



# 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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Tuesday, September 5, 2017

6:30 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:31 P.M.

#### II. Roll Call

**Present:** 5 - Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**Absent:** 2 - Village Trustee Button, and Village Trustee Boutet

#### III. Consideration of Motion to Adjourn to Executive Session to Discuss Approval of Minutes, Pending Litigation, Sale of Property, and Collective Bargaining.

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) - discussion of minutes, 5 ILCS 120/2(c)(11) - pending litigation, 5 ILCS 120/2(c)(6) - sale of property and 5 ILCS 120/2(c)(2) - collective bargaining. The motion was approved. The roll call on the vote was as follows:

**AYES:** 5 - Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 2 - Village Trustee Button, and Village Trustee Boutet

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

The Regular Meeting reconvened at 7:40 P.M.

#### VI. Roll Call

**Present:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**Absent:** 0

Village Trustee Button joined the Meeting at 8:08 P.M., during the consideration of Item D.

#### VII. Agenda Approval

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

## VIII. Minutes

A. [MOT 17-221](#) **Motion to Approve Minutes from August 7, 2017 Regular Meeting Minutes of the Village Board.**

It was moved by Village Trustee Moroney, seconded by Village Trustee Andrews, to approve the Minutes. A voice vote was taken and the motion was approved.

## IX. Non-Agenda Public Comment

Peter Morava. Mr. Morava, a business owner in Oak Park, commented that the retail community is approaching its busiest time of year and asked the Board to put an annual moratorium on projects that interfere with parking and traffic control beginning November 1 through January 3. He also requested that the Lake Street resurfacing project be postponed for one year.

Chris Donovan. Mr. Donovan discussed the structure of the Oak Park Economic Development Corporation's Board of Directors in relation to the Oak Park Ethics Ordinance.

Joshua Klayman. Mr. Klayman discussed the Plan Commission's vote on the Albion Development and noted that Village Planner Craig Failor is in possession of a petition containing 3,700 signatures in opposition to Albion. He also spoke about the public's current lack of trust in Village government.

William Merrill. Mr. Merrill, a former Village employee and Plan Commission staff liaison, stated that it is not a good idea to change the Zoning Code to omit the requirement of a super majority Board vote to overrule a Plan Commission's decision.

Paul Sakol. Mr Sakol stated that it does not make sense to have a Plan Commission if they can be overruled by a 4-3 Board vote. He commented that constructing only high end buildings does not create a balance in class and race.

Adrian Fisher. Ms. Fisher gave examples of alternative buildings and uses for the proposed Albion site.

## X. Proclamation

B. [ID 17-596](#) **Motion to Approve Proclamation for Indigenous People Day on October 9, 2017**

Village Trustee Andrews read the Proclamation aloud.

Dominic Candeloro. Mr. Candeloro, a former Chicago Heights board member, complimented Oak Park for its high level of discourse. He noted that the celebration for indigenous people is a great thing, but as a historian, he is opposed to replacing Columbus Day with this. He suggested a day for celebrating all ethnic groups.

Anthony Clark. Mr. Clark requested this Proclamation last year in order to make the point that indigenous people, as well as other marginalized people, matter.

It was moved by Village Trustee Andrews, seconded by Village Trustee Tucker,

that this Proclamation be adopted. A voice vote was taken and the motion was approved.

C. [ID 17-597](#)

**Motion to Approve Proclamation in Support of the City of Charlottesville, Virginia**

Village Trustee Tucker read the Proclamation aloud.

It was moved by Village Trustee Andrews, seconded by Village Trustee Boutet, that this Proclamation be adopted. A voice vote was taken and the motion was approved.

D. [ID 17-603](#)

**Motion to Approve Proclamation for National Recovery Month, September 2017**

Village Trustee Moroney read the Proclamation aloud. Anita Pindiur, Executive Director of the Way Back Inn, accepted a copy of the Proclamation on behalf of the Addiction Recovery Team.

It was moved by Village Trustee Tucker, seconded by Village Trustee Andrews, that this Proclamation be adopted. A voice vote was taken and the motion was approved.

## **XI. Village Manager Reports**

E. [ID 17-599](#)

**Review of the Village Board Meeting Calendars for September, October, November, December 2017.**

Village Manager Pavlicek referred to the Meeting Calendars for September through December and asked the Board to inform her of any conflicts.

