



Village of Oak Park

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

Meeting Minutes President and Board of Trustees

Wednesday, February 18, 2015

7:00 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 6:30 P.M.

II. Roll Call

Present: 5 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

By Phone: 1 - Village Trustee Brewer

Absent: 1 - Village Trustee Ott

III. Consideration of Motion to Adjourn to Executive Session to Discuss Review of Minutes, and the Acquisition, Sale or Lease of Property.

It was moved by Village Trustee Salzman and seconded by Village Trustee Tucker to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) - discussion of minutes of meetings lawfully closed under the Open Meetings Act, and 5ILCS 120/2(c)(5) - the purchase or lease of property for the use of the public body. The motion was approved.

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

NAYS: 0

ABSENT: 1 - Village Trustee Ott

V. Reconvene to Regular Meeting at 7:00 p.m. in Council Chambers and Call to Order

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

VI. Roll Call

Present: 6 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

By Phone: 1 - Village Trustee Brewer

Absent: 0

VII. Agenda Approval

Village President Abu-Taleb noted that Item P has been moved from the Consent Agenda to the Regular Agenda.

It was moved by Village Trustee Tucker and seconded by Village Trustee Ott that

the agenda be approved. A voice vote was taken and the agenda was approved as amended.

A. ID 15-083 Motion to Approve Proclamation for A Day of Remembrance in Honor of Peter J. Traczyk

On behalf of Village President Abu-Taleb, Village Trustee Tucker read the proclamation aloud.

Members of the Board paid tribute to Mr. Traczyk. There was a moment of silence.

It was moved by Village Trustee Ott and seconded by Village Trustee Salzman that the proclamation be adopted. A voice vote was taken and the motion was approved.

B. MOT 15-021 Motion to Approve Minutes for January 26, 2015 Special Meeting of the Village Board and February 2, 2015 Regular Meeting of the Village Board.

It was moved by Village Trustee Tucker and seconded by Village Trustee Ott that the minutes be approved. A voice vote was taken and the minutes were approved as written.

IX. Non-Agenda Public Comment

There was no non-agenda public comment.

C. ID 15-076 Motion to Approve Proclamation for John Mahoney Day on February 25, 2015

Village President Abu-Taleb read the proclamation aloud.

Kelli Klein and Jan Dressil, representing the Historical Society of Oak Park and River Forest. Ms. Klein thanked the Board for designating February 25, 2015 as John Mahoney Day in Oak Park. Ms. Dressil thanked the owners of the Lake Theater for hosting this fundraising event in honor of Mr. Mahoney, the proceeds of which will go towards renovation of the Historical Society's new location.

It was moved by Village Trustee Barber and seconded by Village Trustee Salzman that the proclamation be adopted. A voice vote was taken and the motion was approved.

D. ID 15-058 Manager' Report - Lake and Forest Development Update

Director of Parking and Mobility Services Jill Velan discussed the status of construction and street closures. They are on schedule in terms of opening the garage in October 2015. She noted that unanticipated incidents have been minimal and there has been a good working relationship between the Village and the contractor.

Village President Abu-Taleb asked if inspections are being performed as the work is completed. Village Manager Pavlicek noted that the developer has a structural engineer that must sign off on everything that is done, as well as inspections that are performed at the time that the concrete pours and other

workloads, to ensure that everything is done according to the codes and plans adopted. Once the high-rise portion is built, the volume of plumbing and electrical inspections will require additional professionals to perform inspections, which also will be done in accordance with the building codes that are adopted by the Village.

Ms. Velan gave statistics regarding use of valet parking. The contractor was willing to modify the agreement from two attendants to one, at a reduced rate, as the service has not been utilized as much as originally anticipated. She commented that those who do use it, however, have the greatest need for it.

Village Trustee Salzman suggested working with the Township regarding resources to assist people with transportation, particularly seniors. This may be something that the Village doesn't necessarily have to continue paying for. In the interim, it is worth modifying the contract as it currently exists.

Village Trustee Ott agreed that scaling back was a good idea and that it might be worth engaging local businesses to see what feedback they are getting from people who use the service.

