest rates have increased to 4.75%. Trustee Parakkat noted the increase in the pension contribution is \$1.3M. CFO Drazner confirmed it decreased \$1.3M and now it added the \$1.3M back so we are back

where we started from a couple years ago.

Trustee Parakkat said he feels the Village has significant upside on the revenue side and some valid costs. He asked CFO Drazner if he thinks the Village can do a 2% levy this time. CFO Drazner responded that it is too early to speculate. Trustee Parakkat asked what the initial budget will be based on. CFO Drazner responded that it will include the health insurance number and collective bargaining unit estimates.

Trustee Robinson requested clarification on the number of Finance Committee meetings. Manager Jackson responded there will be two for the CIP budget in September, three in October, and one for the partner agency reviews. Trustee Robinson recommended adding one to two more meetings to work out the policy framework piece that was discussed. She inquired how much ARPA funding is available. CFO Drazner responded that it must be obligated by the end of 2024 and spent by the end of 2026. Manager Jackson added that staff plan to provide an update prior to submitting the recommended budget to the Finance Committee before it reviews the CIP proposal.

Trustee Robinson requested a status update for the new staffing positions to avoid a situation where the money is set aside yet the process has not yet begun to fill the positions, which Manager Jackson confirmed will be provided. Trustee Robinson noted the current Board goals state a 3% levy increase which she supports.

Trustee Parakkat asked if the full \$15M in ARPA funds was allocated. CFO Drazner responded that the Village has one more year of lost revenue for the current year so he has an estimate built in for that. He said he thinks it is right around \$3M, or \$2M depending on what happens with the Park District. Trustee Parakkat noted that last time we had a 0% levy increase but we had a \$3.7M expense hike. He asked when is the right time to discuss levy versus expenses. Manager Jackson responded that staff will always recommend a balanced budget.

**AN.     [RES 23-212](#)     **A Resolution Approving and Adopting a Village of Oak Park Investment Policy****

CFO Drazner presented the Item.

Trustee Parakkat requested the amount of current investments. CFO Drazner responded it is over \$100M and generates 3% to 5% interest which is added to the balance each month. Trustee Parakkat said he did not see an annual review provision in the new policy. CFO Drazner said he would have to look into that. If there is a conflict, the state statute will prevail over our policy. He said all of the Village's investments are protected and within the policy and we do not need to make any changes and he is

always shopping for the best interest rates.

On behalf of Trustee Buchanan who could not attend, Trustee Wesley requested a restriction be added that the Village will not be invested in fossil fuels. CFO Drazner said he feels that would be too restrictive and the spirit of it is incorporated in the new section.

Trustee Straw suggested reporting out annually on how the sustainability factors are reflected in our investments. He noted the Village has internal controls that are established and this policy would formalize them.

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

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**AO.**     [ORD 23-39](#)     **An Ordinance Amending Chapter 20 ("Public Health"), Article 14 ("Retail Single-Use Bag") of the Oak Park Village Code to Add a New Section 20-14-10 ("Exemption") to Provide for an Exemption from the Payment of the Village's Single-Use Plastic Bag Fee for Persons Participating in a Governmental Food Assistance Program**

Chief Sustainability Officer Marcella Bondie Keenan presented the Item.

Trustee Enyia said he appreciates it, and as a former person who used WIC, he understands what it is able to do for people who are in a position of financial burden.

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

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**AP.**     [ORD 23-44](#)     **Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 ("Definitions & Rules of Measurement"), Article 8 ("Uses") and Article 14 ("Zoning Approvals") of the Oak Park Zoning Ordinance Regarding Adaptive Reuse Permit Regulations**

Village Planner Craig Failor presented the Item.

Trustee Parakkat said he supports the amendment. He inquired if there are any historical preservation implications. Planner Failor responded that if a property is in a historic preservation district and they want to do any modifications, they will need approval from the Historic Preservation

Commission through a Certificate of Appropriateness process. If a property is outside of a historic district, then it would go through the current review process with the Village's architectural consultant.

