



# Village of Oak Park

123 Madison Street  
Oak Park, Illinois 60302  
[www.oak-park.us](http://www.oak-park.us)

## Meeting Agenda President and Board of Trustees

---

Monday, March 16, 2015

6:30 PM

Village Hall

---

**Regular Meeting at 6:30 p.m., Room 130. The Village Board is expected to adjourn immediately into Executive Session to Discuss Approval of Minutes, Pending Litigation and Purchase of Property and Setting the Price of Real Estate for the Sale and Lease of Property and then reconvene the Regular Meeting at 7:30 p.m. in 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. Consideration of Motion to Adjourn to Executive Session to Discuss Review of Minutes, Pending Litigation, Purchase of Property and Setting the Price of Real Estate for the Sale or Lease of Property.

### IV. Adjourn Executive Session

**V. Reconvene to Regular Meeting in Council Chambers and Call to Order****VI. Roll Call****VII. Agenda Approval****VIII. Minutes**

- A. [MOT 15-042](#) **Motion to Approve Minutes for February 18, 2015 Regular Meeting of the Village Board, March 2, 2015 Regular Meeting of the Village Board and February 23, 2015 Special Meeting of the Village Board.**

**Overview:**

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

**IX. Non-Agenda Public Comment****X. Proclamation**

- B. [MOT 15-036](#) **Motion to Approve Proclamation Celebrating Older Americans Month in May 2015**

**Overview:**

This is a motion to approve Village President Abu-Taleb proclaiming the month of May to be Older Americans Month.

- C. [MOT 15-038](#) **Motion to Approve Proclamation for Earth Month in April, 2015**

**Overview:**

This is a motion to approve Village President Abu-Taleb proclaiming the month of April, 2015 as Earth Month.

- D. [MOT 15-055](#) **Motion to Approve Proclamation for Arbor Day on April 24, 2015**

**Overview:**

This is a motion to approve Village President Abu-Taleb proclaiming Arbor Day on April 24, 2015.

- E. [MOT 15-050](#) **Motion to Approve Proclamation for World Autism Awareness Day - April 2, 2015 "Light It Up Blue"**

**Overview:**

This is a motion to approve Village President Abu-Taleb proclaiming April 2, 2015 as World Autism Awareness Day.

- F. [MOT 15-053](#) **Motion to Approve Proclamation for National Public Health Week - April 6-12, 2015**

**Overview:**

This is a motion to approve Village President Abu-Taleb proclaiming April 6-12, 2015 as National Public Health Week.

**XI. Village Manager Reports**

- G. [ID 15-124](#) **Review of the Village Board Meeting Calendars for March, April and May 2015.**

Overview:

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

## **XII. 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.*

## **XIII. 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.*

- H. [ID 15-119](#) **Board and Commission Vacancy Report for March 16, 2015.**

## **XIV. 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.*

- I. [MOT 15-048](#) **Motion to consent to the Village President's Appointment of:**  
**Building Codes Advisory Commission** - Rick Sabatino, Appoint as Member  
**Disability Access Commission** - Leo Irakliotis, Reappoint as Member  
**Farmers Market Commission** - Todd Kuna, Appoint as Member

## **XV. First Reading**

- J. [ORD 15-081](#) **First Reading of an Ordinance Amending Chapter 7 ("Buildings"), Article 8 ("Fees") of the Oak Park Village Code to Establish an Annual Building and Construction Permit Fees and Zoning Application Fees Ordinance Requirement.**

Overview:

The Building Construction Permit Fee and Zoning Application Fee Schedule have not been fully updated since July 2009 and a comprehensive review has been completed resulting in the recommended amendment to the Village Code to establish a new schedule that reflects the current cost of providing services. Additionally, the recommended amendment provides that on an annual basis, the fee schedule should be reviewed and adjusted to ensure that the fees charged accurately reflect any fluctuation in the cost of providing services.

- K.     [ORD 15-080](#)     **First Reading of an Ordinance Establishing the Annual Building and Construction Permit Fees and Zoning Application Fees of the Village of Oak Park.**

**Overview:**

The Building Construction Permit Fee and Zoning Application Fee Schedule has been re-formatted to be easier to read and apply. Fees have been adjusted to reflect the cost of providing plan review and construction inspection services.