Following further discussion, Village President Abu-Taleb asked that the Village Manager come back to the Board with a recommendation as to whether valet parking should be eliminated, reduced or left as is.

Max Austin-Williams of Downtown Oak Park spoke about snow removal from the sidewalks in the district, noting that it is performed by a service that they have under contract. Village President Abu-Taleb commented that the Village has received complaints that sidewalks were not cleared of snow. Mr. Austin-Williams described the snow removal process included in the contract. He noted however, that on several occasions, the amount of snow necessitated services not included in the scope of work and cost them above and beyond the agreed rate. Village Trustee Salzman suggested that perhaps the contract needed to be revisited.

Village Manager Pavlicek announced that Grace Episcopal Church will be open as a warming center tomorrow.

XII. Village Board Committees

There was nothing to report.

E. ID 15-075 Board and Commission Vacancy Report for February 18, 2015.

There were no comments.

F. MOT 15-029 Motion to consent to the Village President's Appointment of:

Board of Health - Bob Danstrom, Appoint as Member
Board of Health - Jassen Strokosch, Appoint as Member
Community Design Commission - Adam Kallish, Appoint as Member
Community Relations Commission - Jordan Mann, Appoint as Member
Farmers Market Commission - Robert O'Hara, Appoint as Member

Housing Programs Advisory Committee - Catharine Schutzius, Appoint as Member

Housing Programs Advisory Committee - Trisha Girdwood, Appoint as Member

Plan Commission - JoBeth Halpin, Appoint as Member

Public Art Advisory Commission - Michelle Thomas, Appoint as Member

It was moved by Village Trustee Tucker, seconded by Village Trustee Barber, that the 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

XV. First Reading

G. ORD 15-053 **First Reading of an Ordinance Amending Chapter 7 (“Buildings”), Article 7 (“Signs”) and Chapter 8 (“Business Licensing”), Article 2 (“Fee Schedule”) of the Oak Park Village Code Regarding Business License Processes and Fee Schedules.**

Director of Development Customer Services Tammie Grossman stated that examples of this type of signage that extends 12 inches or more over the sidewalk include the Lake Theater and Bar Louie. Village Manager Pavlicek added that requiring these businesses to list the Village as an also insured on their liability insurance policies is more business friendly than what was previously required by the code, which was an additional license and fee.

XVI. Regular Agenda

H. ORD 15-065 **An Ordinance Approving a Redevelopment Agreement with OP South Boulevard LLC for the Development of a Mixed Use Project at the Village Owned properties located in Downtown Oak Park on South Blvd. and Harlem Ave. Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC).**

Village Manager Pavlicek stated that the Village owns property at the corner of Harlem and South Boulevard, which has been utilized as a parking lot. An RFP was issued to solicit proposals from interested developers in, preferably, a multi-use project that would consist of parking, retail and residential. Once that competitive process was completed, the Board received a recommendation from the Economic Development Corporation that Lincoln Properties presented the best proposal for that site. The Board gave direction to staff in terms of a redevelopment agreement that could be entered into between the Village and the developer.

John Hedges of the Economic Development Corporation spoke about the developer. The proposed development will be 250 rental units, one and two bedroom, with some affordable component to that. It will also include 10,000 square feet of commercial space on the first floor and a 450 car parking garage. In addition, the developer will be committing to a donation to affordable housing for the community in the \$700,000 to \$750,000 range.

There was a brief discussion regarding anticipated parking rates.

Village Trustee Barber asked for clarification regarding language in the agreement pertaining to default by the developer. Ms. Grossman stated that the Village will not close on the property until all contingencies in the document are met.

It was moved by Village Trustee Brewer, seconded by Village Trustee Tucker, 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

I. RES 15-179 A Resolution Authorizing Execution of a Professional Services Agreement with John Stack for Adjudicator Services for a One-Year Period.

Village President Abu-Taleb commented that there have been complaints about the administrative law judges in terms of lack of fairness, consistency and respect towards residents and that their customer service skills needed improvement. Village Manager Pavlicek stated that staff has traditionally had a hands-off relationship with the administrative law judges, although they are moving gradually towards incorporating them into the customer service conversation. Staff is not tracking complaints on a judge-by-judge basis, but do follow-up with any complaints. Subject to Board direction, staff will look at trying to create more customer service expectations within the hearing process without telling the judges how to rule, but perhaps the framework and formality of the hearings could be such that people feel better about the process.

