



# Village of Oak Park

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

## Meeting Agenda President and Board of Trustees

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Tuesday, September 3, 2019

7:30 PM

Village Hall

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### Regular Meeting at 7:30 p.m., in the Council Chambers

*The President and Board of Trustees welcome you. Statements may be made by citizens at the beginning of the meeting, as well as when agenda items are reviewed. If you wish to make a statement, please complete the "Instructions to Address the Village Board" form which is available at the back of the Chambers, and present it to the staff table at front. When recognized, approach the podium, state your name and address first, and please limit your remarks to three minutes.*

### Instructions for Non-Agenda Public Comment

*Non-agenda public comment is a time set aside at the beginning of each regular meeting for citizens to make statements about an issue or concern that is not on that meeting's agenda. It is not intended for a dialogue with the board. You may also communicate with the board at 708.358.5784 or e-mail [board@oak-park.us](mailto:board@oak-park.us).*

*Non-agenda public comment will be limited to 30 minutes with a limit of three minutes per person. If comment requests exceed 30 minutes, public comment will resume after the items listed under the regular agenda are complete.*

### Instructions for Agenda Public Comment

*Comments are three minutes per person per agenda item with a maximum of three agenda items to which you can speak. In addition, the Village Board permits a maximum of three persons to speak to each side of any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body. These items are noted with (\*).*

### I. Call to Order

### II. Roll Call

### III. Agenda Approval

### IV. Minutes

- A. [ID 19-260](#) **Motion to Approve Minutes from the July 22, 2019 Regular Meeting, July 29, 2019 Special Meeting and August 26, 2019 Special Meeting of the Village Board.**

**Overview:**

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

## V. Non-Agenda Public Comment

## VI. Proclamation

### B. [ID 19-258](#) **Motion to Approve Proclamation for National Recovery Month 2019**

Overview:

This is a motion to approve the month of September 2019 as National Recovery Month

## VII. Village Manager Reports

### C. [ID 19-259](#) **Review of the Village Board Meeting calendars for September and October 2019.**

Overview:

Once per month the Village Manager presents the tentative schedule of the upcoming meetings of the Village Board for review and comment.

## VIII. Village Board Committees

*This section is intended to be informational. If there are approved minutes from a recent Committee meeting of the Village Board, the minutes will be posted in this section.*

## IX. Citizen Commission Vacancies

*This is an ongoing list of current vacancies for the Citizens Involvement Commissions. Residents are encouraged to apply through the Village Clerk's Office.*

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

*Names are forwarded from the Citizens Involvement Commission to the Village Clerk and then forwarded to the Village President for recommendation. If any appointments are ready prior to the meeting, the agenda will be revised to list the names.*

## XI. Second Reading

### D. [ORD 19-73](#) **Second Reading and Adoption of an Ordinance Amending Chapter 8 ("Business Licensing"), Article 24 ("Food and Food Establishments") of the Oak Park Village Code Regarding Food Program Definitions and Enforcement Provisions as Required by the Illinois Department of Public Health as Reviewed at the July 22, 2019 Regular Meeting**

Overview:

The Health Department is recommending the Village Board amend Chapter 8 ("Business Licensing"), Article 24 ("Food and Food Establishments") of the Oak Park Village Code to update the definitions and food program enforcement provisions as required by the Illinois Department of Public Health. A First Reading was held on July 22, 2019.

## XII. Consent Agenda

- E. [ORD 19-65](#) **Concur with the Plan Commission and Adopt an Ordinance Amending Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance Establishing an Educational Facility - Primary or Secondary as a Special Use in the RR - Roosevelt Road Zoning District**

**Overview:**

The Applicant, Oak Park Friends School located at 1192 South Cuyler Avenue, is requesting to amend the Zoning Ordinance to include an Educational Facility as a listed special use in the RR - Roosevelt Road zoning district to allow for an expansion of their existing school into 6300 Roosevelt Road. The current facility is a grandfathered use within the RR Roosevelt Road zoning district. This is a companion agenda item to Ord 19-66.