## **XVI. Second Reading**

- L.     [ORD 15-074](#)     **Second Reading and Adoption of an Ordinance Amending Chapter 22 (“Streets and Sidewalks”), Article 10 (“Commercial Use of Sidewalk Space”) of the Oak Park Village Code.**

**Overview:**

The Ordinance amends Chapter 22 (“Streets and Sidewalks”), Article 10 (“Commercial Use of Sidewalks”) to clarify the permit process for the commercial use of sidewalks, re-establish the shared nature of the public way, and to more appropriately address ADA concerns.

- M.     [ORD 15-075](#)     **Second Reading and Adoption of an Ordinance Amending Chapter 8 (“Business Licensing”) of the Oak Park Village Code to add a New Article 36 (“Donation Boxes”) to Provide for the Licensing and Regulation of Donation Boxes within the Village of Oak Park.**

**Overview:**

First Reading of this ordinance was held on March 2, 2014 and the Village Attorney has made limited edits based upon the discussion of the Village Board as a part of that meeting. The proposed new Article 36 (“Donation Boxes”) of Chapter 8 (“Business Licensing”) provides for the Village to license donation boxes, including appropriate monitoring and oversight, throughout Oak Park which not currently regulated by the Village Code.

## **XVII. Regular Agenda**

- AM.     [RES 15-241](#)     A Resolution Authorizing the Purchase and Installation of Streetscape Materials Related to Curbs, Gutters and Sidewalks Adjacent to the Lake and Forest Development and Directing the Village Manager to Execute Any and All Documents to Effectuate the Purposes of this Resolution Pursuant to the Fourth Amendment to the Amended and Restated Redevelopment Agreement between the Village of Oak Park and WDF-3 Wood Oak Park Owner, LLC.**

**Overview:**

The Village has entered into a redevelopment agreement with WDF-3 Wood Oak Park Owner, LLC (RDA). Included in this redevelopment agreement are provisions for streetscape improvements which include the use of materials that are of the same palette as Marion Street. Staff has worked with the developer and recommends the elimination of granite curbs and gutter from the palette. Section 5.4 of the RDA calls for the Village to pay for a portion of the upgraded cost.

- AN.     [RES 15-242](#)     A Resolution Authorizing the Execution of a Contract with J. Nardulli Concrete, Inc., for Project 15-4, 2015 Alley Improvements, in an amount not to exceed \$1,486,455.00.**

**Overview:**

Competitive bids were opened on March 5, 2015, for the Alley Improvements Project. Ten contractors picked up bid documents and six bids were received. The low responsible bid was submitted by J. Nardulli Concrete, Inc. in an amount of \$1,486,455.00.

- AO.     [ORD 15-084](#)     An Ordinance Authorizing the Purchase and Lease of Certain Real Property Located at 932-946 Madison Street in the Village of Oak Park.**

**Overview:**

The Ordinance authorizes the purchase of the property located at 932-946 Madison Street from its current owners and the lease back of the property to the owners through November 30, 2015.

- N.       [MOT 15-027](#)     Motion Accepting the Village Manager's Implementation Schedule related to the Recommendations of the Fair Housing Task Force.**

**Overview:**

On January 12, 2015, the Village Board held a special meeting to discuss the final Report of the Fair Housing Task Force which contained recommendations related to fair housing, including: (1) the enforcement of existing laws and ordinances; (2) community education; and (3) oversight of housing-related agencies in Oak Park. As a part of that discussion, the Village Board directed the Village Manager to prepare an implementation schedule for consideration.

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

- O. [ORD 15-073](#) **An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses for Each License Class”), Section 3-8-1 (“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 Liquor License to Noble Kinsman Brewing Company, LLC.**

**Overview:**

The Ordinance authorizes the issuance of a Craft Brewery Class D-15 Liquor License to Noble Kinsman Brewing Company, LLC (“Noble Kinsman”) for the property located at 6806 Roosevelt Road (“Property”).