Village Trustee Lueck noted that it is hard to determine whether the complaints are due to an unfavorable ruling that there was a legal basis for, or because of how an individual was treated or if there was some latitude within the law that wasn't being allowed. Having a conversation with that department to clarify how they see their role, how they conduct themselves and how they respond to wanting to be as lenient and compassionate as they can, while still upholding the law, would be an essential conversation to have.

Village Trustee Salzman agreed and noted that a completely hands-off relationship may not be the right way to deal with the adjudicators. Recognizing that they are independent contractors, though, perhaps it would be possible to

set clear standards in terms of how they interact with individuals who appear at the hearings.

Village Trustee Barber asked if they undergo some type of review process. Village Manager Pavlicek replied that they are not evaluated because they are not employees of the Village.

Village Trustee Lueck pointed out that there is a legal definition of a contractor and that there are clear parameters regarding how an employer may interact with them. Whatever the Board's direction is to the Manager must be within those guidelines, and it would not include something like a review. Performance standards may be set in the contract and whether or not they have met those standards may be determined. However, they cannot be supervised and a review may not be conducted.

Following further discussion, Village President Abu-Taleb suggested tabling Items I through L, which authorize execution of the administrative law judges' contracts, in order to get additional information.

Village Trustee Brewer expressed concern that complaints made due to lack of respect needed to be separated from those made because an individual did not like the outcome of a hearing. The judges are there to uphold the law and there is an ethical code that they must adhere to. Unless they are told to uphold the law differently, there is no value in delaying this.

Village Trustee Salzman agreed. The only reason to table these items would be to give the Village Attorney an opportunity to review the code as it pertains to adjudication, and see if there is anything that the Board can put in place in the form of an ordinance amendment to put more structure in the hearings and level the quality and process. Village Trustee Lueck added that this could still be done even though the contracts are approved.

There was additional discussion.

Items I, J, K and L were voted on together.

It was moved by Village Trustee Salzman, seconded by Village Trustee Ott, that this Resolution 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 Tucker

NAYS: 2 - Village Trustee Salzman, and Village President Abu-Taleb

ABSENT: 0

J. RES 15-180 A Resolution Authorizing Execution of a Professional Services Agreement with Susan Davis Brunner for Adjudicator Services for a One-Year Period.

It was moved by Village Trustee Salzman, seconded by Village Trustee Ott, that

this Resolution 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 Tucker

NAYS: 2 - Village Trustee Salzman, and Village President Abu-Taleb

ABSENT: 0

K. RES 15-181 A Resolution Authorizing Execution of a Professional Services Agreement with Darlene Redmond for Adjudicator Services for a One-Year Period.

It was moved by Village Trustee Salzman, seconded by Village Trustee Ott, that this Resolution 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 Tucker

NAYS: 2 - Village Trustee Salzman, and Village President Abu-Taleb

ABSENT: 0

L. RES 15-192 A Resolution Authorizing Execution of Professional Services Agreement with Carrie Washington for Adjudicator Services for a One-Year Period.

It was moved by Village Trustee Salzman, seconded by Village Trustee Ott, that this Resolution 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 Tucker

NAYS: 2 - Village Trustee Salzman, and Village President Abu-Taleb

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 recused himself from the meeting and Village President Pro Tem Tucker presided over the consideration of the following Items.

N. ORD 15-060 An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers") of the Oak Park Village Code to Establish a D-16 Liquor License Classification ("Craft Brew Lounge") and to Authorize the Issuance of a D-16 Liquor License to The Beer Shop.

Village Trustee Salzman, the Local Liquor Commissioner, stated that this is the creation of a new license category for The Beer Shop. Their primary business is packaged craft beers for off-site consumption. However, there is also a proposed lounge area which would seat no more than ten individuals for on-site

consumption.

Village Manager Pavlicek added that the concept is a tasting room. These have become a popular component for micro breweries to bring their product to the retail marketplace. It is not intended for people to stay a long time but allows them to do tastings and then purchase the product as a packaged good.

