



Village of Oak Park

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

Meeting Agenda President and Board of Trustees

Monday, October 2, 2017

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 and reconvene the Regular Meeting at 7:30 p.m. in Council Chambers

Instructions for Non-Agenda Public Comment

Instructions for Agenda Public Comment

I. Call to Order

II. Roll Call

III. Consideration of Motion to Adjourn to Executive Session to Discuss Personnel, Collective Bargaining, Imminent and Pending Litigation.

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 17-235](#)** Motion to Approve Minutes from September 18, 2017 Regular Meeting and September 25, 2017 Special Meeting Minutes 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. [ID 17-636](#)** Motion to Approve Proclamation for Domestic Violence Awareness Month, October 2017

Overview:

This is a motion to approve Village President Abu-Taleb proclaiming Domestic

Violence Awareness Month for October 2017.

XI. Village Manager Reports

XII. First Reading

- C. [ORD 17-268](#) **First Reading of An Ordinance Amending Chapter 8 (“Business Licensing”) of the Oak Park Village Code to add a new Article 38 (“Massage Establishments and Massage Services”)**

Overview: Article 38 (“Massage Establishments”) of Chapter 8 (“Business Licensing”) establishes new licensing and operations requirements for all entities providing massage services within the Village of Oak Park.

XIII. Consent Agenda

- D. [ORD 17-263](#) **(*)Concur with the Plan Commission’s Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development for an Emergency Room Facility Located at 520 South Maple Avenue**

Overview: Rush Oak Park Hospital is requesting approval of a Special Use (Planned Development) for the construction of a new emergency facility including an emergency room with supporting uses. The Transportation Commission held a meeting on the potential impacts to adjacent roadways on July 31, 2017. The Plan Commission held a public hearing on this application and have submitted their recommendation and conditions which incorporate the Transportation Commission’s recommendations. Staff is in support of the Plan Commission’s recommendation.

- E. [ORD 17-264](#) **(*) Concur with the Plan Commission’s Recommendation and Adopt an Ordinance Amending Village of Oak Park Ordinance Number 199-O-52 Titled “Ordinance Amending the Oak Park Zoning Ordinance and Granting a Special Use Permit (Oak Park Hospital)”**

Overview: Rush Oak Park Hospital is requesting an amendment to Ordinance 1999-O-52 to modify language relative to restrictions regarding 533 Wenonah Avenue as a buffer to 535 Wenonah Avenue, zoning of 535 Wenonah Avenue and an extension of the approved public alley vacation. (Companion Agenda Items: ORD 17-265; Rezoning of 535 Wenonah Avenue & ORD 17-266; Vacation of Remaining portion of North-South Alley behind 535 Wenonah Avenue)

- F. [ORD 17-265](#) **(*)Concur with the Plan Commission’s Recommendation and Adopt an Ordinance Granting a Zoning Map Amendment for the Property Located at 533 Wenonah Avenue, Including the Abutting Vacated Alley, from R-3 Single Family District to H-Hospital District**

Overview: Rush Oak Park Hospital is requesting the zoning of 535 Wenonah Avenue (a property recently purchase by the hospital) from single family residential to hospital zoning to allow for the expansion of their existing ancillary surface parking lot. (Companion Agenda Items are ORD 17-264; Amendment to Special

Use Ordinance 1999-O-52 & ORD 17-266; Vacation of remaining portion of the north-south public alley behind 535 Wenonah Avenue)

- G. [ORD 17-266](#) **(*) Concur with the Plan Commission's Recommendation and Adopt an Ordinance Authorizing the Vacation of the Remaining Thirty-Seven (37) Feet of a Public Alley Abutting 535 Wenonah Avenue to the West in the Village of Oak Park, Cook County, Illinois**

Overview:

Rush Oak Park Hospital is requesting that the remaining portion of the north-south alley that ran/runs along the west side of the 500 block of Wenonah Avenue between Monroe Avenue to the south and the alley behind Belmont Village to the north abutting 535 Wenonah Avenue be vacated. (Companion Agenda Items are ORD 17-264; An amendment to Special Use Ordinance 1999-O-52 & ORD 17-265; Rezoning of 535 Wenonah Avenue).

