



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, February 3, 2020

7:15 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:15 P.M.

II. Roll Call

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

Absent: 1 - Village Trustee Buchanan

III. Consideration of a Motion to Adjourn to Executive Session to Discuss Sale of Property.

It was moved by Village Trustee Moroney, seconded by Village Trustee Walker-Peddakotla, to enter into Executive Session pursuant to 5 ILCS 120/2(C)(6) - sale of property. A voice vote was taken and the motion was approved.

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

The Regular Meeting reconvened at 7:45 P.M.

VI. Roll Call

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

By Phone: 1 - Village Trustee Buchanan

Absent: 0

VIII. Agenda Approval

Village President Abu-Taleb introduced Maya Gearen, great-granddaughter of former Village President Jack Gearen.

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

VII. Minutes

- A. [ID 20-058](#) Motion to Approve Minutes from the January 27, 2020 Special Meeting 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

X. Proclamation

B. [ID 20-057](#) Motion to Approve Proclamation Celebrating Black History Month February 2020.

Village Clerk Scaman read the Proclamation aloud.

A copy of the Proclamation was accepted by Perahje Cannon, the son of Donna Callender, founder of Harambee. The Harambee group gave a brief performance.

This Proclamation was adopted.

C. [ID 20-056](#) Motion to Approve Proclamation Celebrating the 100th Anniversary of The League of Women Voters

Maya Gearen and Village Trustee Boutet read the Proclamation aloud.

President of the Local League of Women Voters Beverly Graham accepted a copy of the Proclamation.

This Proclamation was adopted.

XI. Village Manager Reports

D. [ID 20-061](#) Review of the Village Board Meeting calendars for February, March and April 2020.

Village Manager Pavlicek referred to the Meeting Calendars for February, March and April and asked that she be advised of any conflicts. She also spoke briefly about the 2020 Census and encouraged all to participate.

XII. Village Board Committees

There was nothing to report.

XIII. Citizen Commission Vacancies

E. [ID 20-059](#) Board & Commission Vacancy Report for February 3, 2020.

There were no comments.

XIV. Citizen Commission Appointments, Reappointments and Chair Appointments

**F. [ID 20-060](#) Motion to Consent to the Village President's Appointment of:
Citizen Police Oversight Committee - John "Jack" Powers, Appoint as Member
Environment & Energy Commission - Crystal Hodges, Appoint as Member**

Environment & Energy Commission - Timothy Thomas, Appoint as Member

Village Trustees Walker-Peddakotla and Boutet requested that these appointments be voted on individually. There was not consensus.

Village Trustee Boutet commented that the the Citizens Police Oversight Committee was created by Ordinance to be a diverse, neutral body to hear citizen complaints of police misconduct. She read from the Ordinance. She stated that she supports the Police Department partly because there is a structure in place that creates a system of checks and balances. This commission is a big part of that. Village Trustee Boutet stated that the Board is being asked to approve the appointment of someone who claims on his application that he supports the Police Department and prioritizes public safety. That lacks the neutrality to ensure that the citizens who complain about the police are taken seriously and treated fairly. In addition, the candidate does not contribute to the diversity needed on the commission.

Village Trustee Walker-Peddakotla commented that another candidate, Tim Thomas, was hoping to be appointed to that commission. There is currently only one person of color on the Citizens Police Oversight Committee and she believes that Mr. Thomas, a Black man, should be appointed. She discussed an email that Mr. Powers wrote to her in regards to her view on public safety in Oak Park.

Village Trustee Buchanan agreed with Village Trustees Boutet and Walker-Peddakotla and does not think Mr. Powers is the wisest choice for this commission. She asked why Mr. Thomas is getting appointed to the Energy and Environment Commission instead of the commission of his choice.

Village Trustee Boutet added that asking to appoint someone who is at odds with a fellow Trustee is creating more division on the Board.

Village Trustee Moroney commented that diversity is desirable on all commissions. He believes Mr. Powers is qualified for the commission and has the ability to be impartial and objective.

There was further discussion.

