



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, April 11, 2022

7:00 PM

Remote

I. Call to Order

Village President Scaman called the meeting to order at 7:03 P.M. She authorized a statement be read providing that the meeting is being held remotely due to COVID-19 restrictions and guidelines and that it is not prudent to have people present at the Village Board's regular meeting location due to public health concerns related to that pandemic.

II. Roll Call

Present: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla
Absent: 1 - Village Trustee Taglia

III. Agenda Approval

It was moved by Village Trustee Parakkat, seconded by Village Trustee Buchanan, to approve the Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

IV. Proclamation

A. [MOT 22-32](#) A Motion to Approve a Proclamation for April 11, 2022 Honoring Police Chief LaDon Reynolds on the Occasion of His Retirement.

President Scaman read the Proclamation aloud.

Village Trustees and Village Clerk Christina Waters then expressed their gratitude of Chief Reynolds' leadership and service to the community.

It was moved by Village Trustee Buchanan, seconded by Village Trustee Robinson, to approve the Motion. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

- B.** [MOT 22-35](#) A Motion to Approve a Proclamation for April 16, 2022 as National Healthcare Decisions Day.

Village Trustee Buchanan read the Proclamation aloud.

Village Trustee Walker-Peddakotla thanked former Village Clerk Theresa Powell for bringing this Proclamation to the Board.

It was moved by Village Trustee Robinson, seconded by Village Trustee Parakkat, to approve the Motion. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

- C.** [MOT 22-36](#) A Motion to Approve a Proclamation for April 24-30, 2022 as National Volunteer Week.

Village Clerk Christina Waters read the Proclamation aloud.

Clerk Waters expressed their gratitude and thanks to all that serve as volunteers on the Village's Boards, Commissions, and Committees.

It was moved by Village Trustee Parakkat, seconded by Village Trustee Robinson, to approve the Motion. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

V. Citizen Commission Appointments, Reappointments, Removal, Resignation and Chair Appointments

- D.** [ID 22-114](#) Motion to Consent to the Village President's Appointment of:
Community Development Citizens Advisory Committee - Dr. Kathryn Lee Noll, Appoint as Member
Farmers' Market Commission - Thomas Newman, Appoint as Member
Zoning Board of Appeals - Kimberlee Smith, Appoint as Member

It was moved by Village Trustee Robinson, seconded by Village Trustee Parakkat, to approve this Report. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

VI. Non-Agenda Public Comment

Village Clerk Waters read the following Non-Agenda Public Comment aloud:

Mia Trotta: Mia Trotta, a junior at Oak Park River Forest High School, submitted their public comment requesting to add lines to the parking lanes on Lake Street to fit the maximum number of cars in these parking spaces. They hope that adding lines to the parking lanes would make parking easier for everyone and would fix the problem of not maximizing the number of parking spaces

VII. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Parakkat, seconded by Village Trustee Robinson, to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

- E.** [ORD 22-22](#) An Ordinance Authorizing and Approving an Amendment to the Ordinance Granting a Special Use Permit for Stadium Lights at the Oak Park River Forest High School for a One-Time Special Event on April 30, 2022

This Ordinance was adopted.

- F.** [RES 22-79](#) A Resolution Approving a Professional Services Agreement with Henry Street Solutions, Inc., d/b/a Leading Healthy Futures to Complete the Village's Health Department's Illinois Project for Local Assessment of Needs (IPLAN) Process and Report in an Amount Not to Exceed \$47,000 and Authorizing its Execution

This Resolution was adopted.

- G.** [RES 22-81](#) A Resolution Approving a Funding Grant Agreement Between the Village of Oak Park and Hephzibah Children's Association in an Amount Not to Exceed \$525,000 and Authorizing its Execution

This Resolution was adopted.

- H. [RES 22-83](#) A Resolution Approving a Funding Grant Agreement Between the Village of Oak Park and the Park District of Oak Park in an Amount Not to Exceed \$1,000,000 and Authorizing its Execution
This Resolution was adopted.
- I. [RES 22-96](#) A Resolution Approving a Funding Grant Agreement Between the Village of Oak Park and Frank Lloyd Wright Trust in an Amount Not to Exceed \$180,000 and Authorizing its Execution
This Resolution was adopted.

VIII. Regular Agenda

- J. [RES 22-84](#) A Resolution Approving the Renewal of the Power Supply Agreement with MC-Squared Energy Services, LLC for the Oak Park Community Choice Aggregation Program Through December 31, 2022 and Authorizing its Execution
- Village Manager Kevin Jackson introduced the Item.
- Deputy Village Manager Ahmad Zayaad then provided background on the Item, and introduced Mark Pruitt, a consultant to the Village for energy procurement, who then gave a presentation on the Item.
- Village Trustee Buchanan requested clarification regarding the Aggregation 2.0 numbers.
Mr. Pruitt responded in the past they were roughly on par with ComEd's pricing, but that opportunity has gone away because the market price for electricity and other energy has gone up and they cannot be as competitive against the current default rate from ComEd.
- Village Trustee Buchanan requested clarification if there is a wait list for residents to participate in the solar energy program.
Mr. Pruitt responded there is not a wait list and residents can still participate.
- Village Trustee Parakkat requested clarification if there is a price fluctuation for Aggregation 2.0.
Mr. Pruitt responded in the affirmative.
- Village Trustee Parakkat requested clarification regarding what steps can be taken to ensure they are setting the stage for meaningful contributions to sustainability.
Mr. Pruitt responded they can monitor the wholesale market to identify if there are purchasing opportunities for lower pricing; they can investigate right now with the supplier to identify if they can pull some level of contribution out of the community solar marketing program to backfill the

loss; third, they can look into if there are new contracting opportunities that are allowed under the new state legislation that would enable some type of new variation.