Trustee Wesley inquired if this is a special use process, which Planner Failor confirmed. Trustee Wesley inquired why the Village did not make this change as a by-right. Planner Failor responded that these uses are new introductions into a residential district and may have some impact on neighbors so the Village wanted residents to be able to voice their concerns at a public hearing. Trustee Wesley said making it special use is a lot more time consuming and expensive and could result in nothing. He said he feels the place for the public to have a say is when the Village is changing the zoning rather than on an individualized basis. Planner Failor responded that the zoning is being changed a little because what the Village is proposing to allow through special use is different than what is allowed currently.

Plan Commission Chair Iris Sims added that she is a lot more concerned about the residential areas. There are churches throughout Oak Park so it needs to be on a case-by-case basis. Changing all zoning for all churches puts the rights of people buying empty churches over the rights of residents. Trustee Wesley said he does think anyone can buy a house and then lay claim to a neighborhood. If things are changing, we should change all of them instead of half of them and then requiring people who aren't commercial developers to go through an expensive special use process. This is setting up an adversarial relationship with potential new property owners. Planner Failor explained that the zoning code has a list of permitted uses and special uses by district. If the Village were to add this use list into the residential districts as all permitted uses, you could put that use anywhere in the residential district, not just in churches. This restricts those to only those religious institutions.

Trustee Enyia asked why the burden should be put on the new owner to figure out the parking situation if parking doesn't already exist. Planner Failor responded that the owner can always ask for relief from the parking requirements. The owner would have to show a hardship for the variance. This is another reason you want the public involved to discuss how parking would impact the neighborhood. Trustee Enyia asked if the owner would be required to have an official traffic study. Planner Failor responded that it would depend on the situation. The owner would be asked to show where they would be parking.

Trustee Straw inquired about the live performance venue limited. Planner Failor responded that there is nothing included about food or drink, it is really just the venue for music. Trustee Straw said he hopes we continue to

look at the proposals because he is not sure they will be viable uses. He said he is concerned about the off-street parking requirement because the Village was okay with the churches not having parking and now we are asking owners to go through a months-long permitting process and adding the burden of creating off-street parking in oftentimes landlocked properties. He recommended striking that requirement from the ordinance. Planner Failor responded that he understands that for the more commercial-type uses but the residential uses are going to be more difficult because they need permanent parking which will be difficult to find off-site. Trustee Straw said he would be comfortable with this coming back with the off-site parking requirement just tied into that residential multi-family use.

Trustee Robinson said she does not think a Sunday service is the same as some of the uses being added here. She said a lot of families choose to live within walking distance of a particular church and she likes the parking piece. She wants that to be a primary consideration for these uses and does not want to see it removed or limited. Chair Sims agreed and noted there is still an overlay of other existing parking rules.

Trustee Wesley said he concurs with Trustee Straw's recommendation to strike the off-street parking requirement. Trustee Enyia agreed he does not want to add the burden of parking on an owner and said he would like to see an analysis of how many churches currently meet the parking need. Planner Failor said staff can perform that analysis. Trustee Parakkat said he would prefer to keep the parking requirement in the ordinance and do a case-by-case analysis to see if it is warranted for a specific property. President Scaman suggested tabling this ordinance. She said she sees some permitting as helping the people seeking the use, though she would like to see more information on whether that would be a cost barrier to some owners.

Chair Sims said the Commission and staff can provide data on existing parking at churches and clarity on the special use process and an understanding the burden to fulfilling that process. Trustee Straw supported tabling the item and said providing an overview of current church parking and some options would be sufficient. Trustee Parakkat suggested it would be better to make the exception to the rule on a case-by-case basis. Trustee Straw responded that there is a standard currently that does not require parking so we would be imposing an additional burden on a buyer which will prevent those uses from happening. Planner Failor said staff can do the analysis and the proposed uses are going to be less than what a church demands. Trustee Wesley said he is against the off-street parking requirements and thinks it should be removed as it is an overly onerous process for someone who is not a developer. The goal is to have these churches put back into productive use.

Trustee Robinson read the off-street parking requirement aloud from paragraph 3, page 4. She said she does not see it as a burdensome requirement as it already exists. She sees it as the Village applying some consistency to this new adaptive use amendment, which is exceedingly important to avoid confusion. Trustee Straw noted it is applying an off-street parking standard for the new use so eliminating it would grandfather in the same off-street parking rules that were applicable to the prior church use. Planner Failor responded that there is a grandfathering clause in the current ordinance for uses within our commercial districts and we could apply that grandfathering here, though he noted the difference is this is in residential neighborhoods.

