



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, 2023

6:30 PM

Village Hall

I. Call to Order

Village President Vicki Scaman called the Regular Meeting to order at 6:32 P.M.

II. Roll Call

Trustee Enyia joined the Regular Meeting at 6:37 P.M.

Present: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

Absent: 1 - Village Trustee Enyia

III. Consideration of Motion to Adjourn to Executive Session to Discuss Pending Litigation

It was moved by Trustee Straw, seconded by Trustee Wesley, to adjourn into Executive Session. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

NAYS: 0

ABSENT: 1 - Village Trustee Enyia

ABSENT: 1 - Village Trustee Enyia

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

The Regular Meeting reconvened at 7:03 P.M.

VI. Roll Call

Present: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

Absent: 0

VII. Agenda Approval

It was moved by Trustee Straw, seconded by Trustee Wesley, to approve the Agenda. A voice vote was taken and the motion was approved.

VIII. Minutes

- A. [ID 23-428](#) Motion to Approve Minutes from Regular Meeting of September 5, 2023 of the Village Board.

It was moved by Trustee Wesley, seconded by Trustee Straw, to approve the Minutes. A voice vote was taken and the motion was approved.

IX. Non-Agenda Public Comment

Peggy Kell: Lives on 800 block of South Humphrey. Representing the League of Women Voters (LWV) of OPRF. Thanked Village Board for scheduling October 10 study session on ranked choice voting (RCV). Offered assistance to move the issue forward. LWV is hosting fall kick-off September 19 at Main Library.

Edward Malone: Lives on 600 block of Fair Oaks. Supports RCV on the March ballot which is meant to: ensure every candidate has some threshold of support; address uncivil elections and board meetings; and maintain diverse voices on the Village Board.

Paul Rubio: Urged Village Board to put RCV on the ballot. Voters can enhance their voice in making decisions about who to vote for and express an opinion on multiple candidates. Candidates would have to put in more effort to achieve a certain threshold and engage with a wider variety of voters.

Sean Flynn: Lives on 200 block of South Elmwood. Last Monday a Julian student was hit by a car. Confusing intersection became a four-way stop only after Karen Daniel was killed. Urged Village Board to watch the cars on Ridgeland at South and Lake. There is never a police presence and the crossing guards are outsourced.

John Figel: 34-year resident, lives on 1000 block of Wenonah. Asked the Village to install more speed humps along Lexington. Pulling out of the alley is also a challenge. The Village is going to be resurfacing that stretch of road and speed humps will increase safety in this area.

Kelly Clink: Supports bicycle boulevard improvements and making Scoville/Fair Oaks a green way and traffic calming measures. Oak Park is perfect for cycling but we need to make it safer for cyclists.

Michael Baldwin: Lives on corner of Wenonah and Lexington. Traffic uses Lexington to cut through. Stop signs are ineffective for slowing drivers. Kids are crossing all over. Take advantage of the work being done on Lexington

and consider speed humps or other traffic calming options.

Robert Biggins: Lifelong resident, lives on 900 block of South Wenonah. Please consider installing speed bumps at Lexington and Wenonah. They are non-discriminatory and 100% effective. People do not obey stop signs. The resurfacing of Lexington is an ideal time to install speed bumps.

President Scaman said the Village is taking a proactive approach in looking at the entire community with Vision Zero, which takes time to study and invest in our budget. She requested a memo from Village Manager Kevin Jackson on the timeline and some of the challenges. Manager Jackson confirmed the Village can provide a memorandum and reach out directly to the residents. Part of the Vision Zero process will review existing Village policy, which states that speed tables are only allowed on the last blocks before the municipal boundary.

Trustee Wesley asked if the Village would install a speed hump there if it wasn't against policy. Manager Jackson responded that the commitment is to follow the policy unless otherwise directed. The Public Works Director and Village Engineer can analyze and make recommendations as part of Vision Zero.

X. Proclamation

- B. [MOT 23-87](#) A Motion to Approve a Proclamation Proclaiming Tuesday, September 19, 2023 as National Voter Registration Day.

Village Clerk Christina Waters read the Proclamation into the record.

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

XI. Village Manager Reports

- C. [ID 23-413](#) Update on the Status of the Pete’s Fresh Market on Madison Street

Manager Jackson introduced the Item.

Pete’s Fresh Market representative Eugene Grzynkowicz provided a quarterly update.

Trustee Parakkat inquired about the basis for the last extension requested.

