



# 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 18, 2019

6:30 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:38 P.M.

#### II. Roll Call

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

**Absent:** 2 - Village Trustee Tucker, 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 Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 0

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

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

The Regular Meeting reconvened at 7:36 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 Tucker, seconded by Village Trustee Andrews, to approve the Agenda. A voice vote was taken and the motion was approved.

#### VIII. Minutes

- A. [MOT 19-37](#) Motion to Approve Minutes from the March 4, 2019 Regular Meeting and

March 11, 2019 Special Meeting of the Village Board.

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

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

## **X. Proclamation**

### **B. [MOT 19-38](#) Motion to Approve Proclamation for Earth Month April 2019**

Village Trustee Button read the Proclamation aloud.

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

### **C. [MOT 19-39](#) Motion to Approve Proclamation for Arbor Day April 26, 2019**

Village Trustee Button read the Proclamation aloud.

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

## **XI. Village Manager Reports**

### **D. [ID 19-102](#) Review of the Village Board Meeting Calendars for April and May 2019.**

Village Manager Pavlicek referred to the meeting calendars for April and May and asked that she be advised of any conflicts.

Village Trustee Tucker suggested that the May 6 meeting start at 7:00 P.M., as it is ceremonial and an earlier start would be more convenient for family members who would like to attend. Village Manager Pavlicek stated that she would change that to a start time of 7:00 P.M.

## **XII. Village Board Committees**

## **XIII. Citizen Commission Vacancies**

### **E. [ID 19-103](#) Board and Commission Vacancy Report for March 18, 2019.**

There were no comments.

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

### **F. [MOT 19-40](#) Motion to Consent to the Village President's Appointment of: Disability Access Commission - Jennifer Kovar, Reappoint as Member**

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

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

## **XV. Consent Agenda**

Chris Donovan. Mr. Donovan gave a history of events regarding Item G, an amendment to extend the sales tax rebate agreement with Gugly, Inc.

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

**It was moved by Village Trustee Boutet 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

**G.**     [ORD 19-22](#)     **An Ordinance Approving a Third Amendment to the Sales Tax Rebate Sharing Agreement with Gugly, Inc. for the Redevelopment of the Property Located at 1 Lake Street (formerly 412 North Austin Boulevard) Consistent with the Recommendation of the Oak Park Economic Development Corporation and Authorizing its Execution**  
  
This Ordinance was adopted.

**H.**     [ORD 19-25](#)     **An Ordinance Authorizing the Disposal of Surplus Property Owned by the Village of Oak Park**  
  
This Ordinance was adopted.

**I.**     [ORD 19-27](#)     **An Ordinance Approving a Highway Authority Agreement and an Environmental Indemnity Agreement between True North Energy, LLC. and the Village of Oak Park for the Property Located at 1 Harrison Street and Authorizing their Execution**  
  
This Ordinance was adopted.

**J.**     [RES 19-66](#)     **A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Metropolitan Water Reclamation District of Greater Chicago for the Design, Construction, Operation and Maintenance of the Public Works Center Rain Garden Project and Authorizing its Execution**  
  
This Resolution was adopted.

**K.**     [RES 19-76](#)     **A Resolution Approving the Village of Oak Park's Official Zoning Map**  
  
This Resolution was adopted.

- L.     [RES 19-86](#)     A Resolution Approving a Change Order for the Contract with Trine Construction Corp. for Project 18-17, Water and Sewer Main Improvements, and an Amendment to the Contract for an Additional Amount Not to Exceed \$191,168 and Authorizing the Amendment's Execution  
  
This Resolution was adopted.
- M.     [RES 19-88](#)     A Resolution Approving Two Proposals from Bellefeuil, Szur & Associates ("BS&A") for Software Customization Services in a Combined Amount Not To Exceed \$31,500 Authorizing their Execution  
  
This Resolution was adopted.
- N.     [RES 19-89](#)     A Resolution Authorizing the Submission of an Illinois Department of Transportation (IDOT) Sustained Traffic Enforcement Program (STEP) Grant Application that Focuses on High Visibility Traffic Enforcement During Specific Dates and Times of the Year, Primarily Around National Holidays  
  
This Resolution was adopted.
- O.     [RES 19-90](#)     A Resolution Approving a Collection Services Agreement with Municipal Collections of America, Inc. to Provide Debt Collection Services for Non-Resident Ambulance Service Delinquent Balances and Authorizing its Execution  
  