## **XII. Village Board Committees**

There was nothing to report.

## **XIII. Citizen Commission Vacancies**

F. [ID 17-602](#)

**Board and Commission Vacancy Report for September 5, 2017.**

There were no comments.

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

G. [MOT 17-226](#)

**Motion to consent to the Appointment of:**

**Citizen Involvement Commission** - Frank Pond, Reappoint as Member  
**Environment & Energy Commission** - Laura Derks, Appoint as Member  
**Historic Preservation Commission** - Sandra Carr, Appoint as Member  
**Transportation Commission** - Kyle Eichenberger, Reappoint as Member  
**Transportation Commission** - Robert Taylor, Appoint as Member

It was moved by Village Trustee Tucker, seconded by Village Trustee Andrews, that this Motion be approved. A voice vote was taken and the motion was approved.

## XV. Second Reading

### H. [MOT 17-223](#) **Motions to Consider Incorporating Certain Amendments to the Village of Oak Park Draft Zoning Ordinance**

Village Manager Pavlicek commented that during the First Reading on July 17, a number of items were raised by trustees. Staff has organized that into motions in which they have recommended some modifications or consistency with the Plan Commission. Each item can be considered individually, then rolled into the full ordinance.

Greg Marsey. Mr. Marsey referred to Motion 13 regarding defining the Plan Commission and Zoning Board of Appeals and asked that this be described in detail at the time it is considered.

Joshua Klayman. Mr. Klayman gave suggestions regarding height limits. He discussed the ambiguity of the new language regarding the super majority vote requirement to overturn a Plan Commission decision. He also discussed the provision regarding the waiting period required for a developer to resubmit the same plan.

Bill Wagner. Mr. Wagner expressed concern that the Village is trying to change the Plan Commission override to a simple majority. This diminishes the importance of the Plan Commission and asked the Board not to approve it.

Daniel Lauber. Mr. Lauber discussed the unintended consequences of the proposed amendments regarding community residences for people with disabilities. He urged the Board to table Motions 6 and 12, which relate to community residences until further research is done.

Judith Alexander. Ms. Alexander, chair of The North Avenue District, expressed concern that Motion 17, regarding massage services, and Motion 8, regarding secondhand goods dealers, need additional clarifying language.

Gayle Riedmann. Ms Riedmann expressed concern regarding the proposed zoning changes discussed by Mr. Klayman and how they will affect her as a resident. She asked the Board to be more transparent.

1. MOTION to approve as written height limits for single family homes as set forth in Section 4.3, Table 4.1 in draft Zoning Ordinance.

Director of Development Customer Services Tammie Grossman stated that this was a request from Village Trustee Moroney that limits the height of a second story addition to no more than 25% above the average height of the buildings on the block. Staff recommends keeping the height limit as written in the Zoning Code, as it is not enough to allow a full second floor addition if the block contains all single story homes, among other things.

Village Trustee Moroney commented that his concern was more about the design of the second story not being in context with the original story. He hopes that is addressed more with the Plan Commission and referred to Motion 2.

Village Trustee Boutet suggested bundling Motions 1 and 2 together and sending them back.

**It was moved by Village Trustee Moroney, seconded by Village Trustee Button,**

**that this motion be approved . The motion was approved. The roll call on the vote was as follows:**

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 1 - Village Trustee Boutet

**ABSENT:** 0

2. MOTION to remand to the Plan Commission for a new public hearing for consideration of the establishment of design standards for single family home additions and new construction and future amendment to the draft Zoning Ordinance.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

3. MOTION to amend interior side yard setback dimensions of R-3-35 and R-4 Districts in Table 4.1 in draft Zoning Ordinance to a 5 foot minimum interior side yard setback eliminating the proposed 10% of lot width.

Ms. Grossman stated that this item was also at the request of Village Trustee Moroney and answered questions from the Board.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

4. MOTION to approve as written Accessory Structure setbacks as established in Section 9.3(A)5 of the draft Zoning Ordinance.

