



# Village of Oak Park

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

## Meeting Minutes

### President and Board of Trustees

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Monday, March 6, 2017

6:30 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:33 P.M.

#### II. Roll Call

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

**Absent:** 1 - Village Trustee Button Ott

#### III. Consideration of Motion to Adjourn to Executive Session to Discuss Litigation , Sale or Purchase of Property, and the Semi-Annual Review of Executive Session Minutes.

It was moved by Village Trustee Brewer, seconded by Village Trustee Barber, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) - litigation, 5 ILCS 120/2(c)(5) - purchase of property and 5 ILCS 120/2(c)(21) - discussion of Executive Session Minutes. The motion was approved. The roll call on the vote was as follows:

**AYES:** 5 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Button Ott

#### V. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:30 P.M.

#### VI. Roll Call

**Present:** 6 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Button Ott, Village Trustee Lueck, and Village Trustee Tucker

**Absent:** 0

#### VII. Agenda Approval

Village Manager Pavlicek commented that Item J has been moved from the Consent Agenda to the Regular Agenda.

It was moved by Village Trustee Button Ott, seconded by Village Trustee Tucker, to approve the Agenda. A voice vote was taken and the motion was approved.

## VIII. Motion to Approve Village Trustee Appointment and Swearing In Ceremony

### A. [MOT 17-161](#) Motion to Concur with the Village President's Appointment of James Taglia to Fill the Vacancy of Former Village Trustee Adam Salzman

Greg Marsey. Mr. Marsey expressed concern regarding the appointment of Mr. Taglia as Trustee before the voters had a chance to evaluate him as a candidate. He discussed other changes enacted by Village President Abu-Taleb.

Jim Kelly. Mr. Kelly urged the Trustees to deny this appointment or defer it until after the election.

Anthony Clark. Mr. Clark discussed the lack of democracy in this appointment just prior to the election.

David Boulanger, representing Oak Park Township. Mr. Boulanger spoke highly of Mr. Taglia and his accomplishments with the Township.

Brian Hammersley. Mr. Hammersley read an email he wrote to the Board regarding his opposition to Mr. Taglia's appointment.

Diane Fascione. Ms. Fascione asked the Board to let the people speak.

Marty Bernstein. Mr. Bernstein asked that the Trustees each explain why they are voting "yes".

Village President Abu-Taleb asked Village Attorney Paul Stephanides to explain this process to the public. Mr. Stephanides stated that the Village President has the opportunity to nominate a person for Trustee. If that nomination fails, he may nominate another person. If that fails, the Trustees must choose between the two. This is according to State Statute, not the Village Code. He also clarified that filling this vacancy cannot be done through election and that the Trustees have no authority over this.

Village Manager Pavlicek apologized that staff had set out the nameplate prior to the appointment. She referred to past practice regarding preparation for the appointment of a new Trustee.

Village Trustee Tucker spoke in favor of Mr. Taglia, noting that he is more qualified than he was when he was first elected.

Village Trustee Lueck commented that Village Trustee Salzman was required to resign at the time that he did, regardless of when the election was. As an initially appointed Trustee herself, she discussed how difficult it is to be in that position. She noted that the end result would be the same whether this was done before or after the election. Village Trustee Lueck also stated that she is in favor of Mr. Taglia and has worked with him through the I-Gov Committee.

Village Trustee Button Ott agreed with Village Trustees Tucker and Lueck. She thanked everyone for coming to the meeting to state their opinions and hoped they could respectfully disagree. She spoke highly of Mr. Taglia and noted that she too was initially appointed to the Board.

Village Trustee Barber knows Mr. Taglia from working with him on I-Gov and talked well of

him. He wanted to clarify that the comments tonight were in regards to the process, not the person. Village Trustee Barber also spoke about how distrust is seeping into the community.

Village Trustee Brewer believes that the Board has been elected or appointed to do a job and that requires them to make decisions on nominations presented by the Village President in his role in doing his job. The process must be done, and he has heard nothing to suggest that Mr. Taglia would not be able to do this job.

Village President Abu-Taleb stated that he took great care and consideration when making this decision. He reiterated that the process does not allow the vacancy to be filled by election, as it became available less than 130 days from the upcoming election. He was initially conflicted as to making the appointment prior to or after the election, but it became clear that the voters should not have the distraction of a looming appointment and that his choice to fill this vacancy is not viewed as a response to the election results. Village President Abu-Taleb stated his reasons for choosing Mr. Taglia; his financial and business experience, and that he is hard working, thoughtful and insightful. He is confident that Mr. Taglia's qualifications and temperament for service on the Village Board will be welcomed by the Village Board, the Village Manager and the Village staff.