This Resolution was adopted.
- P.     [RES 19-91](#)     A Resolution Approving an Independent Contractor Agreement With Total Parking Solutions, Inc. for the Purchase and Installation of Twenty-Eight (28) On-Street Paystations in an Amount Not to Exceed \$247,000 and Authorizing its Execution  
  
This Resolution was adopted.
- Q.     [RES 19-92](#)     A Resolution Approving the Rebuilding of Three Dump/Salter Trucks Through the Purchase and Installation of Certain Equipment and the Replacement of Associated Electronics and Hydraulics from PB Loader Corporation in an Amount Not to Exceed \$362,070.00 and Waiving the Village's Bid Process for the Purchase  
  
This Resolution was adopted.
- R.     [RES 19-93](#)     A Resolution Approving a Commercial Motor Vehicle Master Lease Agreement and Amendment with Mike Albert, Ltd, for Five 2019 Nissan Leaf Electric Vehicles for Twelve Month Vehicle Lease with Mike Albert, Ltd, With the Option to Purchase, for a Twelve Month Period, with the Option to Purchase, in an Amount Not to Exceed \$124,935.20 and Authorizing their Execution  
  
This Resolution was adopted.

- S.     [RES 19-94](#)     A Resolution Authorizing A Single Family Housing Rehabilitation Loan (SFR-082)  
This Resolution was adopted.
- T.     [RES 19-97](#)     A Resolution Approving an Independent Contractor Agreement With Total Parking Solutions, Inc. for the Service and Maintenance of Seventeen (17) Cale Paystations in an Amount not to Exceed \$33,150 and Authorizing its Execution  
This Resolution was adopted.
- U.     [RES 19-98](#)     A Resolution Authorizing the Use of Motor Fuel Tax Funds for Maintenance of Streets in the Village of Oak Park for the 2019 Fiscal Year  
This Resolution was adopted.
- V.     [RES 19-99](#)     A Resolution Approving the Renewal of the Annual Software License and Support and Maintenance Agreement dated December 15, 2014 with CityView, a Division of N. Harris Computer Corporation, to Include Platinum Maintenance Membership for the Village's Permitting, Licensing and Inspection Services and to Add the Adjudication Workflow in an Amount not to Exceed \$167,721.46 and Authorizing its Execution  
This Resolution was adopted.
- W.     [RES 19-100](#)    A Resolution Approving the Purchase of Cellular Phone Services from Verizon Wireless through the State of Illinois Master Contract in an Amount not to Exceed \$100,000.00 Annually for Fiscal Years 2019 through 2021 and Waiving the Village's Bid Process for Said Purchase  
This Resolution was adopted.
- X.     [RES 19-102](#)    A Resolution Approving a Professional Services Agreement with Chastain & Associates LLC for Permit Plan Review and Inspection Services for the Public Works Department, in an Amount Not To Exceed \$100,000 and Authorizing its Execution  
This Resolution was adopted.
- Y.     [RES 19-105](#)    A Resolution Approving a Change Order for the Professional Services Agreement V3 Companies, Ltd. to Develop a Recommended 5-Year Capital Improvement Plan (CIP) for the Village's Surface Parking Lots and a First Amendment to the Agreement to Extend the Contract Term and Authorizing the Amendment's Execution  
This Resolution was adopted.
- Z.     [RES 19-107](#)    A Resolution Approving a Letter of Agreement for Check-Off of Union Dues or Fees and for Union Access to New Employee Orientations and Employee

**Information between the Village of Oak Park and the International Association of Machinists and Aerospace Workers, Local Lodge 701 and Authorizing its Execution**

This Resolution was adopted.

- AA.     [RES 19-96](#)     A Resolution Approving a Purchase Agreement with Global Emergency Products for a Pierce Manufacturing, Inc. Fire Engine through the Houston/Galveston Area Council Cooperative Purchasing Program in an Amount Not to Exceed \$695,824.00, Authorizing Execution of the Agreement and Waiving the Village's Bid Process**

This Resolution was adopted.

- AB.     [MOT 19-33](#)     A Motion to Approve the February 2019 Monthly Treasurer's Report for All Funds**

This Motion was approved.

- AC.     [MOT 19-31](#)     A Motion to Approve the Bills in the Amount of \$1,527,988.89 from February 19, 2019 through March 4, 2019**

This Motion was approved.