Representative Grzynkowicz responded that the plan is ready and pending the architect to approve it. The completion is delayed two and a half months because of ComEd's internal issues with the power poles. The June 30, 2024 grand opening will be pushed back two and a half months and will have to come back to the Village Board to request another extension.

Trustee Straw recommended being more straightforward with the timeline information and noted this is the fifth amendment. President Scaman agreed. Manager Jackson said the Village meets regularly with Pete's and is in communication with ComEd and doing everything it can to support the acceleration of the project.

President Scaman recommended proactive coordination with the hospital. Representative Grzynkowicz said Pete's is receiving positive feedback from them and will share the date as soon as he receives it.

Trustee Parakkat recommended including the timeline implications and community impact in the Village Manager's Weekly Reports.

Trustee Robinson noted that in the last amendment, she broke down how much the Village is in for and is losing every month Pete's is not open. She said she did not approve the last extension because the Village is not being compensated for the significant loss. The focus should be mitigating that loss and considering a stricter financial consequence. Representative Grzynkowicz explained the hardship is being created by the utility companies and Pete's cannot start their work until the utility companies complete theirs. Trustee Robinson said the Village is losing money and as the fiduciaries of this community, the Village Board has to figure out how to mitigate that.

Trustee Buchanan inquired if grocery stores are included in the electrification ordinance. Manager Jackson said he will follow up on that and noted the ordinance goes into effect January 2024. Assistant Director of Development Customer Services (DCS) Cam Davis responded that the permit has not yet been applied for and the intention is to get them before the end of the year. Representative Grzynkowicz said Pete's is aware and is making great strides to achieve full electrification.

Trustee Wesley recommended coming back with some kind of compensating benefit to make this better for the community. Representative Grzynkowicz said Pete's is working on some of those things.

D. [ID 23-429](#) Update on Motion Regarding Cashless Businesses

Manager Jackson introduced the Item.

Chief DEI Officer Dr. Danielle Walker presented the Item.

Trustee Robinson said she received feedback from older residents who were not allowed to pay cash at businesses and inquired about the outreach to residents. Dr. Walker responded that the Engage Oak Park survey included a question and engagement will also be part of the racial equity assessment. Trustee Robinson recommended focused outreach through the commissions that deal with these groups that may be adversely impacted.

Trustee Parakkat said he agrees with the recommendation. He wondered if a ban would work at the local level, which seems to be at odds with payments and currencies in the digital world. He recommended the Village consider how much time and money it wants to put into this and factor the global trends into this analysis.

Trustee Wesley noted that Soldier Field is entirely cashless and has cash-to-card machines. He said he would like the Village to consider those machines before it considers bans. He said he would support a ban on cashless businesses from any businesses that accept Village money.

Trustee Parakkat said he worries about putting a new monetary infrastructure in place because it can become a costly maintenance challenge.

Trustee Enyia shared his experience working with AT&T and the obstacle and equity issue of requiring people to give up their data in order to access mobile wallets. The Village would need to ensure the stations always work and consider what happens if someone loses their card.

President Scaman agreed with further analysis, involving the commissions, following the legislation, and learning from other communities' challenges.

E. [ID 23-431](#) Review of the Village Board Meeting Calendar for September and October 2023

Manager Jackson recommended moving the partner agency presentations from September 21 to October 10 to give Trustees the option to attend the Illinois Municipal League conference.

XII. Village Board Committees & Trustee Liaison Commission Reports

There were no comments.

XIII. Citizen Commission Vacancies

F. [ID 23-430](#) Board & Commission Vacancy Report for September 18, 2023.

There were no comments.

XIV. Citizen Commission Appointments, Reappointments and Chair Appointments

G. [ID 23-432](#) A Motion to Consent to the Village President’s Appointment of:
Building Codes Advisory Commission - Macey Majkrzak, Appoint as Member
Community Development Citizen Advisory Committee - Nicholas Mann,
Appoint as Member
Community Relations Commission - William C Coats, Appoint as Member
Disability Access Commission - Jess P Westbrook, Appoint as Member

Clerk Waters read the names into the record.

It was moved by Trustee Robinson, seconded by Trustee Wesley, that these Appointments be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

XV. Consent Agenda

Approval of the Consent Agenda

President Scaman made note of the Halloween Trick or Treat hours on October 31 of 4:00 P.M. to 8:00 P.M.

It was moved by Trustee Straw, seconded by 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 Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

H. [RES 23-266](#) A Resolution Approving a Change Order in the Amount of \$12,100 to 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 Add Animal Control Services to Increase the Not to Exceed Amount from \$196,509.44 to \$208,609.44 and Authorizing Execution of Amendment No. 2 to the License and Support Agreement

This Resolution was approved.