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button Ott, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 6 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Button Ott, Village Trustee Lueck, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 0

### **Note**

Village Clerk Teresa Powell administered the Oath of Office to Jim Taglia.

## **IX. Minutes**

### **B. [MOT 17-157](#) Motion to Approve Minutes for February 21, 2017 Regular Meeting and February 27, 2017 Special Meeting of the Village Board.**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button Ott, to approve the Minutes. A voice vote was taken and the motion was approved.**

## **X. Non-Agenda Public Comment**

Chris Donovan. Mr. Donovan discussed the occupancy status of the building located at 640 Madison Street and the Madison Street road diet.

James Robinson-Parran. Mr. Robinson-Parran urged residents to vote in the upcoming municipal election.

Anthony Clark. Mr. Clark urged the Board not to recognize Columbus Day in the Village of Oak Park. He suggested it be recognized as Indigenous People's Day.

Rachael Kindler, Emma Sculles and Cynaid Overstreet, students at Gwendolyn Brooks Middle School. Ms. Kindler, Ms. Sculles and Ms. Overstreet spoke about preserving Austin Gardens.

Carolyn Cullen. Ms. Cullen asked that the variance for 1000 Lake Street not be granted.

Laura Stamp, representing Austin Guards. Ms. Stamp invited all to attend the Family Fun Day and Rally supporting "don't throw shade on Austin Gardens" on March 19.

Brad Beile. Mr. Beile stated that Austin Gardens is the most unique of all of the Village's parks. The Albion project will result in a "dead zone" that will kill plants and trees in the park.

Rich Weicher. Mr. Weicher expressed concern regarding the cumulative effects at Lake and Forest with a new development. He also spoke about how the current building has changed the look and feel of that area.

Adrian Fisher. Ms. Fisher, a sustainability professional, stated that increasing green space is included in the Comprehensive Plan, the Oak Park Master Plan and the Oak Park River Forest Sustainability Plan. Another tall building would destroy Austin Gardens. She suggested that the Village and Park District purchase the property and build a park.

Joshua Klayman. Mr. Klayman clarified why public opposition to the Albion project is growing.

Marty Bernstein. Mr. Bernstein agreed with Ms. Fisher's suggestion regarding a park and was opposed to granting a variance. He also asked when the repairs to the parking garage at the high school would be done. In closing, he asked how the status of preferred developer was given to Jupiter Realty.

Nara Nayar. Ms. Nayar supported Mr. Clark's comments regarding renaming Columbus Day.

## **XI. Village Manager Reports**

Village Manager Pavlicek announced that a Community Health Assessment Need Survey is being conducted and encouraged residents to complete the survey.

### **C. [ID 17-448](#) Presentation by Spenga**

The owners of Spenga, a new national boutique fitness studio, discussed their business. Their Downtown Oak Park location will open in April.

## **XII. Village Board Committees**

There was nothing to report.

## **XIII. Citizen Commission Vacancies**

### **D. [ID 17-441](#) Board and Commission Vacancy Report for March 6, 2017.**

There were no comments.

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

There were no appointments, reappointments or chair appointments.

#### XV. Consent Agenda

##### *Approval of the Consent Agenda*

It was moved by Village Trustee Tucker, seconded by Village Trustee Brewer, to approve the items under the Consent Agenda. The motion was approved by the following vote:

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Button Ott, Village Trustee Lueck, Village Trustee Taglia, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 0

- E. [ORD 17-185](#) An Ordinance Establishing an All-Way Stop at the Intersection of Marion Street and Erie Street  
This Ordinance was adopted.
- F. [RES 17-487](#) A Resolution Approving the Purchase and Planting of Parkways Trees through Contracts Secured by the Suburban Tree Consortium in an Amount not to Exceed \$150,000.00 for the 2017 Tree Planting Program and Waiving the Village's Bid Process for said Purchase  
This Resolution was adopted.
- G. [RES 17-486](#) A Resolution Approving a Purchase Agreement with Zoll Medical Corporation for Two Cardiac Monitors for the Fire Department in an Amount not to Exceed \$67,247.15 and Authorizing its Execution  
This Resolution was adopted.
- H. [RES 17-485](#) A Resolution Approving a Purchase Price Agreement with H. J. Mohr and Sons Company of Oak Park for Concrete, Stone and Sand in an Amount not to Exceed \$60,000.00 in Fiscal Year 2017 and Authorizing its Execution  
This Resolution was adopted.
- I. [RES 17-488](#) A Resolution Approving the Purchase of One 2017, IH 7400, 4X2 Dump Truck, with a Salting and Snow Plow Package, from Rush Truck Centers of Illinois through the State of Illinois Joint Purchasing Program in an Amount not to Exceed \$165,570.00 and Waiving the Village's Bid Process for Said Purchase  
This Resolution was adopted.
- K. [RES 17-482](#) A Resolution Approving a Professional Services Agreement with the

National Development Council for Community Development, Inc., d/b/a  
National Development Council, in an Amount not to Exceed \$70,000.00 and  
Authorizing its Execution

This Resolution was adopted.

