



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, August 3, 2020

6:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 6:30 P.M. It was stated that an in-person meeting is not practical or prudent due to COVID-19 and that it is not feasible to have a person present in Village Board chambers due to safety concerns related to the COVID-19 outbreak.

II. Roll Call

Present: 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

Absent: 0

III. Agenda Approval

Village Trustee Boutet expressed her desire to open up the public comment process to include in person options.

It was moved by Village Trustee Andrews, seconded by Village Trustee Buchanan to approve the 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

IV. Minutes

- A.** [MOT 20-046](#) **Motion to Approve Minutes from Regular Remote Meeting of July 20, 2020 and Special Remote Meeting of July 27, 2020 of the Village Board.**

It was moved by Village Trustee Moroney, seconded by Village Trustee Boutet to approve the minutes. 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

V. Non-Agenda Public Comment

There was none.

VI. Proclamation

B. [ID 20-206](#) Resolution in Memoriam Marjorie "Marge" Gockel

Village Trustee Boutet read the Resolution in memory of Marge Gockel. Village President Abu-Taleb expressed his condolences to the family.

It was moved by Village Trustee Boutet, seconded by Village Trustee Moroney to approve the Resolution. 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

C. [ID 20-208](#) Motion to Approve a Proclamation in Honor of the 100th Anniversary of the 19th Amendment to the United States Constitution

Village Trustee Andrews read the Proclamation.

It was moved by Village Trustee Andrews, seconded by Village Trustee Taglia to approve the Proclamation. 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

VII. Village Manager Reports

D. [ID 20-204](#) Review of the Revised Village Board Meeting Calendars for August thru December 2020.

Village Manager Pavlicek referenced Board calendars for their review.

VIII. Village Board Committees

No reports.

IX. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Andrews and seconded by Village Trustee Buchanan 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

- E.** [ORD 20-062](#) An Ordinance Amending the Fiscal Year 2020 Annual Budget.

This Ordinance was adopted.

- F.** [RES 20-182](#) A Resolution Approving a Contract with A.C. Pavement Striping Co. for Project 20-6, Pavement Preservation, in an Amount Not to Exceed \$475,000 and Authorizing its Execution

This Resolution was adopted.

- G.** [RES 20-185](#) A Resolution Approving an Agreement for Bailiff Services with Caleb Zufall for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

X. Regular Agenda

- H.** [ORD 20-049](#) Concur with the Plan Commission's Recommendation and Adopt An Ordinance Denying a Special Use Permit for a Major Planned Development Containing a Five Story Multiple-Family Residential Building with 48 Dwelling Units at the Property Located at 435-451 Madison Street

Stacy Fifer: Ms. Fifer shared her opinion that this proposal be denied and referred back to the Plan Commission to respect the process of good governance.

Anna Johnson: Ms. Johnson referenced the Plan Commission finding of facts in stating that this development is too large, too dense, and not of character for the neighborhood and should be denied.

Adam Korchek: Mr. Korchek provided reasons for why this development should be denied including too dense, too tall, and too close to residential neighbors.

Amy Korchek: Ms. Korchek does not believe this developer is providing enough benefits to the neighborhood to support and would cause great harm.

Melinda Murray: Ms. Murray believes this development is grossly oversized

for the lot.

Amy Starin: Ms. Starin and Anne Schriener urged the Village Board to reject this project and respect the Plan Commission process.

Village Clerk Scaman stated for the record that ten more public comments opposed to the development proposed for 435-451 Madison Street has been provided to the Village Board.

Village Manager Cara Pavlicek provided an overview on the process that has this planned development on the agenda tonight. Development Customer Services Director Tammie Grossman introduced the developer Tom Meader representing Michigan Avenue Real Estate. Mr. Meader shared how he wishes to operate as a good neighbor in Oak Park and provide a development that enhances the Madison corridor. Economic Development Corporation Executive Director John Lynch confirmed that in his opinion this is a quality developer that is a good fit for the Madison corridor. The Architect shared that the proposal before the Village Board this evenings has substantial changes in response to neighbor concerns. Plan Commission Chair David Mann spoke to concerns that the Plan Commission had with original proposals from this developer including side yard set back, height, density, and lack of compensating benefits. Village Planner Craig Failor recapped the progression of the process to address concerns of architect consultants and neighbors. The Village architect consultants still have a concern with the south side of the building, staff shares this concern along with placement of the driveway on Madison Street. Architect Jay Keller spoke regarding accommodations made to help the development compliment the neighborhood.

Village Trustee Boutet motioned to send the current proposal to the Plan Commission for review. Village Trustee Walker-Peddakotla suggested she would like to hear from the Chair of the Plan Commission before potentially seconded Trustee Boutet's motion.

