



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, September 18, 2017

7:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:33 P.M.

II. Roll Call

Present: 6 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

Absent: 1 - Village Trustee Tucker

Village Trustees Boutet and Button joined the Meeting at 7:35 P.M. during Non-Agenda Public Comment.

VII. Agenda Approval

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

VIII. Minutes

- A. [MOT 17-232](#) Motion to Approve Minutes from September 5, 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

Gary Barnes. Mr. Barnes spoke about fines for non-compliance regarding work done on his home years ago.

Chris Donovan. Mr. Donovan noted that it is Board protocol to respond to requests made during public comment. He has not received answers to his requests from previous meetings.

Bruce Kleinman. Mr. Kleinman discussed the environmental and health issues from gas leaf blowers.

Mark Risch. Mr. Risch spoke about an empty lot near his home that is becoming a nuisance.

X. Village Manager Reports

Village Manager Pavlicek stated that there is a meeting of the Finance Committee tomorrow.

XI. Village Board Committees

Village Trustee Moroney stated that the I-Gov Committee is scheduling a forum for November. The topic will be development.

XII. Citizen Commission Vacancies

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

There were no appointments or reappointments.

XIV. Second Reading

B. [ORD 17-259](#) Second Reading and Adoption of an Ordinance Adopting a New Village of Oak Park Zoning Ordinance

Tom Bassett-Dilley. Mr. Bassett-Dilley commented that clarification is needed in provisions regarding LEED certification.

Maureen Kleinman. Ms. Kleinman expressed concern that coach houses are not being taxed as a separate dwelling.

Jeremy Olsen. Mr. Olsen discussed the new special use standards, which he considers weaker than the previous ones.

Rick Kuner. Mr. Kuner stated that development should be encouraged but not at the expense of the neighborhoods. The proposed new zoning ordinance does not reflect this. He also suggested that prohibition of drive-throughs on portions of Madison should be extended.

Village Manager Pavlicek stated that motions approved by the Board two weeks ago have been added to the ordinance. In addition, staff is proposing a six month moratorium on provisions in the zoning ordinance related to group homes in order to allow the Plan Commission to look at that in more detail. Impact fees has also been remanded to the Plan Commission and they will follow through with a separate process. Inclusionary zoning will be discussed at next Monday's Special Board Meeting on affordable housing.

Village Trustee Boutet proposed several amendments: allow second hand stores as a special use in the Roosevelt Road District; change the language "special use planned development" to "planned development" throughout, as in the old ordinance; add the language "or substantially the same" to "the same" in regards to submission of a planned development application within two years of being denied; and adding back the language "will not have a substantial or unduly adverse impact" to special use standards. She also asked for information regarding LEED certification.

Director of Development Customer Services Tammie Grossman stated that submitting an application for LEED certification is expensive and developers have routinely gotten

waivers granted by the Plan Commission in the past. The waiver requires that a third party or some other rating system is used to certify that the building has met sustainability requirements. In regards to second hand stores, Ms. Grossman had no objection to adding them as a permitted use in the Roosevelt Road District, as well as changing the "special use planned development" to "planned development" throughout and adding the language proposed by Village Trustee Boutet in regards to resubmitting planned development applications.

In regards to special use standards, Arista Strungys of Camiros stated that their objective was to simplify them. The language requiring compatibility with the surrounding area is a positive way of stating that it will not have adverse impact. However, other municipalities that she has worked with have taken those standards and added to them. If the Board would like to include additional standards or add clarifying language, they would not be opposed to that.

Village Trustees Moroney and Andrews questioned the strength of the new standards as compared to the old ones. Ms. Grossman stated that the new standards are presented in a more positive manner and are just as effective. Village Trustee Button commented that the zoning ordinance can be amended at any time if the Board feels it is necessary.

Village Planner Craig Failor read a statement from Plan Commission chair David Mann. There were further comments from the Board.

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, to amend language in Section 8.1 to include second hand dealers as a special use in the Roosevelt Road District. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

Village Trustee Boutet moved to remove "Special Use" from the language in Section 12.2a(2) and to keep the old language in 14.5 f(5)(d) regarding Planned Developments. The motion failed for lack of second.

