



Village of Oak Park

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

Meeting Minutes President and Board of Trustees

Monday, August 3, 2015

7:00 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 7:01 P.M.

II. Roll Call

Present: 4 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, and Village President Abu-Taleb

Absent: 3 - Village Trustee Ott, Village Trustee Salzman, and Village Trustee Tucker

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

It was moved by Village Trustee Brewer, seconded by Village Trustee Lueck, to enter into executive session pursuant to 5 ILCS 120/2(c)(11) - litigation. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, and Village President Abu-Taleb

NAYS: 0

ABSENT: 3 - Village Trustee Ott, Village Trustee Salzman, and Village Trustee Tucker

V. Reconvene to Regular Meeting at 7:30 p.m. in the Council Chambers and Call to Order

The Regular Meeting reconvened at 7:31 P.M.

VI. Roll Call

Village Trustee Salzman joined the meeting by phone at 7:32 P.M.

Present: 5 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, and Village President Abu-Taleb

By Phone: 1 - Village Trustee Salzman

Absent: 1 - Village Trustee Tucker

VII. Agenda Approval

Village Manager Pavlicek stated that Items F, G, H and I have been moved from the Consent Agenda to the Regular Agenda. Item AA has been tabled.

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

VIII. Minutes

- A. [MOT 15-098](#) Motion to Approve Minutes for July 19, 2015 Special Meeting and July 20, 2015 Regular Meeting of the Village Board.

It was moved by Village Trustee Barber, seconded by Village Trustee Brewer, that the minutes of July 19, 2015 be approved as amended and the minutes of July 20, 2015 be approved as presented. A voice vote was taken and the motion was approved.

IX. Non-Agenda Public Comment

Michael Patete. Mr. Patete inquired about assistance from the Village to remove his tree that is infected with Dutch Elm disease.

X. Village Manager Reports

- B. [ID 15-252](#) Review of Upcoming Board Calendars for August, September

Village Manager Pavlicek stated that meeting calendars for August and September are included in the Board Package.

- C. [ID 15-253](#) Manager's Report - Lake+Forest Development Construction Update

PMA Representative Carrie Clark gave an update on construction activities. The structure should be complete on or around September 4. The parking garage is scheduled for completion this fall, as well as initial occupancy of floors one through six. Final occupancy is scheduled for spring of 2016. Ms. Clark answered questions from the Board.

XI. Village Board Committees

There was nothing to report.

XII. Citizen Commission Vacancies

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

There were no appointments.

XIV. Second Reading

- D. [ORD 15-138](#) Second Reading and Adoption of an Ordinance Amending Chapter 5 ("Animals"), Article 1 ("Purposes and Definitions") Through Article 5 ("Prohibited Activities of Owners and Others") of the Oak Park Village Code

Village Manager Pavlicek clarified that this ordinance does not apply to dog parks.

It was moved by Village Trustee Brewer, seconded by Village Trustee Lueck, that

this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

XV. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Ott 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: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

- E.** [ORD 15-133](#) An Ordinance Amending Chapter 1 (“General Provisions”), Article 1 (“General Provisions”) by adding a new Section 1-1-16 (“Sale of Real Property Owned by the Village”) of the Oak Park Village Code
This Ordinance was adopted.
- J.** [RES 15-328](#) A Resolution Approving a Utility and Public Access Permanent Easement for Village Property Located North of 150 Forest Avenue
This Resolution was adopted.
- K.** [RES 15-339](#) A Resolution Approving a Purchase Price Agreement with Alexis Fire Equipment Co. for the Purchase of an Ambulance in an amount not to exceed \$211,860 and Authorizing its Execution
This Resolution was adopted.
- L.** [RES 15-373](#) A Resolution Authorizing the Purchase of One 2015 Ford F-250 XL 4 x 4 Pickup Truck with Snow Plow Package from Currie Motors in an amount not to exceed \$28,457 through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program and Waiving the Village’s Bid Process
This Resolution was adopted.
- M.** [RES 15-375](#) A Resolution Approving an Amendment to a Contract between the Village of Oak Park and CityEscape Garden & Design LLC for the 2015 Commercial District Planter Program for an amount not to exceed \$95,000.00 and Authorizing its Execution.

This Resolution was adopted.