Village Trustee Robinson requested to have an update brought to the Board sooner than seven months for the Board to determine if there are opportunities to pivot to another market provider based on market volatility. Mr. Pruitt responded in the affirmative.

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

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia

K. [ID 22-99](#) Affordable Housing Overview

Village Manager Jackson introduced the Item.

Tammie Grossman, Director of Developer Customer Services, then provided background and presented an overview presentation of the Item.

Village Trustee Walker-Peddakotla requested clarification regarding what the goal is for Oak Park's diversity integration.

Director Grossman responded there is no stated goal, but the integration should match what the natural occurring number of people are in the region; being completely integrated would mean being at the same level of population as the natural occurring groups of people that are in the county.

Village Trustee Walker-Peddakotla commented they wondered if there is another way of looking at the numbers and the data that takes into account the historical impact of contract sales and redlining.

Village Trustee Walker-Peddakotla recommended the current Board to revisit the Inclusionary Housing Ordinance including the fee structure and the excluded areas in the village where the ordinance is not applicable.

Village Trustee Walker-Peddakotla added the Board could pass an ordinance to create the trust fund, but there should be a conversation about the longer-term sustainable source of funding for the trust fund.

Village Trustee Walker-Peddakotla requested clarification regarding how the income limits in the trust fund match up with current programs in the village that serve predominantly lower-income residents - will this fund

overlap with existing programs for lower income residents that are already in place like CDBG programs, and what could be done about the overlap. Director Grossman responded the only direct funds in place are the CDBG funds for the single-family rehab programs and that is at 80% of the area median income. They do not see a big overlap with the current programs and the development of new programs under the affordable housing trust fund.

Village Trustee Robinson offered clarification that the mortgage definition in these materials solely refers to the actual mortgage, not homeowners insurance or escrow for property tax, both of which have a big impact on homeownership affordability.

Village Trustee Robinson is in support of updating the IZO (Inclusionary Zoning Ordinance) and reevaluating the fee in lieu per unit and the threshold of percentage of affordable units per development. They requested removing "townhome" from the definitions references unless there is a specific reason to single it out - and to just have eligible households listed as those "for sale" and "rental units".

Village Trustee Robinson added an increase in the hotel/ motel taxes is favorable in terms of establishing a steady stream of income for this fund. They also recommended the Board to direct HPAC that the focus should be on a down payment assistance programs to bring up the monetary assistance to homeownership.

Village Trustee Buchanan requested clarification on the difference between the regular housing fund and the trust fund. Director Grossman responded the word "Trust" is just how these types of community funds are typically referred too. The fund is structured similar to the Sustainability Fund.

Village Trustee Buchanan requested clarification on how staff came to the number of units referred to in the "balanced housing profile". Director Grossman responded the data came from CMAP and their projections for community housing needs in 2050 assuming population growth.

Village Trustee Buchanan expressed their concern regarding the time to do what needs to be done when HPAC meets maybe one hour per month. Director Grossman responded that staff traditionally supports the commission by preparing a lot of the background information and reviewing it with the commission, helping the commission understand what the rules are related to these programs they are administering, as well as presenting to the commission recommendations from staff and the Board.

Village Trustee Buchanan would like to direct HPAC to look at affordable three and four bedroom units for low-income families to rent as currently many of the units are one bedroom or studios. They added they would like to ensure that the money in the trust fund is spent and not left to sit there untouched.

Village Trustee Robinson requested clarification if staff is requiring that a funding stream be identified in the Ordinance presented tonight. Director Grossman responded it does not need to be identified tonight; they can update the Ordinance if a funding source is identified in the future.

Village Trustee Parakkat commented they would like more clarification for these types of discussions regarding what does success look like for the community in general, and how do all the elements play into it if we put an ordinance in place.

President Scaman directed staff to draft the Ordinance based on the recommendations from the Board.

Village Trustee Parakkat added there may be other funding opportunities to explore, or a combination of funds, that can take us further that we are not currently considering, and strongly encouraged to look at those options as well and present those for consideration.

President Scaman expressed her thanks to David Powers, the Director of Communications, for his years of service to the village as he nears his retirement.

IX. Adjourn

It was moved by Village Trustee Robinson, seconded by Village Trustee Walker-Peddakotla, to Adjourn. The motion was approved. The Meeting adjourned at 9:12 P.M., Monday, March 21, 2022.

**Respectfully Submitted,
Deputy Clerk DeViller**

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Taglia