- F. [ORD 19-66](#) **Concur with the Plan Commission and Adopt an Ordinance Granting a Special Use Permit to Operate an Educational Facility - Primary or Secondary in the RR - Roosevelt Road Zoning District located at 6300 Roosevelt Road**

**Overview:**

The Applicant, Oak Park Friends School, currently located at 1192 South Cuyler Avenue is requesting the approval of a Special Use permit to expand their school use into an abutting building located at 6300 Roosevelt Road. This is a companion agenda item to ORD 19-65.

- G. [ORD 19-67](#) **Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 (“Definitions and Rules of Measurement”), Article 9 (“Site Development Standards”), Article 10 (“Off Street Parking & Loading”), and Article 15 (“Nonconformities”) of the Oak Park Zoning Ordinance**

**Overview:**

Village staff is recommending minor changes to the following four (4) Articles of the Oak Park Zoning Ordinance: 1.) Article 2 (“Definitions and Rules of Measurement”); 2.) Article 9 (“Site Development Standards”); 3.) Article 10 (“Off Street Parking & Loading”); and 4.) Article 15 (“Nonconformities”).

- H. [ORD 19-64](#) **Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 (“Defintions and Rules and of Measurement”), Section 2.3 (“Definitions”), Article 8 (“Uses”), Table 8-1 (“Use Matrix”) and Section 8.4(R) (“Vehicle Dealership and Vehicle Rental”) of the Oak Park Zoning Ordinance to Establish Small Vehicular Dealerships as a Permitted Use in various Business and Commercial Zoning Districts**

**Overview:**

The request is for a text amendment to the Zoning Ordinance to allow, as a permitted use, a small format fully-enclosed vehicle dealership within the NC-Neighborhood Commerical zoning district where such use is not currently allowed. The Zoning Ordinance does allow, fully-enclosed vehicle dealerships in the DT- Downtown District, GC- General Commercial District, MS-Madison Street District, NA-North Avenue District, and RR-Roosevelt Road District as a permitted use.

- I. [ORD 19-70](#) **An Ordinance Amending Chapter 20 (“Public Health”), Article 9 (“Village Indoor Clean Air Policy”), Section 20-9-1 (“Definitions”) of the Oak Park Village Code**

**Overview:**

The operator of a cigar lounge located at 6557 North Avenue requested a business license for a cigar lounge that primarily would be retail tobacco shop but would allow for the smoking on premises consistent with the Smoke Free Illinois Act. In processing the business license, staff discovered that the Village’s Indoor Clean Air Policy Ordinance prohibits the smoking in retail tobacco shops unless the shop existed as of July 1, 2006. The proposed ordinance would eliminate that requirement and adopt the Smoke Free Illinois Act provision.

- J. [RES 19-251](#) **A Resolution Approving an Intergovernmental License Agreement Between the Village of Oak Park and Elementary School District Number 97 for Resident Permit Parking at the Percy Julian Middle School Parking Lot and School District Staff Permit Parking on Randolph Street and Authorizing its Execution**

**Overview:**

This is an amendment to an agreement between the Village and School District 97 for the continued intergovernmental use of parking facilities at Percy Julian Middle School.

- K. [RES 19-252](#) A Resolution Approving an Independent Contractor Agreement with RevCon Technology Group, Inc. for the Purchase and Installation of a License Plate Recognition System at the Lake and Forest Parking Garage in an Amount Not to Exceed \$38,000, Authorizing its Execution and Waiving the Village's Bid Process**

**Overview:** An Independent Contractor Agreement in the amount of \$38,000 with RevCon Technology Group, Inc. to furnish and install all necessary materials, hardware, conduit, wiring and equipment to provide added License Plate Recognition System to the existing TIBA parking access control system at the Lake and Forest Parking Garage.