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, to approve the Appointments. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 3 - Village Trustee Boutet, Village Trustee Buchanan, and Village Trustee Walker-Peddakotla

ABSENT: 0

XV. Consent Agenda***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. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

- G.** [RES 20-014](#) A Resolution Approving an Independent Contractor Agreement with Western Utility LLC for the Construction of the Fiber Infrastructure in an Amount not to exceed \$2,870,275.00 and Authorizing its Execution as Reviewed at the November 4, 2019 Village Board Meeting
This Resolution was adopted.
- H.** [RES 20-030](#) A Resolution Approving Amendments to Section XV ("Anti-Harassment and Anti-Discrimination, Including Sexual Harassment"), Appendix I ("Job Class and FLSA Status") and Appendix VII ("Appointee Pay Plan Schedule") of the Village of Oak Park Personnel Manual
This Resolution was adopted.
- I.** [RES 20-038](#) A Resolution Approving a Commercial Lease with the Oak Park Partnership Limited Partnership for a Construction Field Office for the Lake Street Improvement Projects at 100 Forest in an Amount not to Exceed \$15,000 and Authorizing its Execution
This Resolution was adopted.
- J.** [RES 20-050](#) A Resolution Approving the Renewal of an Independent Contractor Agreement with Oak Brook Mechanical Services, Inc. to Provide Emergency Repairs and Planned Maintenance for Heating, Ventilation and Air Conditioning Work for an Amount Not to Exceed \$35,000.00 and Authorizing its Execution
This Resolution was adopted.
- K.** [RES 20-053](#) A Resolution Approving the Purchase of Five 2020 Dodge Chargers with Police Package, from Napleton Dodge of Westmont, Illinois through the Suburban Purchasing Cooperative Joint Purchasing Program in an Amount not to Exceed \$125,781.00 and Waiving the Village's Bid Process for the Purchase
This Resolution was adopted.
- L.** [RES 20-054](#) A Resolution Approving the Purchase of One 2020 Ford Utility Hybrid Police Interceptor Vehicle with Police Package from Currie Motors of Frankfort, Illinois through the Suburban Purchasing Cooperative Joint Purchasing Program in an Amount Not to Exceed \$39,636.00 and Waiving the Village's Bid Process for the Purchase

This Resolution was adopted.

- M. [RES 20-057](#) A Resolution Authorizing the Purchase of a 2020 New Way 8 Yard Side Loader Mini Packer, from Standard Equipment Company in an Amount not to Exceed \$129,915.00 and Waiving the Village's Bid Process for the Purchase and Instead Using a Joint Purchasing Program

This Resolution was adopted.

- N. [RES 20-058](#) A Resolution Authorizing the Submission of a Metropolitan Water Reclamation District of Greater Chicago Stormwater Partnership Program Application for the Lemoyne Street Sewer Project

This Resolution was adopted.

- O. [RES 20-063](#) A Resolution Approving a Professional Services Agreement with TranSystems Corporation for Construction Engineering for the Village Wide Fiber Infrastructure Project in an Amount Not To Exceed \$225,549 and Authorizing its Execution

This Resolution was adopted.

- P. [RES 20-064](#) A Resolution Approving a Funding Grant Agreement between the Village of Oak Park and the Harlem Lake Marion Corporation, DBA Downtown Oak Park in the Amount of \$120,000 for the Better Lake Street Rewards Program and Authorizing its Execution

This Resolution was adopted.

- Q. [RES 20-065](#) A Resolution Authorizing Subordination of a Lien for the Property Located at 522 S. Lyman Avenue (FHAP-022)

This Resolution was adopted.

XVI. Regular Agenda

- R. [ORD 20-010](#) Concur with the Plan Commission's Recommendation and Adopt An Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Seven Story Senior Living Facility at the Property Located at 711-725 Madison Street

Village Manager Pavlicek gave an overview of the history of the project, a seven story senior living facility.

Chris Donovan. Mr. Donovan spoke in opposition of the project, as it does not comply with the 2017 Zoning Ordinance.

Sandy Pederson. Ms. Pederson expressed concern regarding the density, height and overall mass of the project. She is also concerned about daily noise and other disruption during construction, as well as the cul-de-sac.

Dr. David Ubogy. Dr. Ubogy commended the developers for listening to neighborhood concerns. He discussed data regarding Level 1 trauma injuries in Oak Park, noting most originate with cars. He spoke in support of an additional cul-de-sac on Wesley, as a traffic safety precaution.

Richard Fobes. Mr. Fobes distributed a petition to the Board regarding installation of a cul-de-sac on Wesley. He discussed the rationale and urged the Board to consider it.

Village Planner Craig Failor stated that the applicant is requesting a senior living community development of 174 units with 222 beds, and comprised of 76 independent living units, 65 assisted living units and 33 memory care units. He gave a presentation showing the proposed floor plans and the various views of the revised design, which has been decreased in height and mass. Mr. Failor clarified that a diverter is being proposed on Wesley versus a cul-de-sac as requested by residents.