**This Ordinance was tabled.**

**AYES:** 4 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, and Village Trustee Straw

**NAYS:** 2 - Village Trustee Robinson, and Village Trustee Wesley

**ABSENT:** 1 - Village Trustee Buchanan

## **XVII. Regular Agenda for Items Pursuant to Village Code Chapter 3 Alcoholic Liquor Dealers or Related**

**AT.**     [ORD 23-85](#)     An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses For Each License Class”), 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 Eleven - Thirty Chicago, Inc., DBA Penny’s Oak Park

New owner of Penny's Oak Park Jonathan Donnelley presented the Item.

President Scaman asked if it will be limited to canned liquor. Owner Donnelley said he would like to consider selling pre-made canned alcoholic drinks down the road; it will not be a full bar.

**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 Enyia, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**RECUSED:** 1 - Village Trustee Parakkat

## **Regular Agenda**

**AQ.**     [RES 23-235](#)     A Resolution Approving a Task Order for Professional Engineering Services with Baxter & Woodman, Inc. for Design and Construction Engineering for Project 24-12,

**North Pump Station Emergency Generator, in an Amount Not to Exceed \$105,000  
and Authorizing its Execution**

Village Engineer Bill McKenna presented the Item.

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

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**AR. [RES 23-241](#) A Resolution Authorizing the Submission of an Application with Experimental Station for a Link Up Illinois Grant with an Anticipated Funding Amount of \$18,000 and Approval of Subsequent Agreements and Authorizing their Execution**

Health Director Dr. Theresa Chapple presented the Item.

Trustee Parakkat asked if the \$7K was sufficient last year in meeting the need. Dr. Chapple responded that we use two funding sources to meet the need--a \$15K CDBG block grant and this additional \$7K. The need last year was \$22K. This grant is for \$18K and we have regressive funding from the block grant again for \$12K this year. We anticipate getting \$30K for this year which we are hopeful will take us through the year. The Link Up Illinois grant has said that if we run out of funds before the end of the season, we can request more dollars.

Trustee Robinson asked if this will allow us to maintain the \$25 matching, which Dr. Chapple confirmed. Trustee Robinson said this is one of her favorite programs the Village does. She shared feedback she received from users who said they attended the Farmers' Market several times before they became aware of it so she encouraged enhancing marketing and awareness of the program. Dr. Chapple responded that the grant funding does not allow for marketing but we hope a fix to that is having the Market Manager year-round. Trustee Robinson said she would support adding a line item in the work plan for the commission to increasing marketing efforts for this next year. She shared feedback she received about the process where an individual goes to a stand, gets a receipt, goes to the match table, gets a voucher, then goes back to the stand. She wondered if anything could be done to make the process easier or more streamlined.

Trustee Enyia suggested going to the IGA meeting and talking to D97 and D200 about the National School Lunch Program (NSLP). Trustee Straw added that if you qualify for free and reduced lunch through D97, you automatically get contacted by the Park District with regard to scholarships that are available for Park District funds. He said he would love to have

conversations through Council of Governments (COGs) about whether there is a way for us to link up with that.

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

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

**AS.**     [RES 23-243](#)     **A Resolution Authorizing the Submission of an Application with the Illinois Department of Public Health for a Strengthening Illinois Public Health Administration Grant for a Four-Year Term with an Anticipated Funding Amount of \$350,000 and Approval of Subsequent Agreements and Authorizing their Execution**

Dr. Chapple presented the Item.

Trustee Robinson acknowledged and appreciated that the Health Department has really heard and acted upon the Village Board's desire for the department to seek grant opportunities.

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

**AYES:** 6 - Village President Scaman, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Buchanan

## **XVIII. Adjourn**

**It was moved by Trustee Straw, seconded by Trustee Wesley, to Adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 11:01 P.M., Monday, July 31, 2023.**

**Respectfully submitted,  
Deputy Clerk Hansen**