Ms. Grossman stated that Village Trustee Moroney requested to look at this specifically as it relates to garages. The current Zoning Ordinance has a one foot setback, which is being carried over into the new ordinance. Staff is recommending to keep the one foot setback. If the Board were to choose to change that, staff recommends notifying residents that may be impacted by this, as there are a number of garages already at a one foot setback.

Village Trustee Moroney stood by his request of two and a half feet and noted that a one foot setback was not enough space between two garages that are side by side. Village Trustee Boutet agreed, citing a possible fire hazard. She suggested remanding this to the Plan Commission and perhaps get input from the Fire Department.

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

**AYES:** 3 - Village Trustee Taglia, Village President Abu-Taleb, and Village Trustee Tucker

**NAYS:** 4 - Village Trustee Button, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**ABSENT:** 0

Village Trustee Boutet proposed a second motion that remands this issue to the Plan Commission for further study.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

5. MOTION to amend Section 9.3(K) to add a requirement that new coach houses built after the effective date of the draft Zoning Ordinance must relate in design to the primary residence.

Ms. Grossman stated that this was also at the request of Village Trustee Moroney. The motion adds the requirement of new coach houses relating in design to the primary structure. It does not include requiring the coach house height be less than that of the primary structure. However, if the Board would like to amend the motion to include that, staff would be supportive.

Village Trustee Boutet moved to amend by adding that the coach house cannot be taller than the original structure. Village Trustee Moroney seconded.

**It was moved by Village Trustee Boutet, seconded by Village Trustee Moroney, that this motion be approved as amended. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

6. MOTION to amend the Community Residence definition in Section 2.3 of the draft Zoning Ordinance.

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12. MOTION to amend the Use Matrix (Table 8-1) of the draft Zoning Ordinance to remove occupancy limits on Community Residences.

In regards to Items 6 and 12, Village Trustee Tucker stated that Mr. Lauber has brought up some good points. He is an expert in the field and taking a little more time on these would be worthwhile in the long run.

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button, that Items 6 and 12 be tabled. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

7. MOTION to amend the Massage Service Establishment definition in Section 2.3 of the draft Zoning Ordinance.

Ms. Grossman stated that this is to clarify the definition of a massage establishment and to require massage therapists to be licensed with the state. There was a brief discussion. At the request of Village Trustee Button, Ms. Grossman read the proposed new language aloud.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

8. MOTION to approve as written the Secondhand Goods Dealer definition in Section 2.3 of the draft Zoning Ordinance.

Ms. Grossman stated that a request was made to differentiate between types of secondhand goods establishments, such as a Goodwill store versus a consignment shop. Staff looked at several definitions and decided that they could not distinguish between the types. Regarding pawn shops, there is no definition for them within the Zoning Code nor are they listed in the matrix. If a new pawn shop wanted to open, they would have to request a text amendment and the Village would have the ability to hold a hearing.

Village Trustee Boutet commented that charitable or community organizational shops and consignment shops are distinguished in the old Zoning Ordinance. In addition, without a definition of pawn shops, a pawn shop owner can claim that his business fits the description of a secondhand goods dealer. She suggested that the definition of pawn shops be included in the ordinance.

Arista Strungys of Camiros discussed why the ordinance was written the way it is. She commented that they could add language stating that this does not include pawn shops. Village Trustee Boutet requested that this be amended to include language stating pawn shops were not allowed.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

9. MOTION to remand to the Plan Commission for a new public hearing for consideration of the establishment of impact fees as part of a Planned Development pursuant to Section 14.5 of the draft Zoning Ordinance.

Village Trustee Boutet described the purpose of impact fees.

Village Trustee Moroney was agreeable to sending it back to the Plan Commission for further study, however, not all developments are created equal and he did want to discourage development in smaller business districts in the Village.

Village President Abu-Taleb agreed and commented that keeping it the way it is now is the reasonable thing to do.

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 1 - Village President Abu-Taleb

**ABSENT:** 0

10. MOTION to table a decision of inclusionary housing requirements in Planned Development Section 14.5 until after the Board meeting on Affordable Housing on September 25, 2017.

Ms. Grossman stated that the Board had asked staff to look at all the inclusionary zoning ordinances in the region and report on how they are working, and a comparison between our negotiated settlements and inclusionary zoning ordinances. Staff believes it would be helpful for the Board to see that analysis as part of the September 25 meeting prior to drafting an inclusionary zoning requirement for affordable housing.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

11. MOTION to approve the height of DT Downtown District buildings at 125 feet for those areas labeled 125 feet in Figure 5-2 in the draft Zoning Ordinance.



