



# 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, October 15, 2018

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 Litigation 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)(11) - litigation 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 7:32 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

#### 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 18-395](#) Motion to Approve Minutes from the October 1, 2018 Regular Meeting of

the Village Board.

It was moved by Village Trustee Moroney, seconded by Village Trustee Andrews, to approve the Minutes. 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

## IX. Non-Agenda Public Comment

Rob Kleps. Mr. Kleps asked why the Village has offered incentives to developers and noted that the new projects have not decreased taxes.

Sylvia Schveri. Ms. Schveri urged others to walk and bike more often but acknowledged safety concerns. She asked the Board to make streets more bike appropriate.

Brian Crawford, representing Bike Walk Oak Park. Mr. Crawford expressed concern over crash data on Madison Street.

Chris Donovan. Mr. Donovan spoke in opposition of the Madison Street road diet.

Wyannetta Johnson. Ms. Johnson discussed the the lack of response from the Village regarding her requests for assistance with the management of her condo building.

Adam Paradis. Mr. Paradis stated that the Task Force Report is intellectually dishonest and lacks data.

Yuna Kim, representing Institute of Asset Management. Ms. Kim announced an event sponsored by her organization and invited the public to attend.

## X. Proclamation

### B. [MOT 18-396](#) Motion to Approve Proclamation for Fenwick High School - 90th School

Year

September 9, 2018

Village Trustee Moroney read the Proclamation aloud.

Father Richard Peddicord, President of Fenwick High School, thanked the Board and accepted a copy of the Proclamation.

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

## XI. Village Manager Reports

### C. [ID 18-983](#) Review of the Village Board Meeting Calendars for October, November and December 2018.

There were no comments.

## **XII. Village Board Committees**

Village Trustee Boutet discussed the candidate forum scheduled for October 17 and sponsored by I-Gov.

## **XIII. Citizen Commission Vacancies**

- D. [ID 18-982](#) **Board and Commission Vacancy Report for October 15, 2018.**

There were no comments.

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

- E. [MOT 18-397](#) **Motion to Consent to the Village President's Appointment of:**  
**Civic Information Systems Commission** - Corey Wesley, Appoint as Member  
**Community Development Citizens Advisory Committee** - Charles Larson, Appoint as Member  
**Farmers Market Commission** - Dominic Cianciolo, Reappoint as Member  
**Housing Programs Advisory Committee** - Jonathan Burch, Appoint as Member  
**Housing Programs Advisory Committee** - Mary Mauney, Reappoint as Member

Village Clerk Scaman read the names aloud.

**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. Consent Agenda**

David Montgomery. Mr. Montgomery expressed concern regarding fees for obstructed parking meters, etc. for special events. He questioned the Board's internal control and whether they are getting sufficient information regarding that.

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

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

- F. [ORD 18-404](#) **An Ordinance Declaring Surplus Revenue in the Village of Oak Park Downtown Tax Increment Finance District Special Tax Allocation Fund for the 2017 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.