## **XVI. Regular Agenda**

- AD.     [ORD 19-30](#)     An Ordinance Amending Chapter 12 ("Housing"), Article 5 ("Inclusionary Housing")**

Village Manager Pavlicek commented that this Item was approved at the last meeting. However, staff wanted to be certain that the revisions were written as directed.

Director of Development Customer Services Tammie Grossman summarized the changes, which include adding Madison to the TOD area, changing the AMI percentage from 80 to 60 and changing the affordable unit requirement from 25 to 30 years.

Village President Abu-Taleb commented that Madison was not part of the original proposal. The intent of the Board last week was to exclude the proposed Senior Residence Development in this ordinance. He suggested that all senior housing be excluded.

Village Trustees Tucker and Boutet acknowledged that it wouldn't be fair to include that particular senior housing project, as they have already negotiated their deal. However, future developments should be included. Village Trustee Button agreed.

Village Trustee Andrews stated that he assumed any projects already proposed would be excluded but should otherwise include senior housing.

Village Trustee Moroney does not want to inhibit senior housing with additional regulations.

There was consensus to amend the ordinance to exclude developments that have already been negotiated.

**It was moved by Village Trustee Boutet, 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 President Abu-Taleb, Village Trustee Tucker, Village Trustee Boutet, and Village Trustee Andrews

**NAYS:** 1 - Village Trustee Moroney

**ABSENT:** 0

**AE.     [RES 19-108](#)     **A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Park District of Oak Park to Transfer and Convey the Dole Center to the Park District and Authorizing its Execution****

Village President Abu-Taleb thanked Village Trustee Tucker for his role in negotiating this agreement. Village Manager Pavlicek provided a brief overview of the transfer.

Park District President Vic Guarino commented that the Park District was approached regarding moving the senior center currently at the Oak Park Arms to the Dole Center. The leases with the Library and train organization will continue and some capital improvements have been planned.

Village Trustee Boutet was glad to see good intergovernmental cooperation; she would've liked to have seen this move quicker, however.

Village Trustee Taglia described the Village as an "absentee landlord" and giving up their interest is for the greater good of the community.

Village Trustee Moroney asked for clarification on the use, as well as the terms of the lease, because he does not want to put the library at risk. Mr. Guarino stated that the library will remain in the building. The Park District will continue to use the upper floors and the basement will contain the new senior center. There is no intention of relocating the library. Village Manager Pavlicek commented that every five years the Library and the Village, now the Park District, may give notice to terminate the lease. Village Attorney Stephanides clarified that the lease renews at ten-year increments through 2098. Village Trustee Moroney asked what the cost incurred will be to retrieve the Village's records that are housed at Dole. Village Manager Pavlicek discussed the process of records destruction, adding that permanent records will be digitized over time. Village Trustee Moroney felt that the Park District should share in the cost with the Village.

Village Trustee Button supports the agreement as it is but feels it is important that the property remains a library.

Mr. Guarino discussed maintenance and improvements that are planned immediately after possession.

Village Trustee Andrews wanted to add a clause that will protect the Dole Center from future board decisions that may remove the library. He suggested that possession be returned to the Village for \$1 should the Park District ever decide that they do not want to use it as a library. Village President Abu-Taleb commented that Mr. Guarino would have to present any changes to his board, and he suggested that the Village Manager and Attorney work with their director and attorney to revise the language in an amicable way.

Following discussion, there was consensus to vote, on the condition to include the

language "the Park District cannot unilaterally remove the library at any time during the lease period through 2098, unless mutually agreed". Enforcement of the agreement would be a lawsuit by the Village, not repossession of the property. There was consensus on the amendment.

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

**AF. [ORD 19-19](#) An Ordinance Amending Chapter 5 ("Animals"), Article 4 ("Owner's Duties"), Section 5-4-11 ("Limitation on the Number of Animals Per Household") of the Oak Park Village Code Regarding the Number of Dogs That May Be Kept in a Dwelling Unit of a Multi-Family Residential Building as Directed at the February 4, 2019 Regular Meeting**

Village Manager Pavlicek stated that on February 4, the Board directed staff to prepare the ordinance to increase the limit in multi-unit buildings from one dog to two.

Cynthia Ross. Ms. Ross discussed the survey done by the Health Department. Clearly the people surveyed were not in favor of more than one dog per unit. She urged the Board to vote against this.

Village Trustee Andrews commented that this is a property rights issue and allowing two dogs is appropriate if an owner agrees to it.

Village Trustee Boutet stated that tenants need to take the item up with their landlord. She supports the ordinance.