Ms. Grossman stated that Village Trustee Boutet had requested that staff consider lowering the existing height requirements of all of Downtown Oak Park from 125 feet to 80 feet. Staff supports the Plan Commission's recommendation to leave this at 125 feet. She clarified that this pertains only to certain parcels that have always been allowed to build at 125 feet.

Village Trustee Boutet suggested that this be studied by the Plan Commission.

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 1 - Village Trustee Boutet

**ABSENT:** 0

13. MOTION to add definitions for Plan Commission and Zoning Board of Appeals in Article 12 of the draft Zoning Ordinance.

Ms. Grossman stated that this is a recommendation from the Village Attorney to carry over the language defining the Plan Commission and Zoning Board of Appeals from the old ordinance into the new ordinance.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

14. MOTION to amend language regarding a required consultation with the Village's Architectural Design Consultant contained in the draft Zoning Ordinance.

Ms. Grossman stated that this is just to clarify the current process. During the second review, staff realized that the architectural design consultant language did not appear in the new draft and are asking to add it at this time.

Village Trustee Boutet expressed concern regarding a review by a private architect. Village Trustee Moroney agreed and stated that what is being proposed is not best practice. Village Trustee Boutet suggested having one of the Village's commissions do the architectural review.

Ms. Grossman stated that they view this as having an architect on staff to review drawings. This is outsourced to a private firm, similar to outsourcing inspections and plan reviews. If not for the private firms, the Village would have to hire staff people to do this. Village Manager Pavlicek added that they also present their report as part of the public hearing process. The outsourced architect isn't making a decision, they are simply preparing a report and giving an analysis.

Village Trustee Andrews sees the value in having the firm do reviews, but it gives one

person's opinion a lot of latitude. Perhaps incorporating a couple other people would make the process more objective.

Ms. Grossman stated that the report is given to the Plan Commission or Zoning Board of Appeals for their review and they can request any changes they feel necessary.

Plan Commission Chair David Mann agreed with Ms. Grossman regarding the value of the design professional's opinion. They treat it like any other report they receive and do not always agree with the design consultant's professional opinion. However, it does help advance their overall process. Mr. Mann clarified that this is reviewed by a team of architects, not just one person. The Plan Commission may or may not agree with some or all of the recommendations and usually request changes on parts of the design.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

15. MOTION to amend language in Article 14.5(F)4 regarding a required 2/3 vote regarding Planned Development applications as follows;

Village Manager Pavlicek stated that at the request of several Board Members, staff has written up amendatory language on the 2/3 vote to incorporate if the Board would like clarity.

Ms. Grossman stated that this language is currently in the special use provision and will now be duplicated in Section 14.5 (F) 4.

Village Trustee Tucker commented that it is duplicative, however, he believes it would make people feel more comfortable. Village Trustee Button clarified that the 2/3 vote is state law.

Village President Abu-Taleb noted that the 2/3 super majority vote was never removed from the ordinance; it was just displayed differently. This change will duplicate the language in a different section to ensure that it is clear.

There were comments from the Board and discussion.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

16. MOTION to amend language in Article 14.5(G) regarding a requirement for resubmittal of an application after Village Board denial as follows;

“7. No application for a planned development which was previously denied by the Board of Trustees shall be considered by the Plan Commission or the Board of Trustees if it is resubmitted in substantially the same form and/or content within two years of the date of such prior denial.”

Ms. Grossman stated that the language in the proposed new code provides for not allowing new applications to be submitted within one year of being denied. If the Board wants to keep it at two years, staff can amend this by changing all references from one year to two years.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

17. MOTION to amend Figure 5-2: Height Map in Article 5 to correctly depict height requirements for properties that abut Marion Street to 45 feet as is currently regulated under the Marion Street Overlay District.

Ms. Grossman stated that at the First Reading, Village Trustee Andrews noted that there was an incorrect height requirement for a few properties along Marion Street on the Height Map in Article 5. This will correct that error.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**I. [ORD 17-242](#) Second Reading and Adoption of an Ordinance Adopting a New Village of Oak Park Zoning Ordinance**

Village Attorney Stephanides clarified that this is for the adoption of the Ordinance with all of the amendments that were approved this evening.