- P. [ORD 15-082](#) **An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 4 (“Term and Classification”), Section 3-4-2 (“Classification and Number of Liquor Licenses and Fees”) of the Oak Park Village Code Regarding the Class C-7 Specialty Gourmet Foods Shop Liquor License Classification.**

**Overview**

**Overview:**

The Ordinance amends Section 3-4-2 to allow the sale of package alcoholic liquors by a Class C-7 liquor licensee for off-site consumption. The Village Code currently allows a C-7 liquor licensee to sell wine and liqueurs only for off-site consumption.

## **XIX. Consent Agenda**

- Q. [MOT 15-040](#) **Motion to Refer to the Zoning Board of Appeals a Special Use Permit Application file by Oak Leaf Academy, LLC to Operate a Preschool/Day-Care Center in the C-Commercial District located at 200 Lake Street.**

**Overview:**

Pursuant to Sections 3.1 (Summary Use Matrix) and 4.5.2 H (Day-Care Centers) of the Village’s Zoning Ordinance, a special use permit is required to operate a duly licensed day-care center in the C-Commercial District.

- R. [MOT 15-046](#) **Motion to Accept the Recommendations of the Village Board’s Reinventing Government Committee Regarding the 2015-2019 Consolidated Plan Priorities for CDBG and ESG Funding.**

**Overview:**

The Village is preparing a new 2015-2019 Consolidated Plan for Housing and Community Development (“Con Plan”) that will guide future decisions for allocating Community Development Block Grant (“CDBG”) and Emergency Solutions Grant (“ESG”) program funds. After a citizen participation process and input from the Village Board’s Reinventing Government Committee, the highest priorities are as follows: housing, public services, economic development, public infrastructure, code enforcement and public facility improvements for CDBG funding, and Homeless Needs for CDBG and ESG funding. Priorities and recommendations from the Reinventing Government Committee are being presented to the full Village Board for approval.

- S.     [MOT 15-052](#)     **Motion to Approve the Installation of Accessible Pedestrian Signals Along with Upgraded LED Countdown Signals at One Intersection (Lake Street and Marion Street) and Installation of Pedestrian Push Buttons at the Remaining Three Intersections (Lake and Forest, Kenilworth and Oak Park).**

Overview:

In November 2014, the Village Board approved the reinstallation of pedestrian push buttons on Lake Street in Downtown Oak Park with direction to engage the Disability Access Commission (DAC) for input on how to make them more accessible. The DAC recommended audible signals be part of the project. Staff is bringing back the item to the Village Board for consideration to move forward with installation of pedestrian signal equipment.

- T.     [MOT 15-051](#)     **Motion Directing Staff to Proceed with a Presentation to the Energy and Environment Commission regarding the Solicitation of Energy Supply Bids for the Oak Park Community Choice Aggregation.**

Overview:

As a part of the Community Choice Aggregation program for residential electrical supply, the Village's consultant, Illinois Community Choice Aggregation Network, is recommending the timing and process for securing pricing for the next Community Choice Aggregation energy supply contract. Staff recommends review with the EEC of these recommendations, which will also allow for interested local groups to participate in the decision-making process.

- U.     [RES 15-213](#)     **A Resolution Authorizing a Change Order in the Amount of \$55,000 for the Agreement with G. A. Paving Construction, Inc., for Snow Plowing and Salting of Village Leased/Owned Parking Lots and Snow Shoveling/Salting of Village Owned Sidewalks and Crosswalks.**

Overview:

Due to the recent 19" plus snow event and the need for removal/hauling of snow from parking lots and sidewalks, the approved agreement with G.A. Paving Construction, Inc. is approaching its not to exceed limit of \$190,000. Staff is requesting an increase of \$55,000 to ensure that snow removal is available through the remainder of the winter.

- V.     [RES 15-218](#)     **A Resolution Approving the Village of Oak Park's Official Zoning Map.**

Overview:

As required by State Statute, this is the annual approval and publication of the Village's official Zoning Map.

- W.     [RES 15-220](#)     **A Resolution Authorizing the Execution of a Purchase Price Agreement with H.J. Mohr & Sons Company of Oak Park, Illinois for Concrete, Stone and Sand in an Amount not to Exceed \$60,000.00 in Fiscal Year 2015.**

**Overview:**

The Department of Public Works uses concrete, stone and sand for excavation backfill and pavement restoration related to repairs to the water and sewer infrastructure throughout the Village. Over 150 excavations are made annually as an average. Nearly 400 excavations have been restored in 2013 and 2014.