Chair Mann stated he could only respond for himself. He acknowledged that some of the commissions concerns have been addressed but not height. He cannot speak to how the Plan Commission would respond to the latest proposal. Village Trustee Andrews was focusing his concern on height with that being the remaining concern. The developer explained that reducing the height of the building would make the project not economically feasible. Mr. Failor responded to questions on what is allowable without a variance and what the project is asking for, including height. Village Trustee Andrews drew the conclusion from this information that theoretically a development at that location could be 50 feet high to the south neighbor. Mr. Lynch and Ms. Grossman responded to questions regarding the compensating benefits to the neighbors for the variances and how they compare to what was provided in Evanston from the same developer. Ms. Grossman feels the compensating benefits with this project exceed what was offered in Evanston; alley, sidewalk, and parkway improvements, green roof, public art, solar panels, and cash contribution to direct neighbor. The developer is choosing to make a cash contribution to the Village's inclusionary zoning ordinance. Village President Abu-Taleb confirmed that moving of the driveway to Madison from Gunderson was at the request of

the neighbors. Village Trustee Moroney complimented the concessions the developer made on the south and east side of the building with additional setbacks reducing the density. He made the point that another building within zoning could be a 50 ft box and have greater negative effects on the neighborhood. Architect Jay Keller explained the changes that were made. Village Trustee Boutet requested clarification regarding remaining staff concerns. Mr. Failor explained that Village architect consultants remained concerned with the height of the building and felt that with the many changes cohesiveness with the design was lost. Ms. Grossman stated some of these details can still be worked out between the developer and the architect if the Village Board is inclined to approve the project. Village Trustee Boutet and the developer agreed that a cash contribution to affordable housing allows for the Village to manage their affordable housing more effectively. Village Planner Craig Failor confirmed that this project is LEED silver certified. Village Trustee Walker-Peddakotla expressed concern that this developer has had Union problems. She is very supportive of hiring local and minority contractors and union workers. The developer responded that they do not limit who they accept bids from and make their decisions based on work capacity and quality pricing. Village Trustee Walker-Peddakotla remains concerned that the Plan Commission voted this project down twice. Village President Abu-Taleb shared his opinion that this developer is committed to Oak Park. He believes the Madison corridor was in great need of economic development and more recently progress has been made. He is in favor of this project. Village Trustee Buchanan communicated that the developer adhere to Oak Parks standards for maintaining a safe job site. Village Trustee Boutet believes this project to be a compromise that is overall beneficial to the community.

Village Trustee Walker-Peddakotla seconded the motion from Village Trustee Boutet to send the development project back to the Plan Commission for review.

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

NAYS: 2 Village Trustee Boutet and Walker-Peddakotla

Absent: 0

Village Trustee Moroney motioned to modify his original motion to read in the positive; an ordinance granting a special use permit for a major planned development containing a five story multiple-family residential building with 42 dwelling units at the property located at 435-451 Madison Street. Village Trustee Buchanan amended her original second to conform.

Village Trustee Andrews stated he is in favor of this development recognizing that a by-right development could potentially negatively impact the neighbors more than the development before them.

Village Trustee Taglia shared his support of this project for the support of affordable housing and economic development for the Madison Street corridor.

Mr. Meader thanked the Village Board, staff, and the Oak Park Economic Development Corporation for their assistance in making this project the best possible outcome. Village President Abu-Taleb thanked him for his investment in Oak Park and encouraged to maintain open dialogue with the neighbors.

It was moved by Village Trustee Moroney and seconded by Village Trustee Buchanan to approve this ordinance granting a special use permit for a major planned development containing a five story multiple-family residential building with 42 dwelling units at the property located at 435-451 Madison Street. 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

I. [MOT 20-044](#) A Motion to Affirm a Reduction in the Fall 2020 Leaf Pickup Program from Eight Weeks to Six Weeks

Village Manager Cara Pavlicek provided background on this agenda item and introduced Public Works Director John Wielebnicki. Village Trustee confirmed that it is not necessarily cheaper for residents to bag their own leaves for pick-up. Mr. Wielebnicki shared how they estimate when it is most efficient to conduct leaf pick-up. Village Trustee Boutet urged residents to mulch their leaves for a more environmentally friendly solution to fall clean-up.

This Motion was approved.

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

XI. Call to Board and Clerk

Village Clerk Vicki Scaman reminded residents to register to vote on the Cook County Clerk website and urged residents to apply for a mail ballot. Village Hall will have extended early voting hours starting on October 19th.

Village Trustee Taglia stated that he is looking forward to listening to the policing public forums scheduled for later this month.

Village Trustee Walker-Peddakotla reiterated urging residents to register to vote and apply for a mail ballot. She suggested residents go to the Village Clerks office for confirmation on important election dates. Village Trustee Walker-Peddakotla expressed concern that this Board is not respecting the expertise and work of commissions with the resignation of the Community Relations Commission and vote against the recommendation of the Plan

Commission tonight.

Village Trustee Boutet shared concern for undervaluing of commission work but clarified the different examples.

Village Trustee Moroney responded that it is unfortunate that the Community Relations Commission did not feel heard but he believes that assessment to be inaccurate.

Village President Abu-Taleb thanked everyone for the progress made on Madison Street.

XII. Adjourn

It was moved by Village Trustee Moroney and seconded by Village Trustee Boutet to adjourn. The meeting was adjourned at 8:20 P.M. 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

Respectfully submitted,

Village Clerk Vicki Scaman