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, that "use will not have a substantial or unduly adverse impact on the neighborhood" be included in the Special Use Standards. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

It was moved by Village Trustee Boutet, seconded by Village Trustee Moroney, that the language "or substantially the same" be added under Section 13.1(b)(1) regarding resubmission of planned development applications. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

ORD 17-259 Second Reading and Adoption of an Ordinance Adopting a New Village of Oak Park Zoning Ordinance

It was moved by Village Trustee Button, seconded by Village Trustee Moroney, that this Ordinance be adopted as amended. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

C. ORD 17-260 Second Reading and Adoption of an Ordinance Adopting the Village of Oak Park's New Official Zoning Map

It was moved by Village Trustee Button, 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 President Abu-Taleb, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

D. ORD 17-262 An Ordinance Approving a Six Month Temporary Moratorium on the Provisions of the New Village of Oak Park Zoning Ordinance Related to Community Residences

Village Trustee Boutet asked how staff was proposing to handle this topic. Village Manager Pavlicek stated that it would be reviewed by the Plan Commission.

It was moved by Village Trustee Button, seconded by Village Trustee Andrews, 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 President Abu-Taleb, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

XV. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Button and seconded by Village Trustee Boutet to approve the items under the Consent Agenda. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

- E. [RES 17-635](#) Resolutions Approving the Program Year (PY) 2017 Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) Agreements with Subrecipients and Authorizing their Execution
This Resolution was adopted.
- F. [RES 17-639](#) A Resolution Approving a Contract with MYS, Incorporated, for Project 17-19, Historic Sidewalk Repairs, in an amount not to exceed \$25,000 and Authorizing its Execution.
This Resolution was adopted.
- G. [RES 17-640](#) A Resolution Authorizing a Change Order to the Contract with Cerniglia Co., for Project 16-17, Water and Sewer Main Improvements, for an Additional \$71,208.21
This Resolution was adopted.
- H. [RES 17-642](#) A Resolution Approving a Parking Lot Temporary License Agreement with Two Story Farmhouse for a One Day Two Story Farmhouse Summer Bash Event and Authorizing its Execution
This Resolution was adopted.
- I. [RES 17-645](#) A Resolution Approving an Independent Contractor Agreement with Total Parking Solutions, Inc. for the Purchase and Installation of Eight (8) Pay-By-Plate Conversion Kits in an Amount not to Exceed \$22,400, Authorizing its Execution and Waiving the Village's Bid Process
This Resolution was adopted.
- J. [ORD 17-261](#) An Ordinance Amending Chapter 2 ("Administration"), Article 32 ("Foreign Fire Insurance Board") of the Oak Park Village Code

This Ordinance was adopted.

XVI. Regular Agenda

K. [RES 17-644](#) A Resolution Approving an Independent Contractor Agreement with J. Gill & Co. for Repairs to the Oak Park River Forest High School Parking Structure in an Amount not to Exceed \$370,000 and Authorizing its Execution

Village Manager Pavlicek stated that bids were taken for repairs to the OPRF High School garage following a study of the Village's parking facilities. Pursuant to an intergovernmental agreement with District 200, the repairs are the Village's responsibility. Staff recommends that they award the contract with an alternative to keep the garage partially open. They are working with District 200 to utilize other garages for those who normally park there.

Amanda Masse. Ms. Masse thanked staff for putting this before the Board, as repairs are well overdue.

Monica Sheehan. Ms. Sheehan urged the Board to approve the contract.

Village Trustee Moroney discussed why he asked that this be removed from the Consent Agenda, and that this is a long term commitment to the garage. He would like to look into increasing the revenue from the garage.

Village Trustee Andrews spoke in favor of making this investment. He also would like to look into alternate ways to move traffic along in the garage.

Village Trustee Boutet asked what the scope of the work is. A representative from Walker, who did the study, stated that there are several problems being addressed; concrete, masonry, rust, roof, and other items. Construction should take 6-8 weeks

It was moved by Village Trustee Button, seconded by Village Trustee Moroney, that this Resolution be adopted. 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 Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 1 - Village Trustee Tucker

XVII. Call to Board and Clerk

Village Trustee Taglia asked that the the coach house taxing issue be followed up on.

Village Trustee Boutet stated that she would like to see responses to everyone who had questions during public comment going forward.

Village Trustee Moroney thanked staff for their work on the zoning ordinance.

Village Trustee Button also thanked staff. In addition, she asked that gasoline leaf blowers be looked into.

Village Trustee Andrews suggested that the subject of gas leaf blowers be referred to the Board of Health. He also asked for follow up on coach houses.

XVIII. Adjourn

It was moved by Village Trustee Button, seconded by Village Trustee Moroney, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:00 P.M., Monday, September 18, 2017.

Respectfully Submitted,

MaryAnn Schoenneman
Deputy Village Clerk