- L.        [MOT 17-152](#)    A Motion to Approve the January 2017 Monthly Treasurer's Report for All  
Funds

This Motion was approved.

- M.        [MOT 17-153](#)    Motion to Approve the Bills in the Amount of \$2,787,594.67 from February  
1, 2017 through February 27, 2017

This Motion was approved.

## XVI. Regular Agenda

- J.        [RES 17-489](#)    A Resolution Approving a Valet Services Agreement with SP Plus  
Corporation to Operate a Universal Valet Parking Program in the  
Downtown Oak Park Area for One Year and Authorizing its Execution

Dr. Mary Kelly. Dr. Kelly spoke in favor of extending the valet service and discussed how  
it has helped her and others' patients gain access to the medical facility on Westgate.  
She was not sure, however, if it had to be extended for a full year.

Director of Parking and Mobility Services Jill Velan gave statistics regarding valet parking  
and noted that 38% of those using the service were attending the Westgate Medical  
Offices. There is an average of 114 vehicles per week and the gross revenue was just over  
\$24,000 in 2016.

Village Trustee Button Ott asked if this could be renewed for a term less than one year.  
Village Manager Pavlicek noted that the agreement includes a 30-day termination notice  
but there will be ongoing construction this year. This could be revisited at one of the  
special parking meetings later in the year.

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

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village  
Trustee Button Ott, Village Trustee Lueck, Taglia, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 0

- N.        [RES 17-495](#)    A Resolution Approving a Contract with R. W. Duntelman Company for  
Project 17-4, 2017 Alley Improvements, in an Amount not to Exceed  
\$2,552,619 and Authorizing its Execution

Village Manager Pavlicek commented that the Village has made a multi-year  
commitment to increase their investment in alley improvements. Fifteen contractors  
picked up bid documents and eleven bids were received.

Village Engineer Bill McKenna noted that during the design process this year, staff noticed that the cost of the alleys was increasing and six have been deferred in order to stay within the budget. The affected residents have been notified.

Mr. McKenna answered questions from the Board.

Village Manager Pavlicek explained the accelerated alley program that was adopted by the Board. The Village uses a system that rates the conditions of the alleys on a score of zero to 100. Approximately \$2 million per year was being invested into the alleys on a regular budget basis but did not keep up with the pace of alleys moving into an unacceptable score. The accelerated program increases the budgeted amount by \$10 million over five years for a total of \$20 million for infrastructure investment, particularly addressing the alleys.

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

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Button Ott, Village Trustee Lueck, Village Trustee Taglia, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 0

**O. [ORD 17-174](#) Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Mixed Use Multiple Story Building with Residential, Commercial and Parking Uses at the Property Located at 715-717 South Boulevard**

Village Manager Pavlicek stated that this item was tabled at the February 21 Board Meeting in order for the Village Attorney to get additional information regarding the Village's position should the developer decide to sell the property at various stages during the project.

Village Attorney Paul Stephanides stated that the first thing that was added to the ordinance from the prior version is the condition that if the property is transferred or sold prior to the issuance of the building permit, the new owner would have to go through the entire planned development process from the beginning, i.e., the public hearing process, etc. The other part that was changed was the addition of language which states that if the property is sold or transferred once construction has begun, there is a 45-day notice provision and the new owner would be obligated to enter into an assumption agreement, which would require the new owner to honor all obligations of the ordinance and also post the bond or other surety to confirm they have the financial capability to complete the project.

Dr. Marge Epstein. Dr. Epstein commented that this building will share a wall with the building in which she has her psychotherapy practice. She expressed concern regarding the noise adversely affecting her patients and moved out of a prior location because of that. Dr. Epstein noted that her practice needs to be close to public transportation. She requested that the developers buy out her lease and pay for her moving expenses.

Village President Abu-Taleb explained that this ordinance was tabled at the last meeting in order to strengthen the legal language, which he is now comfortable with.

**It was moved by Village Trustee Button 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:** 7 - Village President Abu-Taleb, Village Trustee Barber, Village Trustee Brewer, Village Trustee Button Ott, Village Trustee Lueck, Village Trustee Taglia, and Village Trustee Tucker

**NAYS:** 0

**ABSENT:** 0

**P. [MOT 17-160](#) Motion to Concur with the Plan Commission's Recommendations to Adopt a Revised Oak Park Zoning Ordinance and a Revised Oak Park Zoning Map and Direct Staff to Prepare the Necessary Ordinance**

Village Manager Pavlicek stated that in September 2014, the Board approved a Comprehensive Plan that included a request for the Village to hire a consulting firm to look at the Zoning Ordinance and update that. After issuing a competitive RFQ, the Village hired Camiros and entered into the contract. After many, many public meetings, staff has a recommendation from the Plan Commission. At the request of Village President Abu-Taleb, Village Manager Pavlicek listed the various communications with the public regarding this, as well as dozens of public meetings, one-on-one meetings with the business districts, community presentations, public hearings, etc.