- H. [RES 17-510](#) **A Resolution Approving an Independent Contractor Agreement with K.L.F. Enterprises, Inc. for Project 17-11, Building Demolition at 932-946 Madison Street and 970 Madison Street, in an Amount not to Exceed \$369,187.75 and Authorizing its Execution**

Overview:

In February of 2017 the Department of Public Works Engineering Division requested proposals for the Building demolition at 932-946 and 970 Madison St. Proposals were received March 2, 2017. 27 contractors picked up proposal documents and 9 proposals were received. The low compliant proposal that best fit the Village of Oak Park's needs was submitted by K.L.F. Enterprises, Inc in an amount of \$347,475.75. Staff requested costs for the removal of the parking lot behind 970 Madison which increases the total contract cost to \$369,187.75.

- I. [RES 17-622](#) **A Resolution Approving a Professional Services Agreement for Police and Firefighters' Pension Plan Actuarial Services with Lauterbach & Amen, LLP for Fiscal Years Ending December 31, 2017, 2018, and 2019 in a Total Amount not to Exceed \$27,000 and Authorizing its Execution**

Overview:

The Village was under contract with the firm Serota and Associates to provide Police and Firefighters' Pension Plan actuarial valuation services for the fiscal years ending December 31, 2015 and 2016. Unlike the Illinois Municipal Retirement Fund which pools together resources from all Illinois municipalities (with some exceptions) and determines the annual Village contributions for eligible non-public safety employees, pursuant to State of IL statute, public safety pensions (i.e. police and fire) are independently managed rather than pooled together and thus, each plan requires an annual actuarial valuation to determine the recommended municipal contribution.

Regardless of whether a pension board retains its own independent actuary (as has been the case with the Village's fire pension), it is usually standard practice for a municipality to engage the services of an actuary to determine the annual recommended amount using agreed upon actuarial assumptions.

- J. [RES 17-631](#) **A Resolution Approving a Renewal Agreement with Edwin Hancock**

Engineering, Co. for Design and Construction Engineering Services for the 2018 Alley Improvements Project in an Amount not to Exceed \$299,295 and Authorizing its Execution.

Overview:

Earlier this year the Village approved an Amendment to the Professional Services Agreement with Edwin Hancock Engineering, Co. for Professional Engineering services for Design and Construction Engineering of the 2018 and 2019 Alley Improvements. The Engineering Division then requested a proposal from Edwin Hancock Engineering to design and manage the 2018 alley improvements project and recommends renewal of the agreement for this work.

- K. [RES 17-652](#) **A Resolution Approving a Contract with Unique Plumbing Co., Inc. for Project 17-9, Watermain Valve Replacements, in an amount not to exceed \$100,000 and Authorizing its Execution****

Overview:

The Engineering Division opened bids on September 14, 2017 for the Watermain Valves Replacement project. Seven contractors received proposal documents and two bids were received. The lowest responsible bid was submitted by Unique Plumbing Co., Inc., in an amount of \$79,410. It is recommended to award the contract at the full budgeted amount of \$100,000 so an additional valve location can be added.

- L. [RES 17-655](#) **A Resolution Authorizing Subordination of a Lien for the Property Located at 146-154 North Humphrey Avenue****

Overview:

The loan recipient, The Humphrey Apartments, LLC, is requesting a subordination of their Multi Family Housing Incentives Program forgivable grant mortgage to a new first mortgage. The Village remains secure in junior position on the title.

- M. [RES 17-656](#) **A Resolution Authorizing the Submission of a United States Department of Transportation TIGER 2017 Discretionary Grant Application for the Harlem Avenue Multimodal Bridge Project****

Overview:

This resolution authorizes staff to submit an application of a United States Department of Transportation TIGER 2017 Discretionary Grant for the replacement of the Harlem Avenue Bridge between South Boulevard and North Boulevard. The application would be a joint effort with both River Forest and Forest Park.

- N. [RES 17-658](#) **A Resolution Approving a Settlement Agreement in Cook County Circuit Court Case Number 2016 L 001396 and Authorizing its Execution****

Overview:

It is requested that the Village Board approve the execution of a settlement agreement in Cook County Case Number 2016 L 001396 and authorize its execution.

- O. [RES 17-651](#) **A Resolution Approving a Contract with MYS, Incorporated, for Project 17-26, Lake Street Sidewalk Repairs, in an Amount not to Exceed \$37,950 and Authorizing its Execution****

Overview:

The Engineering Division opened bids on September 14, 2017 for the Lake Street Sidewalk Repairs project. Five contractors received proposal documents and two bids were received. The lowest responsible bid being submitted by MYS, Inc., in an amount of \$37,950.