Village Trustee Barber asked if the license was specific to this business only and if it would restrict places without such limited seating from opening in the Village. Village Attorney Paul Stephanides clarified that it is for this establishment only; a new classification would have to be created depending on what the proposal is.

Village Trustee Lueck commented that the process of creating a new license for each particular structure may end up generating a very lengthy list of very specific licenses. She asked if it would make more sense to review existing licenses and create more generic categories that would apply to more than one site.

Village Trustee Salzman replied that it would and that this is the primary focus of the Liquor Control Review Board's work plan for 2015.

The owner of The Beer Shop spoke about his business.

It was moved by Village Trustee Ott, seconded by Village Trustee Barber, 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 Trustee Tucker

NAYS: 0

ABSENT: 0

ABSTAINED: 1 - Village President Abu-Taleb

M. ORD 15-057 **An Ordinance Amending Article 3 ("Zoning District Regulations"), Section 3.1 ("Summary Use Matrix") and Section 4.5.2 ("Authorized Special Uses") of the Village of Oak Park Zoning Ordinance regarding Craft Beer Lounges In Accordance with the Plan Commission's Recommendation.**

It was moved by Village Trustee Ott, seconded by Village Trustee Barber, 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 Trustee Tucker

NAYS: 0

ABSENT: 0

ABSTAINED: 1 - Village President Abu-Taleb

O. ORD 15-058 **An Ordinance Authorizing the Issuance of a Special Use Permit to allow a Craft Brew Lounge at the Property Located at 1026 North Boulevard In Accordance with the Plan Commission's Recommendation.**

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: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Ott, Village Trustee Salzman, and Village Trustee Tucker

NAYS: 0

ABSENT: 0

ABSTAINED: 1 - Village President Abu-Taleb

XVIII. Consent Agenda

Village President Abu-Taleb rejoined the meeting.

It was moved by Village Trustee Tucker and seconded by Village Trustee Ott to waive the reading of the Consent Agenda. A voice vote was taken and the motion was approved.

P. ORD 15-044 **An Ordinance Authorizing the Partial Vacation of an Alley Adjacent to 111 Home Avenue, Units 1 through 5, Generally Located at the Southwest Corner of South Boulevard and Home Avenue in the Village of Oak Park, Cook County, Illinois.**

This Item was removed from the Consent Agenda at the request of Village Trustee Barber.

Village Manager Pavlicek stated that the partial alley vacation would be to accomodate the encroachment of private residential balconies over the public alley, which are two feet over what was agreed upon in the Planned Development Ordinance. The developer will be responsible for constructing a barrier with curbs and bollards to guide traffic away from the balconies.

Village Trustee Barber asked what steps are being taken to avoid this in the future. Village Manager Pavlicek noted that the Village is now staffed with individuals who have a better understanding of these types of issues.

It was moved by Village Trustee Barber, seconded by Village Trustee Tucker, 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

Approval of the Consent Agenda

It was moved by Village Trustee Ott and seconded by Village Trustee Tucker 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

Q. ORD 15-054 An Ordinance Authorizing the Sale of Surplus Vehicles and Equipment Owned by the Village of Oak Park.

The Ordinance was adopted.

R. RES 15-118 A Resolution Approving a Purchase Price with Warehouse Direct, Inc. for Office Supplies in an Amount not to Exceed \$45,000 and Authorizing its Execution.

This Resolution was adopted.

S. RES 15-171 A Resolution Authorizing the Execution of Engineering Deposit Letter for ComEd to begin Preliminary Design for the Relocation of the ComEd Facility at 1146 Westgate St., Oak Park, Illinois.

This Resolution was adopted.

T. RES 15-173 A Resolution Authorizing the Execution of a Purchase Price Agreement with Gallagher Materials Corp. for Unique Paving Material High Performance Cold Patch Asphalt in 2015 IN an Amount not to Exceed \$40,000.00.

This Resolution was adopted.

U. RES 15-174 A Resolution Authorizing the Renewal of an Agreement with City Escape Garden & Design, LLC of Chicago, IL, for the 2015 Commercial District Planter Program in an amount not to exceed \$75,000.

This Resolution was adopted.