- I. [RES 23-276](#) A Resolution Authorizing the Submission of an Illinois Environmental Protection Agency Green Infrastructure Grant Application for Permeable Parking Lanes and Rain Gardens as Part of the Oak Park Avenue Streetscape Project

This Resolution was adopted.

- J. [RES 23-277](#) A Resolution Approving a Task Order for Professional Engineering Services with V3 Companies, Ltd. for Design Engineering Services for the 24-8 Parking Lot 10 Improvement Project in an Amount Not to exceed \$92,488 and Authorizing its Execution

This Resolution was adopted.

- K. [RES 23-281](#) A Resolution Approving a Bailiff Services Agreement with Frank Esposito to Act as a Bailiff for the Village of Oak Park for a Four-Month Period and Authorizing its Execution

This Resolution was adopted.

- L. [RES 23-282](#) A Resolution Approving an Independent Contractor Agreement with Siemens Industry, Inc. for the Public Works Center Air and Fan Motor Balancing Project in an Amount Not to Exceed \$30,000.00, Authorizing its Execution and Waiving the Village’s Bid Process for the Agreement

This Resolution was adopted.

- M. [RES 23-284](#) A Resolution Approving a Purchase Price Agreement with Traffic Control Corporation for Traffic Control Materials in an Amount not to Exceed \$45,000.00 in Fiscal Year 2023, Authorizing its Execution and Waiving the Village’s Bid Process for the Agreement

This Resolution was adopted.

- N. [RES 23-287](#) A Resolution Approving a Task Order for Professional Engineering Services with Baxter & Woodman, Inc. for Design Engineering Services for the 24-1 Water and Sewer Improvement Project in an Amount Not to Exceed \$107,900 and Authorizing its Execution

This Resolution was adopted.

- O. [RES 23-288](#) A Resolution Setting Halloween “Trick or Treat” Hours from 4:00 p.m. to 8:00 p.m. on Tuesday, October 31, 2023

This Resolution was adopted.

- P. [MOT 23-80](#) A Motion to Concur with the Transportation Commission’s Recommendations for Traffic Calming at the 400 block of Berkshire Street and 400 block of Greenfield Street

This Motion was approved.

- Q.** [RES 23-230](#) Resolutions Approving the Subrecipient Program Year (PY) 2023 Community Development Block Grant (CDBG) Agreements and Authorizing their Execution

This Resolution was adopted.

XVI. Regular Agenda

- R.** [RES 23-56](#) A Resolution Approving the Renewal of a Master Service Agreement with Peerless Network, Inc., formerly known as Call One Inc., to Provide Voice and Data Circuit Services in an Amount Not to Exceed \$70,000.00 and Waiving the Village’s Bid Process for the Renewal

Manager Jackson introduced the Item.

Trustee Parakkat inquired if this is an amendment and not a new appropriation, which Manager Jackson confirmed is correct. The extension is through April, which may not be needed. IT Director Alvin Nepomuceno said the anticipated \$20K can be reallocated from unspent funds in External Support to Telecommunication Services.

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

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

- S.** [RES 23-280](#) A Resolution Authorizing the Submission of a Grant Application to the Metropolitan Mayors Caucus for Supporting Municipalities for Asylum Seeker Services (SMASS) in Partnership with the Illinois Department of Human Services with a Requested Funding Amount of \$7,500,000

Manager Jackson introduced the Item.

DCS Grant Supervisor Vanessa Matheny and Dr. Walker presented the Item.

Trustee Straw said he supports this and inquired about the staffing needs. Supervisor Matheny said the development of agreements will be 25 hours and the rest is 5-10 hours quarterly and can fall under her department. The grant is through June 2024. Dr. Walker said it presents an opportunity to develop continuity and explore next steps with partner agencies and the federal government. Supervisor Matheny added there will be advocating with the Governor's office to ensure they know the demand and have accurate data.

Trustee Buchanan noted this is a significant amount to suddenly provide and wondered if the agencies have the infrastructure and can spend it all by June and keep the carryover. Supervisor Matheny said she would have to check about the carryover. The agencies are providing services now with no funding. There is need and capacity and they can utilize the funds within the next year's time. This allows retroactive reimbursements to July 1, 2023. The agencies have provided services previously and will be sub-grantees of the Village. Trustee Buchanan noted it is not a requirement that municipalities which are providing or have provided services will be given special considerations.