- N. [RES 15-377](#) A Resolution Authorizing the Rejection of all Bids for Project 15-22, Marion Street Crosswalk Improvements.

This Resolution was adopted.

- O. [RES 15-379](#) A Resolution Authorizing a Change Order for Project 15-4, 2015 Alley Improvements, for an Additional \$9,600.

This Resolution was adopted.

- P. [15-135](#) A Resolution Approving the Program Year 2015-2019 Consolidated Plan and the Program Year 2015 Action Plan For Submittal to the United States Department of Housing and Urban Development

This Resolution was adopted.

- Q. [MOT 15-090](#) Referral of a Special Use Permit Application to the Zoning Board of Appeals with an Allowance from the Requirements of the Transit-Related Retail Overlay District (TRROD) to Operate a Dance Studio in the B-3 Central Business District Located at 805 Lake Street

This Motion was approved.

- R. [MOT 15-091](#) Motion to Direct Staff to Issue a Request for Proposals for the Adaptive Reuse Development of Holley Court Parking Garage Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC).

This Motion was approved.

- S. [MOT 15-092](#) Motion to Direct Staff to Issue a Request for Proposals for the Purchase of Village Owned Property located at 2-10 Chicago Avenue, Oak Park, Illinois, Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC).

This Motion was approved.

- T. [MOT 15-093](#) A Motion to Accept Staff's Recommendation to Upgrade from Two-Way Yield signs to Two-Way Stop Signs on East Avenue at Superior Street and Direct Staff to Prepare the Necessary Ordinance.

This Motion was approved.

- U. [MOT 15-094](#) A Motion to Direct Staff to Amend the Redevelopment Agreement between the Village of Oak Park and OP South Boulevard LLC to Authorize OP South Boulevard LLC to Enter into an Agreement with Kimley-Horn and Associates, Inc. to Provide Design Engineering Services for the Replacement of the Alley Adjacent to the Proposed Development.

This Motion was approved.

- V. [MOT 15-095](#) A Motion to Direct Staff to Prepare an Agreement between the Village and MEV Oak Park, LLC (MEV) Consistent with the Recommendation of the Oak Park Economic Development Corporation (Oak Park EDC).

This Motion was approved.

- W. [MOT 15-096](#) A Motion Authorizing a Modification to the Agreement with LAZ Parking Chicago, LLC for Valet Parking Services and Directing Staff to Prepare a Pilot Valet Parking Program for the Downtown Business Districts for Review and Consideration

This Motion was approved.

- X. [MOT 15-097](#) Motion to Approve the Monthly Treasurer's Reports for All Funds

This Motion was approved.

- Y. [MOT 15-099](#) Motion to Approve the Bills in the Amount of \$6,441,491.36 From May 2, 2015 Through July 24, 2015

This Motion was approved.

XVI. Regular Agenda

- Z. [ID 15-251](#) Commercial Business District Presentation

Steve Lorenz, owner of Noble Kinsmen Brewing Company, discussed his business, his partners and why they chose Oak Park to open their business. Noble Kinsmen is a production brewery and taproom, scheduled to open in the fall of 2015.

- F. [ORD 15-134](#) A Motion to Concur with the Zoning Board of Appeals and Adopt an Ordinance Granting a Special Use Permit to Construct a Temporary Accessory Parking Lot at 516, 520 and 544 Madison Street

Zoning Board of Appeals Chair Mike Quinn stated that Fenwick High School has applied for a special use permit in order to construct a temporary parking lot at this location. They have agreed to all landscaping requirements. Fenwick has long range plans to develop the northeast corner of Madison and East as a campus with an attached parking structure. The lot would then be replaced with lawn and an entry feature. The ZBA supports granting the permit and feels this is a good interim use of that space.

Village Trustee Barber expressed concern that this request is for ten years. Dennis Marani, representing Fenwick High School, clarified how the planned expansion will be done in phases. There was additional discussion regarding landscaping and the time frame.

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

AYES: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

G. [ORD 15-135](#) Motion to Concur with the Plan Commission and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development for a Mixed Use Multiple Building Development with Residential, Commercial and Public Parking at the Property Located at 1123-1133 Lake Street, 1133-1145 Westgate Street, and 1100 North Boulevard

Village Manager Pavlicek gave a brief overview of the project and noted that there are some modifications recommended by staff regarding recommendations of the Plan Commission.