- G.     [ORD 18-437](#)     An Ordinance Updating and Replacing the Map Codified as Part of Section 15-1-26 of the Oak Park Village Code to Reflect the Village's Current Time Restrictions, Time Limits and Prohibited Parking Areas
- This Ordinance was adopted.
- H.     [ORD 18-430](#)     An Ordinance Amending Chapter 15 ("Motor Vehicles And Traffic"), Article 1 ("In General") of the Oak Park Village Code to Add a New Section 15-1-27 ("Parking Pilot Program")
- This Ordinance was adopted.
- I.     [ORD 18-434](#)     An Ordinance Amending Chapter 15 ("Motor Vehicles and Traffic"), Article 3 ("Parking Meters, Parking Permits and Municipal Attendant Parking Lots"), Section 15-3-18 ("Parking Rates; Parking Meters, Pay by Space Machines, Village Operated Parking Structures, Permit, Extended Pass, Valet and Daytime on Street Parking") of the Oak Park Village Code Regarding Parking Meter Rates and Locations
- This Ordinance was adopted.
- J.     [ORD 18-417](#)     An Ordinance Approving Changes to Metered Hours and Limitations for Parking Pilot Area Meters
- This Ordinance was adopted.
- K.     [ORD 18-431](#)     An Ordinance Establishing Lots P1, P2, P3, P4, and P5 to Add Additional Spaces in the Y2, Y3, and Y4 Zones for On-Street Night Parking Permits on Pleasant Street, Marion Street, And Madison Street
- This Ordinance was adopted.
- L.     [ORD 18-439](#)     An Ordinance Amending Chapter 30 ("Special Events"), Article 1 ("General Regulations") of the Oak Park Village Code to Credit Certain Previously Paid Fees and Amend Fees to be Charged in the Future
- This Ordinance was adopted.
- M.     [RES 18-995](#)     A Resolution Approving the 2019 Employee Health, Dental, Vision, Life and Accidental Death and Dismemberment Insurance Providers' Plan Designs and Premiums and Authorizing Their Execution
- This Resolution was adopted.
- N.     [RES](#)  
          [18-1003](#)     A Resolution Approving an Independent Contractor Agreement Between the Village of Oak Park and Anthony Roofing Tecta America LLC to Clean

and Repair the Public Works Center Roof in an Amount not to Exceed \$25,395.00 and Authorizing its Execution

This Resolution was adopted.

- O.     [RES](#)  
          [18-1004](#)     A Resolution Approving an Amendment to the Renewal of the Independent Contractor Agreement with City Escape Garden & Design LLC for the Container Planting Program Watering to Increase the Not to Exceed Amount to \$90,000.00 from \$70,000 and Authorizing its Execution
- This Resolution was adopted.
- P.     [RES](#)  
          [18-1007](#)     A Resolution Approving an Amendment to the Professional Services Agreement with Wight & Company to Increase the Not to Exceed Amount to \$40,000 from \$25,000 and Authorizing its Execution
- This Resolution was adopted.
- Q.     [RES](#)  
          [18-1010](#)     A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case Number 2015 WC 11251
- This Resolution was adopted.
- S.     [MOT 18-382](#)     A Motion to Approve the Bills in the Amount of \$4,219,382.92 from September 6, 2018 through October 4, 2018 and September 2018 Monthly Payroll in the Amount of \$3,482,766
- This Motion was approved.
- T.     [MOT 18-390](#)     A Motion to Approve the September 2018 Monthly Treasurer's Report for All Funds
- This Motion was approved.

## **XVI. Regular Agenda**

- U.     [RES](#)  
          [18-1006](#)     A Resolution Approving an Amendment to the Funding Grant Agreement between the Village of Oak Park and Visit Oak Park and Authorizing its Execution
- Village Manager Pavlicek stated that at the request of Visit Oak Park, staff is recommending an amendment to the grant agreement. They are closing the Visitors Center on Lake Street.
- President and CEO of Visit Oak Park Eric Wagner discussed their new work plan, which includes more web based presence. The Visitors Center will close in late December.
- Village Trustee Moroney requested that this be pulled from the Consent Agenda. He stated that he wanted the public to get a sense of who Mr. Wagner is and hear about his vision.
- There were positive comments from the Board. Village Manager Pavlicek discussed the source of funding for the Visit Oak Park grant.

**It was moved by Village Trustee Andrews, seconded by Village Trustee Boutet, that this Resolution 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

**V.     [ORD 18-435](#)     \* Concur with the Historic Preservation Commission and Adopt an Ordinance Denying a Certificate of Appropriateness for the Property Located at 224 South Marion Street**

Village Manager Pavlcek described the property, a single family home and detached garage currently being used as offices, in the Ridgeland Historic District. She explained the process required to demolish a property listed as a Contributing Resource, which includes approval of a Certificate of Appropriateness. Staff concurs with the Historic Preservation Commission to deny that.

Frank Lipo. Mr. Lipo urged the Board to concur with the Historical Preservation Commission's recommendation. He explained why the building is worthy of saving.