- X.     [RES 15-221](#)     **A Resolution Authorizing a Change Order in the Amount of \$19,095.00 for the Agreement with Anchor Mechanical, Inc. for Installation of a New Chiller and Cooling Tower Pipes at Village Hall.**

**Overview:**

The new Village Hall chiller and cooling tower, which provides air conditioning to the entire building, will have new chilled water pipes installed as part of the new system. The new pipes will need to be welded together at numerous locations. In an effort to minimize disruption to the daily activities at Village Hall, this change order would allow work to move forward in welding the new pipes during premium time between 10:00 p.m. and 6:00 a.m.

- Y.     [RES 15-223](#)     **A Resolution Authorizing the Purchase of Two 2015 Dodge Charger Vehicles with Police Package in an Amount not to Exceed \$51,808.00 from Napleton Dodge of Westmont, Illinois through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program and Waiving the Village's Bid Process.**

**Overview:**

The FY 2015 Fleet Replacement Fund Budget includes the replacement of eight Police vehicles. Two of these vehicles will be replaced with 2015 Dodge Chargers, with the Police Package. The SPC awarded the bid to Napleton Dodge of Westmont Illinois.

- Z.     [RES 15-224](#)     **A Resolution Authorizing the Purchase of Five 2015 Ford Utility Police Interceptor Vehicles, and One 2015 Ford Interceptor Sedan with Police Package in an Amount not to Exceed \$162,349.00 from Currie Motors of Frankfort, Illinois through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program and Waiving the Village's Bid Process.**

**Overview:**

The FY 2015 Fleet Replacement Fund includes the replacement of eight Police vehicles. Six of these vehicles will be replaced with five 2015 Ford Utility Police Interceptor vehicles and one 2015 Ford Police Interceptor Sedan. The SPC awarded the bid to Currie Motors of Frankfort, Illinois.



- AA.     [RES 15-225](#)     A Resolution Authorizing the Purchase of Four (4) 2015 Ford Fusion Hybrid Sedans, from Currie Motors of Frankfort, Illinois through the Suburban Purchasing Cooperative (SPC) Joint Purchasing Program, and Waiving the Village's Bid Process.**

**Overview:**     The Fleet Replacement Program Budget for FY 2015 includes the replacement of four administration vehicles. The SPC awarded the bid for sedans to Currie Motors of Frankfort, Illinois.

- AB.     [RES 15-226](#)     A Resolution Authorizing the Execution of an Independent Contractor Agreement with A & B Landscaping and Tree Service, Inc. for Regular and On-Demand Landscape Maintenance in an Amount not to Exceed \$117,000.00.**

**Overview:**     Regular landscape maintenance consists of turf, shrub, and planting bed maintenance and fertilization, plant material and landscape installation, weed control in paved areas, seasonal clean-ups, and removal of litter on Village owned landscaped areas. On-demand landscaping consists of landscape maintenance and cleanup service of properties found to be in Code violation by the Neighborhood Services Division of the Development Customer Services Department.

- AC.     [RES 15-228](#)     A Resolution Authorizing Execution of a Professional Services Agreement with Terra Engineering, Ltd. for Professional Engineering Services for Design and Construction Engineering of the Harrison Street Lighting Improvement Project in an amount not to exceed \$91,378.23.**

**Overview:**     This item provides for engineering and design for a new street lighting system for the Harrison Street Arts District. Department of Public Works staff solicited proposals from engineering consultants for these professional services and Terra Engineering, Ltd. provided the most favorable proposal for this project.

- AD.     [MOT 15-054](#)     Motion to Receive the Letter from the Oak Park Township Requesting a Change in the Agenda Limit on Tobacco Sales from 18 to 21 and Referral to the Board of Health for Review**

**Overview:**     The Village Board received a letter from the Oak Park Township requesting that the Village Board consider an ordinance to increase the age requirement for tobacco sales in the Village.