Joshua Klayman. Mr. Klayman commented that the provision to increase the height restrictions to 125 feet in three large segments of the Downtown area was not vetted through the public hearing process. He urged the Board to reject that particular change, noting it is not in compliance with the Comprehensive Plan.

Village Planner Craig Failor stated that the Comprehensive Plan was consulted during this process; in fact much of the direction they received going through the zoning code came from the Comprehensive Plan, as well as other plans in the community. He stated that the Downtown zoning has been 125 feet since at least the 1990's. He noted that a few years ago, the height along Lake Street with the Lake Street Overlay District was reduced to 80 feet.

Arista Strungys of Camiros summarized changes to the ordinance. These include the addition of definitions of all terms used within the ordinance to reduce interpretation, rules of measurement, i.e., building height, setbacks, etc., and additional illustrations. The Residential District structure was mostly maintained. In the interest of storm water management and sustainability, a maximum impervious surface requirement was added. She noted that there is a change in the R-3 District in order for existing lot sizes to be conforming. The biggest changes in the ordinance are in the Commercial Districts, as there were so many overlays that no one understood what exactly they could do with their property. The new district structure is geography specific and based upon their character and the way they are developed. The overlays were eliminated. The Downtown District will contain sub-districts, i.e., the Hemingway District, Pleasant District, etc., as well as a height map, which is based on current standards. Several use restrictions have been carried over but were made more flexible. Ms. Strungys gave an overview of changes in the other commercial districts. She stated that new Special Use Districts were created; the Open Space District and the Institutional District. She discussed changes in the Hospital Districts. No changes were made to the Historic Districts. She referred to the new Uses Table and noted that it has been changed to a global matrix. Every use is now defined in an attempt to reduce interpretation and Ms. Strungys explained how to read the table. Accessory structures and changes to that section of the ordinance were

discussed . Environmental Standards has been added to the ordinance. Parking requirements and restrictions based on the size or type of structure were explained.

Village President Abu-Taleb asked that this presentation be continued at a later date. There was agreement.

## **XVII. Regular Agenda for Items Pursuant to Village Code Chapter 2 Alcoholic Liquor Dealers or Related (President Pro-Tem Trustee Tucker )**

Village President Abu-Taleb and Village Trustee Brewer recused themselves from the Meeting and the following Item was presided over by Village President Pro Tem Tucker.

- Q.      [ORD 17-191](#)    **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), 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-4 Liquor License to The Onion Pub and Brewery, Inc., DBA The Wild Onion Tied House****

Village Attorney Stephanides stated that this item will grant a liquor license subject to the issuance by the Local Liquor Control Commissioner to the Wild Onion. It was unanimously recommended for approval by the Liquor Control Review Board.

Village Trustee Button Ott, the Local Liquor Control Commissioner, was present when when the applicant made his presentation to the Liquor Control Review Board and spoke favorably about the new establishment.

Co-owner Mike Kainz spoke about his business and fondness for Oak Park. He answered questions from the Board.

**It was moved by Village Trustee Button Ott, seconded by Village Trustee Lueck, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:**

**AYES:**    5 -    Village Trustee Barber, Village Trustee Button Ott, Village Trustee Lueck, Village Trustee Taglia, and Village Trustee Tucker

**NAYS:**    0

**ABSENT:**    0

**RECUSED:**    2 -    Village President Abu-Taleb, and Village Trustee Brewer

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

Village President Abu-Taleb and Village Trustee Brewer rejoined the Meeting.

Village Clerk Powell reminded everyone that it is important to vote and that early voting begins March 20 at Village Hall.

Village Trustee Button Ott welcomed Village Trustee Taglia.

Village Trustee Lueck stated that it was good seeing all the public participation tonight but expressed concern regarding the public's misinformation.

Village Trustee Brewer congratulated staff and the Board regarding the adoption of Item K, which will help the Village administer the Section 108 Loan Guarantee Program for

local business development.

Village Trustee Tucker was in favor of recognizing Indigenous People Day.

Village Trustee Barber asked for information regarding the status of the maintenance of the OPRF parking garage.

Village President Abu-Taleb thanked the Board and the Manager for supporting his appointment of Jim Taglia as Village Trustee.

## **XIX. Adjourn**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Barber to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:18 P.M., Monday, March 6, 2017.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**