Max Austin-Williams, Executive Director of Downtown Oak Park. Mr. Austin-Williams expressed enthusiasm and support for this project on behalf of Downtown Oak Park.

Rick McNamara, owner of Shirtworks, 127 N. Marion St. Mr. McNamara stated that this project does not meet guidelines within the Oak Park Comprehensive Plan or the Downtown Master Plan and offered some alternatives.

Andy Stein from Clark Street Development discussed recommendations from the Plan Commission. Village President Abu-Taleb noted that they need to keep in mind access for trash pickup in that area.

Plan Commission member Greg Marsey explained the Findings of Fact and Recommendations from the Plan Commission that staff is modifying. These are design revisions that the commission has asked to be presented back to them for final approval but staff has amended the ordinance to reflect that the Village Planner will give approval. Mr. Marsey added that the Plan Commission would like the opportunity to review the revisions and provide input and asked that the language in the ordinance be amended to include consultation between the Village Planner, the architect and the Plan Commission.

Village Trustee Lueck commented about Condition 5 regarding exterior building materials. These are often chosen before any formal agreement is written. In this case they have not. She asked why the Board would approve the materials as opposed to the consultant and staff. Mr. Marsey stated that this is related to a prior discussion regarding the use of limestone or synthetic limestone as part of the design. Village Trustee Lueck asked if the Board wanted to take on that responsibility. There was consensus to allow staff to decide. She also requested that Condition 11 reflect that members of the Plan Commission will give feedback to Village staff but decisions reflecting any architectural changes will be made between Village staff and the design consultants. Condition 5 would also be amended to remove approval of exterior materials by the Village Board.

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

AYES: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

- H. [ORD 15-136](#) **An Ordinance Authorizing the Vacation of Certain Portions of two Alleys within the Oak Park Station Planned Development Site Located at 1123-1133 Lake Street, 1133-1145 Westgate, and 1100 North Boulevard in the Village of Oak Park, Cook County, Illinois**

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

AYES: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

- I. [ORD 15-139](#) **An Ordinance Authorizing the Execution of a Third Amendment to Redevelopment Agreement - Lake Street / Westgate / North Boulevard Site and 1118 Development Agreement by the Village of Oak Park, a Home Rule Unit of Government**

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

AYES: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village President Abu-Taleb

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

- AA. [RES 15-376](#) **A Resolution Authorizing the Execution of a Contract with H&H Electric Co. for Project 15-17, Harrison Street Lighting Improvements, in an amount not to exceed \$789,239.**

This Resolution was tabled.

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

Village President Abu-Taleb recused himself from the meeting and Village President Pro Tem Barber presided over the following Item.

- AB. [ORD 15-125](#) **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-4 Liquor License to Urban Spoon, LLC, DBA Spoon & Vine

It was moved by Village Trustee Ott, seconded by Village Trustee Brewer, 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 Brewer, Village Trustee Lueck, Village Trustee Ott, and Village Trustee Salzman

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

RECUSED: 1 - Village President Abu-Taleb

XVIII. Call to Board and Clerk

Village President Abu-Taleb rejoined the meeting.

Village Clerk Powell announced that residents in Cook County may now register to vote online if they have a valid Illinois Driver's License or State ID.

Village Trustee Brewer thanked those who stopped by and talked with the Board at their outreach Saturday at the Farmers' Market.

Village Trustee Ott commented that it was a beautiful day at the Farmers' Market and that she would respond to those who had conversations with her.

Village Trustee Barber thanked Noble Kinsmen owner Steve Lorenz for choosing Oak Park to locate his business and wished him great success. He also thanked Public Works employees for their work regarding several downed trees recently as well as Village staff in general.

Village Trustee Lueck stated that the combined work of staff, developers, the Village Board and the Economic Development Corporation has resulted in several projects that will increase the vitality of Downtown Oak Park, which is something they have been waiting to see for a long time.

Village President Abu-Taleb referred to Mr. McNamara's comments and stated that he did a lot of research. He was hopeful that perhaps the developer may borrow some of his ideas. He added that tonight is a good night for Oak Park.

XIX. Adjourn

It was moved by Village Trustee Barber, seconded by Village Trustee Ott, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:14 P.M., Monday, August 3, 2015.

**Respectfully Submitted,
MaryAnn Schoenneman, Deputy Village Clerk**