- L. [ORD 19-69](#) An Ordinance Approving a Business Incentives Agreement between the Village of Oak Park and CMV Development LLC ("CMV") to Provide Financial Incentives in the Amount of \$50,000 to Complete Two Development Projects Located at 6555 and 6545 North Avenue Consistent with the Oak Park Economic Development Corporation's (Oak Park EDC) Recommendation And Authorizing Its Execution as Reviewed at the May 20, 2019 Regular Meeting**

**Overview:** At the May 20, 2019 Regular Meeting the Village Board concurred with the Oak Park Economic Development Corporation to provide a financial incentive in the amount of \$50,000 to CMV Development LLC to complete two development projects located at 6555 and 6545 North Avenue. The mixed-use project at 6555 North Avenue is currently under construction and will include 10 apartments along with 2,000 square feet of ground-level commercial space (6557 North Avenue). The residential project at 6545 North Avenue is proposed to include 15 apartments with groundbreaking scheduled for this summer.

- M. [RES 19-253](#) A Resolution Authorizing A Single Family Housing Rehabilitation Loan And A Lead Hazard Reduction Grant (SFR-084)**

**Overview:** The purpose of the Single Family Rehabilitation Loan Program is to address and to correct deteriorated and blighted homes throughout the village. The eligible homeowners are requesting a deferred loan of \$24,999.00 and a lead hazard reduction grant of \$12,100.00 from the Village.

- N. [RES 19-254](#) A Resolution Authorizing A Single Family Housing Rehabilitation Loan And A Lead Hazard Reduction Grant (SFR-086)**

**Overview:** The purpose of the Single Family Rehabilitation Loan Program is to address and to correct deteriorated and blighted homes throughout the village. The eligible homeowners are requesting a deferred loan of \$15,800.00 and a lead hazard reduction grant of \$7,200.00 from the Village.

- O. [RES 19-255](#) **A Resolution Authorizing Subordination of a Lien for the Property Located at 1026 South Harvey Avenue (BPIP-056)**
- Overview:** The loan recipient is requesting a subordination of their Barrie Park Investment Program Loan to a new first mortgage. The Village remains secure in junior position on the title.
- P. [RES 19-256](#) **A Resolution Authorizing Subordination Of A Lien For The Property Located At 1018 South Taylor Avenue (BPIP-024)**
- Overview:** The loan recipient is requesting a subordination of their Barrie Park Investment Program loan mortgage to a new first mortgage. The Village remains secure in junior position on the title.
- Q. [RES 19-262](#) **A Resolution Approving a Second Amendment to the Contract with Norvilla, LLC for Project 18-14, Bridge Rehabilitation Improvements, to Change the Not to Exceed Amount from \$351,556 to \$444,002 and Authorizing its Execution**
- Overview:** Due to additional bridge deck patching areas and unforeseen conditions this change order will result in the final contract value being over the awarded amount. The items generally includes additional bridge sidewalk patching areas above contract quantities that were identified during removal work and unanticipated additional costs for IDOT traffic control, CTA flagging, and CSX permit requirements. The various changes total \$92,446 and adjust the previously approved contract amount of \$351,556 to \$444,002.
- R. [RES 19-263](#) **A Resolution Approving an Amendment to the Professional Services Agreement with BLA, Inc. for Design and Construction Engineering for the 18-14 Bridge Deck Repair Project at Home, Oak Park, and East Avenues, to Change the Not to Exceed Amount from \$63,976 to \$71,958 and Authorizing its Execution**
- Overview:** In April of 2018 the Village of Oak Park entered into an agreement with BLA, Inc. for the design and management of the Bridge Rehabilitation Improvements, Project 18-14. During construction additional work was required beyond the original scope primarily for CSX and CTA permits, additional night time work for overseeing installation of protective shielding, and for a longer construction project duration than originally anticipated due to additional pavement patching and railroad permits. The various changes total \$7,982 and adjust the previously approved contract amount of \$63,976 to \$71,958.

- S. [RES 19-265](#) **A Resolution Approving an Independent Contractor Agreement with Superior Road Striping Incorporated for Thermoplastic Pavement Markings in an Amount not to Exceed \$50,000.00, Authorizing its Execution and Waiving the Village's Formal Bid Process for Said Agreement**

Overview: The Village re-stripes a portion of its streets in order to maintain their visibility. The scope of the work to be performed this year includes various centerlines, turn lanes, and parking lanes on parts of Oak Park Ave, Ontario St and Ridgeland Ave. Various stop bars and crosswalks adjacent to schools and other areas are also scheduled to be completed.