Village Trustee Moroney clarified that any owner will have the right to allow two, one or no dogs. In addition, the wishes of a majority of condo owners or the association rules would prevail in a condominium building.

**It was moved by Village Trustee Andrews, 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

**AG. [RES 19-68](#) A Resolution Approving a Professional Services Agreement with BLA, Inc. for Design and Construction Engineering for Project 19-14, Bridge Deck Repair at Home, East, and Lombard Avenues, in an Amount Not To Exceed \$135,696 and Authorizing its Execution**



Village Engineer Bill McKenna noted that this Item is for deck repair at the Home, East and Lombard Avenue bridges over the Eisenhower. He gave a presentation on how the bridges in the Village are maintained and who is responsible for each aspect of maintenance. IDOT inspects these bridges and decks typically every two to four years. The Village does visual inspections of the decks, as they are responsible for maintaining them. He gave examples of typical repairs and described the scope of work for this project. Staff's goal is to ensure that the bridges are safe for the foreseeable future. Mr. McKenna clarified the long term responsibilities agreed upon in the Letter of Intent with IDOT.

Village Manager Pavlicek commented that once the reconstruction of the Eisenhower commences, an updated Letter of Intent will change some of those future obligations. The main costs will be the responsibility of IDOT; the Village will be responsible for any esthetics that the Board at that time decides to do.

Mr. McKenna answered questions from the Board.

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

**AH.     [RES 19-95](#)     **A Resolution Adopting Amended Guidelines for the Multi-Family Housing Incentive Program****

Neighborhood Services Manager Jeff Prior stated that this program is designed to provide fair housing practices, expand housing options to all prospective renters and improve the quality of rental units and buildings. The program consists of three components; the matching grant program, rental reimbursement and the marketing service agreement. The proposed change would apply to the matching grant component. One third of rental housing in Oak Park are four to six unit buildings. Under current guidelines, the grant amount is \$1,000 per unit up to 10 units or \$10,000. The proposed guidelines would eliminate the per-unit cap so owners of buildings with four or more units may request up to \$10,000 regardless of the number of units. The intent is to encourage owners of smaller buildings to participate in the program.

Village Trustee Taglia commented that it makes more sense to give those funds to the larger buildings. Drew Williams-Clark of the Housing Programs Advisory Committee explained the benefits of offering these incentives to smaller buildings.

Village Trustee Andrews would like more concrete evidence that the need exists. Mr. Prior explained that the representation of the smaller buildings in this program is not there. Including these would create a more diverse community.

Village Trustee Boutet supports the program. Aside from the integration aspect, it helps keep the community up to code. She does not see this as a program to support the Housing Center, it is a program to support the buildings in Oak Park.

Village Trustee Andrews does not think that something that is working the way it is

needs to be changed.

Village Trustee Moroney believes it is the responsibility of the landlords to maintain their buildings. He does not support the existence of this fund. He stated that smaller buildings typically have a lower turnover rate. He can't justify giving these owners 10,000, as they are less likely to be supplying the Housing Center with units to work with.

Village Manager Pavlicek explained the challenges and benefits to the Village to have this kind of relationship with apartment owners. She suggested that HPAC discuss this further after hearing comments from trustees.

Village Trustee Andrews wanted to be sure that this was actually helping the Housing Center. He would like more data. Village Trustee Moroney agreed. Village Trustee Boutet stated it is more about keeping up the housing stock throughout the Village. That is the value of the program. Even if the Housing Center did not exist, it would still be a good program. Village Trustee Moroney stated that the onus is on the landlord to keep up their property. Village Trustee Taglia was ready to vote. He would like to hear how it goes after a year or so. Village Trustees Tucker and Button were ready to vote now as well.

Village President Abu-Taleb was under the impression that this has always been funded through CDBG. Development Customer Services Director Tammie Grossman stated that it is not eligible for that type of grant. She discussed the program. Village President Abu-Taleb mentioned looking at this next year to reconsider whether the Village will continue to provide funding.

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

**AYES:** 5 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, and Village Trustee Boutet

**NAYS:** 2 - Village Trustee Moroney, and Village Trustee Andrews

**ABSENT:** 0

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

Village Clerk Scaman stated that early voting continues for suburban Cook County through April 2.

Village Trustee Tucker thanked Clerk Scaman for her work regarding the election and encouraged all to vote.

Village Trustee Andrews wished all the candidates luck.

## **XVIII. Adjourn**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:19 P.M., Monday, March 18, 2019.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**