V. RES 15-175 A Resolution Authorizing the Execution of a One Year Professional Services Agreement with Altamanu, Inc. of Chicago, IL, for Landscape Consulting Services in an amount not to exceed \$30,000.00.

This Resolution was adopted.

W. RES 15-176 A Resolution Authorizing Execution of an Independent Contractor

**Agreement with NF Demolition Inc. for Project 15-12, Building Demolition
260 Madison St., in an amount not to exceed \$148,299.00.**

This Resolution was adopted.

X. RES 15-177 A Resolution Authorizing Execution of an Amendment to a Professional Services Agreement with Ciorba Group, Inc. for Design Engineering Services for the Central Reservoir and Pump Station Improvement Project for an additional \$3,088.00.

This Resolution was adopted.

Y. RES 15-178 A Resolution Authorizing Execution of an Agreement with Ed Polfus for Bailiff Services for a One-Year Period.

This Resolution was adopted.

Z. RES 15-182 A Resolution Authorizing Execution of an Agreement with Joseph Giammona for Bailiff Services for a One-Year Period.

This Resolution was adopted.

AA. RES 15-191 A Resolution Amending the Village Manager's Employment Agreement.

This Resolution was adopted.

AB. MOT 15-028 Motion to Approve the 2015 Volunteer Citizen Commission Work Plans and Funding Not to Exceed the FY 15 Total Commission Budget of \$50,000.

This Motion was approved.

AC. MOT 15-014 Motion Directing Staff to Prepare the Necessary Actions to Schedule I-290 Study Sessions Every Other Month Beginning April 2015 for the purpose of considering elements of a Letter of Intent with the Illinois Department of Transportation (IDOT) related to the I-290 Environmental Impact Study to include:

1. Safety and convenience for all users, e.g., pedestrians, cyclists, and persons of all ages and abilities, especially at the interchanges with Harlem and Austin;
2. Methods for avoiding or mitigate noise and/or air quality impacts;
3. CTA Blue Line improvements, including those generally described as "Urban Stitching";
4. Locations and extent of expanded bridge decking options;
5. Elements related to corridor aesthetics and community identity;
6. Coordination with public critical utilities;
7. Project financing sources and any local obligations; and
8. Construction planning and staging;
9. Flexibility to discuss options beneficial to Oak Park.

This Motion was approved.

AD. MOT 15-022 Motion to Approve the Monthly Treasurer's Report for All Funds

This Motion was approved.

AE. MOT 15-023 Motion to Approve the Bills in the Amount of \$1,549,861.91 From January 9, 2015 Through January 29, 2015

This Motion was approved.

XIV. Call to Board and Clerk

Village Trustee Brewer exited the meeting.

Village Clerk Powell stated that there is still time to register to vote in the April 7 municipal election. Early voting begins March 23.

Village Trustee Tucker spoke about an anti-homelessness policy in Evanston and suggested that Oak Park look into doing the same. He also stated that conversations regarding development of Madison Street needed to be scheduled.

Village Trustee Ott urged residents to attend the sustainability event on March 9.

Village Trustee Barber encouraged everyone in the community to complete the District 97 survey to assist them in their search for a new superintendent. He also suggested to hold a competition involving local students to name the new street that will be in place with the development of the Colt site.

Village Trustee Salzman spoke about the Governor's proposal to cut the local distributive fund for local governments and suggested partnering with other municipalities to ensure that does not happen.

Village Trustee Lueck added that there were other things proposed that would have a negative impact on local governments as well; police and fire pension reform was off the table, proposed property tax caps and changes to the formula for how school districts were funded. There is a long budget approval process but the fact that these ideas are going to be seriously discussed are things that should be paid attention to. She also stated that the Board needs to review the implementation suggestions in the Comprehensive Plan.

Village President Abu-Taleb expressed appreciation to staff for their work in regards to the development approved this evening. He added that he also would like to have discussions regarding Madison Street and possibly have streetscape in place by the end of the year.

XX. Adjourn

It was moved by Village Trustee Tucker and seconded by Village Trustee Ott to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:07 P.M., Wednesday, February 18, 2015.

Respectfully submitted,

MaryAnn Schoenneman
Deputy Village Clerk