Andrew Elders. Mr. Elders also recommended that the structure be preserved. He discussed the house and its history.

Lyn Coniff. Ms. Coniff spoke about her desire to buy the property.

Historic Preservation Commission Chair Chris Payne discussed the public support for preserving the structure and that denying the Certificate of Appropriateness was a unanimous decision.

Dave Lehman, the applicant proposing demolition, gave reasons why he is looking to redevelop the property into condominiums. The land is underutilized and causing the Village to lose property tax revenue.

Village Trustee Andrews stated that the historic value of the house outweighs the financial value of the land.

Village Trustee Boutet also concurred with the denial and is impressed with the interior of the house.

Village Trustee Tucker thanked the commission for their work and also was in concurrence with their decision.

Village Trustee Taglia discussed the benefits of development. However, he is not in favor of demolishing an historic home to do that.

Village Trustee Button alluded to a domino effect that would lead to no remaining historic properties in the district.

Village Trustee Moroney also agreed with the commission's recommendation.

Village President Abu-Taleb suggested that Mr. Lehman look into redeveloping a property on Madison Street.

**It was moved by Village Trustee Taglia, seconded by Village Trustee Boutet, 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

**W.     [ORD 18-432](#)     \* Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Four-Story Mixed Use Building at the Property Located at 801 South Park Avenue**

Village President Abu-Taleb stated that he is fortunate to live and work in Oak Park as well as to continue to advance the community socially and economically. He spoke about Oak Park's values of diversity and inclusiveness and that this project is a reflection of that. He gave the history of how the project came about. The owner of the vacant lot at 801 S. Oak Park Ave. has been marketing the property without success. It has been vacant since 2011. The property taxes on the lot have been under \$7,000 per year. It is projected that this development will generate approximately \$50,000 in yearly property taxes. Similar buildings in the area pay between \$43,000 and \$60,000. The Plan Commission has held three meetings and extended public comment time to allow everyone an opportunity to speak. He urged those who feel the Plan Commission has not heard them to read the 21 conditions which must be met by the developer. He views this project as any other apartment building in the Village. It is a mixed use development with one commercial space. Rents will be in the range of \$900 to \$1,100. Tenants will be fully screened for credit and criminal history and re-certified yearly. He commented that there were similar concerns regarding the Grove Apartments, which turned into a successful development.

Thelma Varnado. Ms. Varnado spoke in opposition of the building; too many people in too small of a space, no greenery or outdoor space as well as feeling like a subsidized building and hurting property values.

Peter Kozelka. Mr. Kozelka stated that part of the reason he chose to live in Oak Park is because they embrace all people. Affordable housing is part of that.

Amy Tantillo. Ms. Tantillo is strongly opposed to this building because it is not mixed income and does not have a historic feel.

Nes Feliciano. Mr. Feliciano spoke about being stigmatized and how this development reflects segregation.

Milt Clark. Mr. Clark lives directly behind the proposed development. He is opposed to the project and indicated several sections of the Zoning Code that have not been adhered to.

Shawn Kestler. Mr. Kestler expressed disappointment in the Village Board and spoke in opposition to the proposed development.

Mark McCann. Mr. McCann spoke in support of the project and about his background in affordable housing. He spoke highly of the developer.

Diane Boese. Ms. Boese was in favor of more affordable housing in Oak Park.

John Harris. Mr. Harris is the facilitator of the Oak Park Homelessness Coalition. He spoke about the need for low-income housing and clarified that this development will be nothing like the Ida B. Wells Homes, as some in opposition of the project have indicated.

Jim Schwarber. Mr. Schwarber chose to live in Oak Park because of the diversity. There are many who work for low wages and this development will allow them to live in Oak Park.

John Vargo. Mr. Vargo expressed frustration that residents weren't properly notified about this project and received no response from the Village regarding their concerns.

Keith Vogt. Mr. Vogt supports affordable housing. However, he is concerned about what this development will cost taxpayers as well as the process.

Jeff Trevino. Mr. Trevino commented about how the proposed development does not comply with the current code. He asked the Board to reject the proposal.