Trustee Enyia asked if there is a way to reimburse the coalition of residents going to District 15 every day. Supervisor Matheny said they are aware the Village applied for these funds and the Village is working with them and they partner with a lot of the same organizations.

Trustee Robinson inquired what the data collection includes. Supervisor Matheny responded that the Metropolitan Mayors Caucus (MMC) has not yet released the requirement reporting. She expects the data to focus on the migrant recipients and partner agencies. Trustee Robinson noted these are members of the community and are often missed in data collection efforts and can have a negative impact. She said she is in support.

Trustee Parakkat asked what will happen after June because it will be a risk for the Village to take this grant money and the responsibility to see it through. Dr. Walker responded that it is about taking it one phase at a time and recognizing the need we have now and the outcome we want to seek while being responsive to changes at the state and federal levels. The Village will know more once it receives information from MMC about data collection and reporting and guidance on next steps.

Trustee Parakkat said he is concerned about the June timeframe and ensuring the continued progress towards self-sufficiency. President Scaman said the Village is a pass-through for this funding and is not expanding its staffing to deliver this grant. It is an opportunity for our partner agencies to receive some relief and position themselves to quickly get people out of tents. We are not putting ourselves at risk to apply for this funding.

Trustee Parakkat asked how many people are expected to be served with \$7.5M. Supervisor Matheny said 70 have been identified just in the Austin Police Station, which increased from 30 two weeks ago. 6,800 have been transported over the last year in the city of Chicago and she expects it to grow once there are resources to help support them. Trustee Parakkat asked if data will be collected and made available to the Village Board on

the cost of service per individual. Supervisor Matheny said she would anticipate so. It would not be divided equally among the agencies and it would be a reimbursement.

Trustee Wesley said he is in support. He inquired about the decision to apply for one-sixth of the total \$42.5M. Supervisor Matheny responded that the Village considered the 22% increase in demand from the agencies, the increasing costs of housing and food, and increasing number of individuals to determine that \$7.5M is a realistic number to help support the next year. Trustee Wesley asked if the intent is for the Village's funding to help support asylum seekers throughout the entire Chicagoland area. Supervisor Matheny said it would be west suburban Cook County based on the 26 communities served by the partner agencies.

Trustee Wesley asked if the grant will be all or nothing. Supervisor Matheny said the Village does not yet know that though it is based on eligible criteria and how many municipalities apply. The Village has reached out to some municipalities and is not aware of any that are applying.

Trustee Wesley inquired about the reimbursement of retroactive services, as he would like to see the money support folks who need the help now as opposed to those who already received the help. Supervisor Matheny said she is not aware of a huge amount of funding needed for the past few months and they would have to provide the same reporting requirements. Dr. Walker added the amount would be part of the Village's assessment as it establishes those agreements. President Scaman noted that if an agency found the money to provide support, then it drew down on another area. Making agencies whole will increase their capacity. It is unusual to see grants move this quickly and come through the MMC so this is the state saying all hands on deck.

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

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

- T. [ORD 23-45](#) Concur with the Historic Preservation Commission and Adopt An Ordinance Denying a Certificate of Appropriateness to Build Two Dormer Additions and Two Skylights at 312 North East Avenue located within the Frank Lloyd Wright - Prairie School of Architecture Historic District**

Eric Singley: Lives on 300 block of North East. Supports the proposed dormer addition to the home. Feels this project strikes an appropriate

balance between exterior preservation and interior modernization.

Peter Isaac: Lives on 300 block of North East. Real estate advisor to more than 70 universities. The proposed design is thoughtful, respectful, and designed in the spirit of preservation while allowing for improved functionality for the users. More than 40 neighbors signed a letter to support the appeal.

Manager Jackson introduced the Item and noted that the review is consistent with the Historic Preservation ordinance and guidelines adopted by the Village Board in February 2022.

Village Planner Craig Failor introduced Historic Preservation Urban Planner Trexler who introduced Historic Preservation Commission (HPC) Chair Lou Garapolo. Chair Garapolo presented the Item.

Planner Trexler said the historic preservation ordinance gives the Board the ability to adopt guidelines presented from the HPC. Trustee Buchanan clarified they are guidelines and not regulations so there is no requirement for the homeowner to follow them.

Planner Trexler explained that an advisory review is a consultation and a certificate of appropriateness is mandatory. A project of significant demolition in a historic district requires a COA and is what the HPC reviews. The document approved last year did not have substantive changes from the previous document.