Village Trustee Boutet commented that she has other issues to discuss such as the change in approval standards for special uses, one of which is required by state statute.

Jeff Naffziger. Mr. Naffziger discussed the Zoning Board's rejection of the Taco Bell project due to the lack of benefit to the community and how this relates to the proposed changes to special use approval standards.

Jeremy Olsen. Mr. Olsen expressed concern about the proposed special use standards versus the old ones and asked that it be revisited. He opposed the 125 foot height limit in Downtown Oak Park in terms of the fire department's ability to reach buildings over 80 feet. He also proposed that future drive-throughs not be permitted.

Greg Marsey. Mr. Marsey stated that the baseline document was rewritten by Camiros and given to the Plan Commission for review. He commented that any omissions need to be found prior to approval. He proposed the Board table this Item.

Village Trustee Moroney stated that he would like to see the changes incorporated into the document before approving it.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**J. [ORD 17-243](#) Second Reading and Adoption of an Ordinance Approving the Village of Oak Park's New Official Zoning Map**

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**XVI. Consent Agenda**

Village Trustee Boutet moved that Item M be removed from the Consent Agenda. It was seconded by Village Trustee Moroney.

***Approval of the Consent Agenda***

**It was moved by Village Trustee Boutet and seconded by Village Trustee Moroney to approve the items under the Consent Agenda minus Item M. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

ABSENT: 0

- L.     [ORD 17-241](#)     An Ordinance Declaring Surplus Revenue in the Village of Oak Park Downtown Tax Increment Finance District Special Tax Allocation Fund for the 2016 Tax Year and Authorizing the Payment of that Surplus Revenue to the Cook County Treasurer for Distribution to Affected Tax Districts on a Pro-Rata Basis  
This Ordinance was adopted.
- N.     [ORD 17-245](#)     An Ordinance Establishing an All-Way Stop at the Intersection of Superior Street and Linden Avenue  
This Ordinance was adopted.
- O.     [ORD 17-246](#)     Concur with the Zoning Board of Appeals and Adopt an Ordinance Granting A Zoning Map Amendment for the Property Located At 417 N. Marion Street From B-1/ B-2 General Business District To R-6 Multiple-Family District  
This Ordinance was adopted.
- P.     [RES 17-646](#)     A Resolution Authorizing A Single Family Housing Rehabilitation Loan And A Lead Hazard Reduction Grant (SFR-075)  
This Resolution was adopted.
- Q.     [RES 17-623](#)     A Resolution Approving an Annual License Agreement With Kronos Incorporated for Workforce Ready Software and a One-Time Setup Fee for a Combined not to Exceed Amount of \$31,411 and Authorizing Its Execution  
This Resolution was adopted.
- R.     [RES 17-624](#)     A Resolution Approving an Increase from \$150,000.00 to \$175,000.00 for the Purchase and Planting of Parkways Trees in 2017 through Contracts Secured by the Suburban Tree Consortium and Waiving the Village's Bid Process for Said Increase  
This Resolution was adopted.
- S.     [RES 17-625](#)     A Resolution Approving an Amendment to the Independent Contractor Agreement with Everest Snow Management, Inc. for Parkway Tree Watering in an Amount Not To Exceed \$60,000.00 in Fiscal Year 2017 and Authorizing Its Execution.  
This Resolution was adopted.
- T.     [RES 17-627](#)     A Resolution Approving an Independent Contractor Agreement with Revcon Technology Group, Inc. for the Purchase and Installation of

eighty-five (85) Stentofon Intercoms and Associated Console/Controller in an Amount not to exceed \$94,875, Authorizing its Execution and Waiving the Village's Bid Process

This Resolution was adopted.

- U.     [RES 17-629](#)     A Resolution Approving an Independent Contractor Agreement with Pentegra Systems, LLC for the Installation of Cabling for Intercoms in an Amount not to exceed \$60,000., Authorizing its Execution and Waiving the Village's Bid Process

This Resolution was adopted.