- T. [RES 19-268](#) **A Resolution Approving an Amendment to the Independent Contractor Agreement with Garces Contractors LLC for Emergency Water and Sewer Repairs to Change the Not to Exceed Amount from \$50,000 to \$128,608 and Authorizing its Execution**

Overview: The Village abandoned a nine-inch sewer main on South Boulevard between Marion Street and Home Avenue as part of the design of the 18-17 Water and Sewer Main Improvement Project in 2018 which served the Service King Collision Repair Center at 1029 South Boulevard. Service King has had sewer backups as a result of abandoning this sewer main and the Village was notified in August of this issue. In order to restore sewer service to Service King, the Village requested a proposal from Garces Contractors who is currently under contract with the Village for emergency sewer and water repairs. The cost of the emergency repairs to restore sewer service to Service King is \$78,608. This requires the contract with Garces Contractors LLC to be amended from \$50,000 to \$128,608.

- U. [RES 19-260](#) **A Resolution Approving a Two Year Professional Services Agreement with the Eggen Consulting Group, Inc. for Public Works, Water & Sewer Division, Technical and Administrative Support Services and Authorizing its Execution in an Annual Amount Not to Exceed \$125,000 in the First Year and \$127,000 in the Second Year as Reviewed at the July 1, 2109 Reinventing Government Committee**

Overview: Due to the Public Works Departments Water & Sewer Division Superintendent position vacancy the Department has been utilizing a firm to assist with technical and administrative support. The Eggen Consulting Group, Inc. was retained in January of this year to provide these services. This agreement will expire in September 2019. While the Superintendent position is still vacant and staff develops an in-house Professional Development Program staff is recommending executing a new two year agreement.

- V. [RES 19-266](#) A Resolution Approving the Purchase and Planting of Additional Parkway Trees in Fiscal Year 2019 through Contracts Secured by the Suburban Tree Consortium, Increasing the Not to Exceed Amount from \$125,000.00 to \$150,000.00 and Waiving the Village's Bid Process for Said Increase**
- Overview:** On February 19, 2019 the Village Board approved a the purchase and planting of trees through the Suburban Tree Consortium, an organization the Village has been a member of since 1987. As a result of additional funds received by the Village for trees, it is proposed to increase the not to exceed amount from \$125,000.00 to \$150,000.00 to allow for the purchase and planting of additional parkway trees.
- W. [RES 19-267](#) A Resolution Approving an Amendment to the Renewal of the Independent Contractor Agreement with City Escape Garden & Design LLC for the Container Planting Program to Increase the Not to Exceed Amount to \$120,000.00 from \$90,000.00 and Authorizing its Excution**
- Overview:** The Village entered into an agreement with City Escape Garden & Design LLC for the Village Container Planting Program in FY2017. The agreement was renewed for FY2018 and 2019. Actual watering and plant costs have exceeded estimates for 2019. The amendment to the existing Renewal will allow for continued watering and the installation of the fall plant rotation. Funds for this additional work will come from a reduction in the agreement with City Escape for other landscape improvements.
- X. [RES 19-276](#) A Resolution Approving a Renewal of a Professional Services Agreement between the Village of Oak Park and VistaNational Insurance Group, Inc. through December 31, 2020 in an Annual Amount Not to Exceed \$39,000 for Broker Services for Village Employee Benefits and Authorizing its Execution**
- Overview:** VistaNational Insurance Group, Inc., has been selected to provide insurance brokerage services for a 15-month term commencing on approval of the attached agreement to December 31, 2020, with a right to renew for one (1) additional year to December 31, 2021.
- Y. [MOT 19-88](#) A Motion to Approve the Bills in the Amount of \$3,156,694.40 from July 9, 2019 through August 9, 2019**
- Overview:** Attached is the regular list of bills paid through the Village's accounts payable (AP) system for the period beginning July 9, 2019 through August 9, 2019. This is the most current list available. In addition, attached is the payroll cost summary for the month of July.
- Z. [MOT 19-89](#) A Motion to Approve the July 2019 Monthly Treasurer's Report for All Funds**
- Overview:** The unaudited July 31 report is hereby presented pursuant to 65 ILCS 5/3.1-35-45 summarizing the Village's cash and investment balances.