Amy Dean. Ms. Dean stated that living in Oak Park is becoming increasingly less affordable. There is a need for this development.

Director of Development Customer Services Tammie Grossman noted that there were 21 conditions that the developer was required to meet for approval of their application. The majority of their funding is coming from the Illinois Housing Development Authority under the low income housing tax credit. They are also seeking funding from other sources. The only Village subsidy would be \$500,000 from the Affordable Housing Fund. There is no direct cost to the taxpayers, as that came out of contributions from other developers. They are not asking for any relief on their property taxes.

Plan Commission Chair David Mann stated that the commission heard a lot of public testimony. The major concerns from residents included density, parking, pedestrian safety and income restrictions. Income restrictions are not under the purview of the Plan Commission. In terms of density, the 37-unit building could translate into approximately 48 people, whereas a 16-unit luxury 3 bedroom townhome development on that property could represent 42 to 50 people. Density was not an issue with the commission. There is a reduction in parking, but there is additional parking within a block. One of the conditions is to follow up in a year and make adjustments if necessary. The developer is going to participate with the Village to create bump outs and a crossing indicator at Van Buren and Oak Park to address pedestrian safety. Based on that and the success of the Grove Apartments, the commission unanimously recommends approval of the application. Mr. Mann discussed the comments made at the meetings and via email, approximately half for and half against the project. He discussed the hearing process and noted that not all comments and questions receive responses. Village Attorney Paul Stephanides clarified that by State law, the Plan Commission cannot respond to emails from interested parties; all responses must be made on the record.

Will Woodley, Director of Development for The Community Builders, acknowledged the questions raised by the public and stated that a written response has been submitted. He discussed why Oak Park was chosen for the development. They saw an opportunity to



provide affordable apartments to the workforce that is being priced out of Oak Park and the opportunity to strengthen an important block and the community in general. Mr. Woodley described the building and discussed the different units and levels of income required to rent one of the units. People who live or work in Oak Park will have priority on any wait list. He answered questions and heard comments from the Board.

**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:** 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

**R. [MOT 18-393](#) A Motion for the Village of Oak Park to Fund Certain Improvements for the Oak Park Housing Authority Owned Property Located at 324-326 North Austin Boulevard in the Amount of \$100,000 and to Direct Staff to Prepare the Necessary Paperwork**

Village Trustee Boutet commented that she doesn't believe that \$100,000 will be enough for the project to succeed, as their funding request for CDBG eligible costs was \$258,000.

Village Manager Pavlicek stated that as part of the conversation about the RFP responses regarding affordable housing dollars, one of the projects was for Housing Forward to provide temporary housing for individuals facing homelessness. They have partnered with the Housing Authority to rehab the properties at 324-326 N. Austin. At that time, it was agreed upon that they would apply for \$100,000 in returned CDBG funds. Since then, the scope of the project has changed, but staff does not believe that giving the Housing Authority less than the full cost of the project will prevent the project from being completed.

Executive Director of the Housing Authority David Pope described the planned addition of accessible elements. The Housing Authority has been participating in active conversations regarding the raising of additional funding. He discussed the costs with and without the accessible elements.

Village Trustee Boutet moved to amend the amount to \$150,000. There was no second. However, Village Trustee Tucker asked staff to look into this further and to revisit this in a couple of weeks.

**It was moved by Village Trustee Andrews, 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

**XVII. Call to Board and Clerk**

Village Clerk Scaman announced that early voting starts Monday, October 22 at Village Hall. Early voting is currently going on at the Cook County court houses.

Village Trustee Andrews thanked all who spoke about 801 S. Oak Park Avenue.

Village Trustee Tucker thanked Andrew Elders for his thoughtful public comment.

Village President Abu-Taleb stated that prior to projects such as 801 S. Oak Park Avenue coming to the Village Board for approval, staff puts in a lot of work. He thanked those involved with the project.

**XVIII. Adjourn**

**It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:29 P.M., Monday, October 15, 2018.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**