- V.     [RES 17-638](#)     A Resolution Approving a Right of Entry Agreement with Lexington Homes, L.L.C. for Performing Survey Work and Environmental Inspections at 940-970 Madison Street and Authorizing Its Execution

This Resolution was adopted.

- W.     [MOT 17-197](#)     A Motion to Approve the Unaudited Year-to-Date Quarterly Financial Report as of June 30, 2017

This Motion was approved.

- X.     [MOT 17-212](#)     A Motion to Approve the Bills in the Amount of \$7,035,937.86 from July 11, 2017 through August 30, 2017

This Motion was approved.

- Y.     [MOT 17-214](#)     A Motion to Refer to the Zoning Board of Appeals for Public Hearing a Special Use Permit Application to Operate a Day Care Center in a B-1/B-2 General Business District located at 6441 North Avenue as Required Pursuant to Section 2.2.3(C) of the Village Zoning Ordinance

This Motion was approved.

## **XVII. Regular Agenda**

- M.     [ORD 17-244](#)     Concur with the Zoning Board of Appeals and Adopt an An Ordinance Amending Article 3 ("Zoning District Regulations"), Section 3.9.8 ("Roosevelt Raod Form-Based Zoning Overlay District"), Subsection M ("Uses") of the Village of Oak Park Zoning Ordinance to Add Second-Hand Stores on the Ground Floor of Mixed-Use Shop Fronts

Village Trustee Boutet stated that staff needs to amend the new Zoning Code to reflect that this is a permitted use in the Roosevelt Road District. Currently the North Avenue District is the sole permitted use for second-hand stores in the ordinance.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**Z.     [ORD 17-255](#)     **An Ordinance Authorizing the Purchase of Certain Real Property Located at 700 Madison Street in the Village of Oak Park****

Village Manager Pavlicek stated that the property is adjacent to current Village owned property on the northeast corner of Oak Park and Madison and will be paid for out of the Madison Street TIF.

Chris Donovan. Mr. Donovan stated that he has still not received a response to previous requests. He asked who Madison Street LLC is and if the Village is buying this property on behalf of Jupiter Realty. He asked if there was an appraisal and if the Village would be responsible for cleanup and relocation costs in addition to the \$1.3 million the Village will pay for the property.

Village Manager Pavlicek confirmed that Madison Street LLC is Jupiter Realty. She stated that the Village would absorb the cost of any environmental cleanup if they purchased the property. The Village has done some environmental research along Madison Street. That property has operated as a car service shop for a significant period of time so some soil problems are expected because of oil changes and other activities. To the Village's knowledge, there are no underground storage tanks there but often times storage tanks are not recorded anywhere. It is difficult to anticipate at this time. The Village has not entered into any type of agreement with the current owner regarding relocation costs. There is no appraisal; that is the price that Car-X is willing to sell the property for.

Village Trustee Andrews commented that while this property may or may not be worth \$1.3 million, by having it be adjacent to property already owned, it puts the Village in a much stronger bargaining position with a future developer.

Village Manager Pavlicek spoke about negotiations with Jupiter Realty. Nothing has been finalized. She commented that parcel assemblage is a key element of a redevelopment program. If the Village is able to assemble those parcels, they will have more ability to solidify the highest and best use for that.

Village President Abu-Taleb stated that Jupiter has no entitlement from the Village yet. They have a contract with Car-X which is going to expire. Car-X is being approached by their own company to buy the property. As the Village is trying to develop this area, they can either deal with the next owner or jump on this opportunity to have control of that parcel and make the northeast corner of Oak Park Avenue more valuable by adding to the property already owned by the Village.

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

**AYES:** 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

**AA.     [RES 17-196](#)     A Resolution Approving an Independent Contractor Agreement with Forward Space, LLC, d/b/a/ Office Concepts, for the Purchase and Installation of Carpet, Certain New Furniture and Related Coordination and Design Services for Part 3 of Phase III of the Village Hall Remodeling Project in an Amount not to exceed \$190,000.00 and Authorizing its Execution**

Village Manager Pavlicek commented that this Item was tabled at the prior Board Meeting. No changes have been made to what was previously presented.

Village Trustee Moroney stated that he viewed the upgrades completed at Village Hall, which cost just over \$1 million to date. They were well executed. The current \$190,000 appropriation is to complete the second floor. Although not perfect, the furniture on the second floor has a lot of useful life remaining. He is opposed to appropriating the money right now; perhaps in five years he will be more agreeable to that.