**AE. [RES 15-231](#) A Resolution in Support of a Tobacco Free Work Site****Overview:**

The Village received a Tobacco Free Communities Grant from the Illinois Department of Public Health for the period July 1, 2014-June 30, 2015. As part of the Village's application last year, the Village committed to creating a tobacco-free work place (including electronic devices) for all village owned properties. The Resolution confirms the Village's intent to move forward with this initiative. The Oak Park Board of Health unanimously is in support of this program.

**AF. [RES 15-233](#) A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Park District of Oak Park for Intergovernmental Use of Parking Facilities and Authorizing its Execution.****Overview:**

This is an extension of the an existing agreement between the Village and the Park District for the continued intergovernmental use of parking facilities.

**AG. [RES 15-234](#) A Resolution Authorizing Execution of an Agreement for Application Hosting and Technology Support Services between the Village of Oak Park and Xerox Government Systems, LLC.****Overview:**

This Agreement provides a records management system (RMS) for the Fire Department to utilize with the new West Suburban Consolidated Dispatch Center (WSCDC) computer aided design (CAD) system which is targeted for implementation in August 2015. The Agreement is for a five (5) year term.

**AH. [RES 15-239](#) A Resolution Approving an Amendment to the Agreement with T.P.I. Building Code Consultants, Inc. ("TPI") for Building Code and Plumbing Inspections and Plan Review Services in an Amount not to Exceed \$50,000.****Overview:**

The Permit Processing Division annually uses two or three third-party building code inspection and plan review service providers in order to maintain a high level of customer service as needed.

**AI. [ORD 15-077](#) An Ordinance granting a special use permit pursuant to Section 3.1 ("Summary Use Matrix") and Section 4.5.2(U) (Radio, Television, and Other Electronic Transmitting and Receiving Devices) of the Zoning Ordinance of the Village of Oak Park, authorizing a rooftop wireless facility at 408 South Oak Park Avenue In Accordance with the Zoning Board of Appeals Findings.****Overview:**

Ray Shinkle, on behalf of *T-Mobile*, is requesting the issuance of a special use permit to operate a rooftop wireless antenna facility and a height allowance from the requirements of the B-1/B-2 Business District at the premises commonly known as 408 S. Oak Park Avenue.

- AL.     [ORD 15-078](#)     An Ordinance Approving a Redevelopment Agreement with RRV Motorcars II for the Development of the Volvo of Oak Park located at Garfield Ave. and Harlem Ave. Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC).**

**Overview:**

On February 2, 2015, the Village Board directed staff to negotiate a Redevelopment and Sales Tax Sharing Agreement with Autobarn d/b/a RRV Motorcars II based upon the recommendations of the Oak Park Economic Development Corporation (EDC). The parties have negotiated the attached Redevelopment and Sales Tax Sharing Agreement between the Village of Oak Park and RRV Motorcars II pursuant to the terms outlined in the recommendation. The Village was represented by attorney Darryl Davidson from the law firm of Miller Canfield.

- AJ.     [ORD 15-079](#)     An Ordinance Amending the Fiscal Year 2015 Budget.**

**Overview:**

This Ordinance amends the Adopted FY15 Budget for the Harlem Garfield TIF Fund to appropriate available fund balance to the redevelopment of Volvo Oak Park by the Autobarn Group pursuant to the Agreement proposed under a separate agenda item.

- AK.     [ORD 15-071](#)     An Ordinance Amending Article 4 (“Use Regulations”), Section 4.2 (“Permitted Utility and Governmental Uses”) and Section 4.5 (“Special Uses”), and Article 6 (“General Development Standards”), Section 6.2 (“Off Street Parking and Loading”) of the Village of Oak Park Zoning Ordinance to Provide That Governmental Activities, Buildings And Uses Are Permitted Uses In All Zoning Districts in Accordance with the Plan Commission’s Recommendation.**

**Overview:**

Pursuant to the Village Board’s referral, the Plan Commission held a public hearing on text amendments to the Zoning Ordinance for the purpose of allowing governmental activities, buildings and uses to be permitted uses in all zoning districts.

**XX. Call to Board and Clerk**

**XXI. Adjourn**