**XIII. Regular Agenda**

- AA. [ORD 19-68](#)      **An Ordinance Approving a First Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC (Jupiter), Oak Park Madison Street LLC (Pete's) and AH Oak Park, LLC and Authorizing its Execution****

**Overview:**

On December 10, 2018, the Village Board approved a Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project Consistent with the Oak Park Economic Development Corporation's (Oak Park EDC) Recommendation Between the Village of Oak Park and Jupiter Realty Company, LLC (Jupiter), Oak Park Madison Street LLC (Pete's) and 711 Madison Senior Living, LLC. The parties are now seeking to amend the Redevelopment Agreement to update the project milestone dates, substitute AH Oak Park, LLC for 711 Madison Senior Living, LLC and update concept plan exhibits.

- AC. [RES 19-257](#)      **A Resolution Approving a Clean Energy Community Solar Clearinghouse Program (CS2) with the Metropolitan Mayors Caucus for Village of Oak Park Accounts and Authorizing the Execution of the Community Solar Clearinghouse Solutions Purchasing Pool Enrollment Agreement for Said Program for a One Time Fee of \$200****

**Overview:**

The Village is working with Mark Pruitt, Principal of the Illinois Energy Choice Aggregation Network and the Metropolitan Mayors Caucus relative to the Community Solar Subscription program that will allow village facilities to subscribe to a site that is producing solar energy and subsequently, the Village will receive on-bill credits from that community solar farm resulting in a lower ComEd electric bill. On June 24, 2019 the Board reviewed and discussed an Updated Analysis of Renewable Energy Projects that included a staff recommendation to consider Community Solar pilot subscriptions for four (4) Village accounts.

- AD. [RES 19-275](#)      **A Resolution Approving an Illinois Community Solar Project Subscription Agreement and Billing Management Services Agreement with MC Squared Energy Services, LLC and Authorizing their Execution as Reviewed at June 24, 2019 Special Meeting.****

**Overview:**

These agreements are connected to Resolution 19-257. The subscription agreement is required to access the opportunity to set up four (4) village accounts on the pilot program with the Metropolitan Mayor's Caucus and the billing services agreement is to facilitate receiving monthly billing credits.

- AE.**    [RES 19-232](#)    **A Resolution Approving a Purchase Price Agreement with Steiner Electric Company for the Purchase of LED Street Light Lamps and Surge Protectors in an Amount Not to Exceed \$38,670.00 and Authorizing its Execution as Reviewed at the May 20, 2019 Regular Meeting**
- Overview:**    The Sustainability Fund provides funds for the implementation of a Village Wide residential street light lamp replacement project. The project will replace residential street light lamps from a 100W Mercury Vapor lamp to a 25W/3,000 Kelvin LED lamp. This item will allow the Village to enter into an agreement for the purchase of 3,000 LED lamps and surge protectors, enough material to complete the three year project.
- AF.**    [RES 19-233](#)    **A Resolution Approving an Independent Contractor Agreement with H & H Electric Company for the Installation of LED Street Light Lamps in an Amount Not to Exceed \$45,000.00 and Authorizing its Execution as Reviewed at the May 20, 2019 Regular Meeting**
- Overview:**    The Sustainability Fund provides funds for the implementation of a Village Wide residential street light lamp replacement project. The project will replace residential street light lamps from a 100W Mercury Vapor lamp to a 25W/3,000 Kelvin LED lamp. This item will allow the Village to enter into an agreement for the installation of 1,000 Village supplied LED lamps and surge protectors, which is the first year of a three year project.

#### **XIV. Regular Agenda for Items Pursuant to Village Code Chapter 3 Alcoholic Liquor Dealers or Related (President Pro-Tem Boutet )**

- AG.**    [ORD 19-61](#)    **An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses for Each License Class”), Section 8-1 (“Number of Licenses Permitted 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 Thai Neighbor**
- Overview:**    Thai Neighbor seeks the issuance of a Restaurant Class B-2 liquor license for the property located at 250 Chicago Avenue.

#### **XV. Call to Board and Clerk**

#### **XVI. Adjourn**