Village Trustee Andrews agreed. At least 80% of what he looked at would be updating what is wanted not needed. He does not see the value in a \$190,000 expenditure that the Village will be paying for long after the furniture wears out, given the Village's financial position.

Village Trustee Button asked if there is a need, how much of a need. Village Trustee Andrews recommended that staff do an inventory of what needs to be replaced versus what staff wants to replace, do a comparison, and the Board can make a decision at that time.

Village Trustee Taglia asked what is being done with the old furniture. Deputy Village Manager Shelley stated that unless it is broken, it is being relocated to other sites, such as the Public Works Center, the garages, or out of the public's view at Village Hall.

Village President Abu-Taleb stated that this can be delayed for a year if there is not full agreement.

Village Trustee Boutet commented that there are not many people working upstairs anymore. Perhaps it can be worked into the budget to replace broken items upon request.

There was discussion.

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button, that this Resolution be adopted.**

**The motion failed The roll call on the vote was as follows:**

**AYES:** 3 - Village Trustee Taglia, Village President Abu-Taleb, and Village Trustee Tucker

**NAYS:** 4 - Village Trustee Button, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**ABSENT:** 0

**XVIII. Regular Agenda for Items Pursuant to Village Code Chapter 3 Alcoholic Liquor Dealers or Related (President Pro-Tem Trustee Andrews )**



Village President Abu-Taleb recused himself from the Meeting and the following Items were presided over by President Pro Tem Andrews.

- AB.**     [MOT 17-218](#)     **Motion to Consent to Local Liquor Control Commissioner Andrea Button's Liquor Control Review Board Appointment:** Vanessa Matheny, Appoint as Member

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**ABSTAINED:** 1 - Village President Abu-Taleb

- AC.**     [MOT 17-219](#)     **Motion to Consent to Local Liquor Control Commissioner Andrea Button's Liquor Control Review Board Appointment:** Jane Miller, Appoint as Chair

**It was moved by Village Trustee Tucker, seconded by Village Trustee Moroney, that this Motion be approved. A voice vote was taken and the motion was approved.**

- AD.**     [ORD 17-250](#)     **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 Grupo Fenix LLC, DBA Amerikas**

Village Attorney Stephanides stated that the Liquor Control Review Board unanimously approved recommendation for the license.

The owner and chef of Grupo Fenix LLC, dba Amerikas spoke about themselves and the restaurant.

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**ABSTAINED:** 1 - Village President Abu-Taleb

- AE.**     [ORD 17-249](#)     **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), Section 3-8-1 ("Number of**

**Licenses to be Issued Per Licence Class”) and Section 3-8-2 (“Licenses by Name and Address Per License”) of the Oak Park Village Code for the Issuance of a Package Liquor Class C-1 Liquor License to Target Corporation**

The store mananger of the future Target in Oak Park spoke about the store and when it will open.

Village Trustee Moroney suggested stocking beer from local breweries.

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**ABSTAINED:** 1 - Village President Abu-Taleb

**AF. [ORD 17-251](#) An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses for Each License Class”), Section 3-8-1 (“Number of Licenses to be Issued Per Licence Class”) and Section 3-8-2 (“Licenses by Name and Address Per License”) of the Oak Park Village Code for the Issuance of a Brewpub Class D-14 Liquor License to Lake Street Brewing, LLC**

Owners from Lake Street Brewing LLC spoke about their establishment. They plan on opening next year.

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

**AYES:** 6 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 0

**ABSENT:** 0

**ABSTAINED:** 1 - Village President Abu-Taleb

**XIX. Call to Board and Clerk**

Village President Abu-Taleb rejoined the Meeting.

Village Trustee Button commented that she likes the energy of the Board, but reminded all of Meeting protocol.

Village Trustee Boutet stated that special use standards have been significantly weakened and asked that it be remanded to the Plan Commission.

**XX. Adjourn**

**It was moved by Village Trustee Taglia, seconded by Village Trustee Button, to**

adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:49 P.M., Tuesday, September 5, 2017.

Respectfully Submitted,

MaryAnn Schoenneman  
Deputy Village Clerk