- P. [RES 17-657](#) **A Resolution Authorizing a Change Order to the Contract with Crowley Sheppard Asphalt, Inc., for Project 17-2, Resurfacing of Various Streets and Parking Lots to Include the Costs for Pavement Resurfacing of Westgate Street and North Boulevard in the Amount of \$300,000 and Authorizing its Execution**

Overview:

The Redevelopment Agreement for the Emerson Development does not include the street resurfacing of North Boulevard and Westgate Street as responsibilities of the developer. The developer provided a cost of \$353,511 to construct the roadways. Doing the work with the Village's contractor, Crowley Sheppard Asphalt, who is actively doing street resurfacing work throughout the Village, is estimated to cost approximately \$300,000. The roadways need to be resurfaced based on their overall condition and from trenching done as part of utility work associated with the development site.

- Q. [MOT 17-233](#) **A Motion to Approve the Year-to-Date August 2017 Monthly Treasurer's Report for All Funds**

Overview:

The unaudited August 31, 2017 report is hereby presented pursuant to 65 ILCS 5/3.1-35-45 which requires the Treasurer to file a monthly report on the state of Village's cash and finances.

- R. [MOT 17-230](#) **A Motion to Approve the Bills in the Amount of \$3,101,156.63 from September 1, 2017 through September 26, 2017**

Overview:

Attached is the regular list of bills as paid through the Village's accounts payable (AP) system for the period beginning September 1, 2017 through September 26, 2017. This is the most current list available.

XIV. Regular Agenda

- S. [ORD 17-270](#) **(*)Concur with the Plan Commission's Recommendation and Adopt an Ordinance Denying a Special use Permit for a Major Planned Development Containing a Mixed Use Multiple Story Building with Residential, Commercial and Parking Uses and Associated Allowances at the Property Located at 1000 Lake Street**

Overview:

Albion Residential seeks approval of a transit-oriented Planned Development in conformance with the Envision Oak Park Comprehensive Plan for an eighteen-story building with 265 residential rental dwelling units, 9,500 square feet of first floor commercial/retail space, 265 private bicycle parking stalls, and 235 private enclosed parking spaces. The applicant has requested four allowances from the Zoning Ordinance; height, density, setbacks, and landscaping. The Plan Commission is recommending denial of the application. Staff is recommending the Village Board overturn their recommendation and

approve the Planned Development Special Use application.

Under a separate agenda item, Albion Residential is also seeking approval of a Plat of Subdivision in order to subdivide the north surface parking lot from the 1010 Lake Street parcel and consolidate it with the 1000 Lake Street property. The Plan Commission is recommending approval of the Plat of Subdivision application.

T. [ORD 17-271](#) **(*)Concur with the Plan Commission's Recommendation and Adopt an Ordinance Approving the "Albion At Oak Park" Plat of Subdivision**

Overview:

As part of the hearing process, the Applicant (Albion Residential LLC) submitted for the Plan Commission's approval a resubdivision of the 1010 and 1000 Lake Street properties as detailed in the attached plat of subdivision.

U. [MOT 17-231](#) **Motion to Defer until the Regular Meeting of October 16, 2017 Acceptance of the Five Year Capital Improvement Plan (2018-2022) as Reviewed by the Finance Committee of the Village Board on September 11th, September 12th, and September 19th and at a Special Meeting of the Village Board on September 25th.**

Overview:

The Finance Committee of the Village Board met on September 11, 12, and 19 to review the detailed Capital Improvement Plan for fiscal years 2018 through 2022. In addition, the CIP was reviewed and discussed at a special meeting on September 25th. At that meeting, staff was asked to further reduce capital projects by an additional \$1 million. Although these reductions have not yet been incorporated into the document, attached is a memo summarizing the projects identified by staff for reduction in fiscal year 2018. The first year of the CIP will be incorporated into the FY18 operating budget which, when adopted by the Board, will become the legal appropriations for the Village next fiscal year.

V. [RES 17-653](#) **A Resolution Approving the 2018 Employee Health, Dental, Vision, Life and Accidental Death and Dismemberment Insurance Providers' Plan Designs and Premiums and Authorizing their Execution**

Overview:

This is an annual agenda item in which the Board is asked to approve the 2018 Employee Health Benefit Plan authorizing the Village Manager to execute insurance provider plan documents and establish the design of the health benefit plan and corresponding premiums.

XV. Call to Board and Clerk

XVI. Adjourn