Plan Commission Member Larry Brozek gave a review of residents' concerns voiced at the Public Hearings and concessions made by the developer to address them. He also discussed concerns by the Fire Chief regarding a cul-de-sac. The tax status will stay constant for 20 years. The Plan Commission felt there was substantial progress made regarding issues raised by residents as well as meeting all standards required for approval by the Board. The development will make a strong economic and architectural presence on Madison Street.

Director of Development Customer Services Tammie Grossman clarified that an amendment in the Redevelopment Agreement provides for a breakdown of real estate taxes, which is \$489,000 per year. The Board had requested that it include a provision that additional reductions in taxes would not be requested for 20 years.

Village Trustees Boutet and Moroney expressed concern regarding the building going to non-profit status at some point. There was discussion regarding whether the Village can somehow prohibit the developer from selling the property to a not-for-profit organization. Village Manager Pavlicek commented that it would've been preferable to have had those conversations earlier in the process.

Village Trustee Walker-Peddakotla asked if there was any consideration of putting affordable units in this development. Ms. Grossman stated that Madison Street was not included in the Inclusionary Housing Ordinance. In addition, this developer does not build affordable housing developments. Village Trustee Walker-Peddakotla stated that according to their portfolio, they do. Samantha Eckhout of American House, LLC stated that those developments Village Trustee Walker-Peddakotla is referring to are Federally funded. Village Trustee Walker-Peddakotla stated that there is not enough affordable housing for seniors in Oak Park and not including it in this development is unreasonable. Village Trustee Moroney pointed out the affordable senior housing that already exists in the Village.

Ms. Eckhout answered questions from the Board.

Village Trustee Andrews discussed the potential traffic issues on Wesley and since the developers are willing to pay for it, he is leaning towards approval of a cul-de-sac. Village Manager Pavlicek stated that the Plan Commission has recommended a diverter on Wesley. The Board would have to modify this Ordinance. Village Trustee Andrews stated that he would be interested in amending his motion to change the diverter to a cul-de-sac. Village Trustee Boutet disagreed. She is already concerned about Euclid being blocked off in two directions. She also has concerns regarding the Fire Department having to go

around the block to get to the building.

Fire Chief Tom Ebsen stated that the department has consistently taken a stand against cul-de-sacs, as they delay response time. He discussed how every second counts in medical and fire emergencies. The Fire Department concurs with a diverter, as they could have access to the street if they needed it.

Village Trustee Boutet spoke in favor of the project, as she has always been an advocate for more senior housing in Oak Park.

Village Trustee Moroney asked why the developer needs a sunset date regarding the taxes if they plan on keeping the building as a for-profit facility. Ms. Eckhout commented that the provision in the Redevelopment Agreement was already in place when they took on the project.

Village Trustee Buchanan discussed sustainability incentives that some of the Plan Commissioners had asked about. Moving forward, she would like the Village to push developers a little more on this issue. She also expressed caution regarding setting a precedent on Madison Street in terms of the height and mass of this building.

Dr. Ubogy spoke about alternatives to a traditional cul-de-sac that would provide access to emergency vehicles.

Village President Abu-Taleb spoke about the ongoing work trying to attract investors to Madison Street through the years. He commented about the civility of the neighbors in the vicinity of the project and thanked the developer, the Oak Park Economic Development Corporation, staff and the Plan Commission. He spoke optimistically about the future of Madison Street and asked the Board to consider some type of cul-de-sac, as the developer has offered to finance that.

Village Trustees Boutet and Moroney were opposed to a cul-de-sac. Village Trustee Taglia would like more information. Village Trustees Buchanan and Walker-Peddakotla had no preference. Ms. Eckhout stated that they would keep that option open. According to the agreement, they can revisit this once the project is 85% completed.

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

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

- S. [ORD 20-011](#) Concur with the Plan Commission's Recommendation and Adopt an Ordinance Authorizing the Vacation of a Certain Portion of Euclid Avenue Located Between and Abutting 711 and 725 Madison Street in the Village of Oak Park, Cook County, Illinois**

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

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

T. [RES 20-046](#) **A Resolution Approving a Funding Grant Agreement in the Amount of \$260,000 with Icon Clark, LLC Consistent with the Recommendation of the Oak Park Economic Development Corporation (Oak Park EDC) and Authorizing its Execution**

Amanda Massie. Ms. Massie believes the developer should be responsible for the cost of the elevator. She asked why the units are low income for only 15 years.

David Pope. Mr. Pope expressed appreciation that 20% of the units in this building will be low income. He discussed why this is more desirable than a 100% low income building.

Village Manager Pavlicek stated that the multi-family property at 855 Lake Street has been privately purchased from a private seller. The developer is not required by Village Code to install an elevator. However, the small vintage elevator that currently exists is not conducive to people with disabilities or for use by the Fire Department in cases of emergency.

Village Trustee Boutet asked about the mix of units. Ms. Grossman stated that the unit rental amount is generally affordable to people with lower incomes. In addition, the developer will rent 20% of the units to income qualified people for at least 15 years as part of his financing agreement with Community Investment Corporation (CIC). CIC will not fund an elevator, regardless of it being a safety issue as well as an accessibility issue.

The developer spoke about concerns raised through conversations with the Fire Department, which occurred after the permit and demolition processes had begun. They will be turning the existing fire escape into an enclosed additional exit at their own expense. However, they do need assistance in order to build the elevator. Ms. Grossman added that the new elevator will benefit both the Fire Department and the residents.

Village Trustee Walker-Peddakotla stated that there is no guarantee that the units will remain affordable after 15 years. She noted that the Village has failed to define what the Affordable Housing Fund is supposed to be used for. In addition, the Village will be spending 68% of the fund on a project that has failed to secure dedicated low income units.

Village Trustee Boutet proposed a slight amendment to the agreement. She would like the language in Section 3.1 to be changed from "The Grantee must notify the Village when the Development reaches 90% occupancy and certify to the Village thereafter annually that 20% of the units located at the Development are affordable to renters at or below 50% area median income..." to "... 20% of the units located at the Development are affordable to **and rented by households earning** at or below 50% area median income...". She also requested clarification of the last sentence in that paragraph.

Village Trustee Moroney thanked the developer. With these funds, the Village has the opportunity to make this building livable for the residents. Their quality of life with that

single person elevator would be substantially less. It is a good use of the funds.

Village Trustee Taglia agreed and strongly supports this.

Village Trustee Andrews acknowledged strong arguments on both sides. He is not in agreement with the 15-year limit; he would like it into perpetuity. Otherwise, the developer should have to repay the funding.

Village Trustee Buchanan agreed. She asked if there were bids for the elevator and if it would cost less if it could not carry a gurney lying flat. Chief Ebsen stated that the Fire Code dictates the size requirement. The developer responded that he did get several estimates. The \$260,000 also includes the shaft and the electronics.

Ms. Grossman explained affordability standards and requirements for the benefit of Village Trustee Walker-Peddakotla and noted that 15 years is not uncommon in terms of time limits.

Village Trustee Boutet is not in favor of perpetuity. She believes it will stay affordable due to the unit sizes anyway. The 15-year limit is practical and the industry standard. She appreciates that there will be affordable housing in the Downtown area.

Village Trustee Andrews agreed that it is highly desirable that affordable housing be in the Downtown area. His rationale to have the units remain affordable into perpetuity is so the Village can protect their investment.

Village Trustee Walker-Peddakotla agreed. She noted that she would be more enthusiastic about this if the units were one or two bedroom apartments and not studios because families cannot live in them. The developer stated that extending that 15-year term would not allow him to move forward with the project.

Village Trustee Andrews stated that he would be willing to support this at 25 years.

Village Trustee Taglia is comfortable with 15 years.

Village Trustee Boutet amended the motion to include the language previously stated: "... 20% of the units located at the Development are affordable to **and rented by households earning** at or below 50% area median income...". There was consensus.

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

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

Village President Abu-Taleb left the meeting and the following Item was presided over by Village President Pro Tem Boutet.

- U.** [ORD 20-012](#) **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 4 ("Term and Classification"), Section 3-4-2 ("Classification and Number of Liquor Licenses and Fees") of the Oak Park Village Code Regarding the Package Class C-8 Boutique Liquor License Classification**

Liquor Control Review Board Chair Jane Miller stated that the applicant, Alfora, is a wine shop and the opening is planned for the spring. They have already been granted a Class C-8 Liquor License but are asking to have the terms of the license amended from a limit of 15 seats in their lounge area to 20 seats, as they are expanding their location.

It was moved by Village Trustee Walker-Peddakotla, 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 Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village President Abu-Taleb

XVIII. Call to Board and Clerk

Village Clerk Scaman announced that early voting starts March 2. Anyone looking for information can find it on the Village Clerk's web page and the Cook County Clerk website.

XIX. Adjourn

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Andrews, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:26 P.M., Monday, February 3, 2020.

Respectfully Submitted,

**MaryAnn Schoenneman
Deputy Village Clerk**