Trustee Straw inquired about the insignificant part of a building structure site in this context. Planner Trexler said the two components to the word "significant" are its value and scale. In this case, there is an existing dormer that is a character-defining feature and the new dormer size would take up 60% of the roof plan. The dormer is part of the building. The key difference between a contributing versus a landmark structure is the word "demolition." The same guidelines used to determine whether a COA is required for a landmark and a contributing structure.

Trustee Parakkat asked the applicants if they were aware of the guidelines and COA process. Applicant Brad Bare responded that they were but the issue was the definition of demolition. Applicant Bare then shared a written statement. Trustee Parakkat asked if they have considered design changes that would get approved. Applicant Bare said they were told their project was unnecessary and did not think the HPC would be receptive so they decided to pursue this appeal. Applicant Lucia Marker-Moore added that they have looked at a few changes at great expense and they are not functional to meet their needs.

Planner Trexler said 301 North Scoville and 606 Iowa have small shed roof additions. The guidelines state the roof of a new dormer should be compatible with the existing roof. The HPC approved two recently that are shed roof dormers to accommodate attic stairways.

Trustee Robinson said she thought the HPC was clear that there was no issue with the north-facing dormer and she did not hear the HPC say the project was unnecessary. Applicant Marker-Moore said their architect asked what could they do differently and were told "there's nothing." She said they cannot just do one dormer. The roof does not have to match; it has to be compatible, which can mean shed-style. Trustee Robinson said the HPC is the Village's expert commission and their deliberations are thorough and thoughtful. Applicant Marker-Moore said the HPC has a very limited scope when it comes to binding review. The design of an addition and the materials used cannot be considered demolition.

Trustee Wesley asked if they were aware they were moving into a historic district, which Applicant Marker-Moore confirmed they were. Trustee Wesley asked if the only difference is the 50% and 60% size of the dormers. Planner Trexler said there was some precedent for shed roofs being approved and the HPC highlighted additional guidelines they felt were a problem.

Trustee Straw asked if there are ways to create the internal space with alterations that would satisfy what the HPC put forward. The architect responded that it is a tough architectural problem with a low slung roof with clipped gables. The head height requires a dormer and a shed-style provides more usable head height. The south dormer is required for the stairwell. 80" clearance is required at all stairways.

Trustee Enyia asked when the home was purchased and what prompted the change. Applicant Marker-Moore said they purchased the home in April 2022 and saw the unfinished space as an opportunity to expand. They would stay in the home if the changes are made and it is a very complex conversation if the changes are not made. It is a work-from-home space now and a space for their family to grow into.

Trustee Buchanan referenced the massive dormer on 301 N. Scoville. Planner Trexler said she would have to look into that particular home and it may have happened prior to the guidelines and/or historic districts.

Trustee Wesley said he is not a fan of historic preservation districts created around the same time as the fair housing ordinance. He said he is not a fan of buying a house in a historic district with the intent to expand and

then seeking redress when it gets denied. He said he doesn't know which way he's going to vote. Applicant Marker-Moore said there is no notice provided to new owners as to whether the home is a contributing resource or the HPC's regulations. The Village's website suggests full or partial demolition is the only thing within COA. They do not need a demolition permit for this project and did not know any of the stringent rules being applied would be applicable in this manner.

Trustee Wesley asked if the Village can require realtors to provide that level of documentation. Village Attorney Paul Stephanides said it is not in the Village Code and he does not think it would be legal to pass an ordinance requiring it.

Trustee Parakkat said he is concerned about the precedence it sets. He asked if the staff and HPC can make recommendations to make the space work within the guidelines. Chair Garapolo said a change would be to reduce the roof to 50% or under or increase the slope of the dormer shed roof. Less scope and further back might work. He questioned how they would build a dormer of that size without demolishing the roof. Architect William Schultons said there was a proposal in March for a 50% dormer and a 60% dormer. Applicant Marker-Moore noted it would make no visible difference from the street but it would make a functional difference and take away closet space. They are not demolishing the house and should be receiving advisory feedback without issue.

President Scaman said the applicant should not lecture the Trustees that this should not be an issue. The Trustees are trying to help the applicants and are leaning on the expertise of the HPC professionals. Hearing the house was purchased with the intent to expand does not signify a good steward of a contributing structure to our Village and is the reason why the Village has the HPC and these guidelines.

Trustee Straw said the 40 neighbors who signed a petition is significant to him and he does not think this has a significant impact on the historic district or even this block. He thinks it is appropriate to call into question the review process for this project. What should be considered is whether the house looks appropriate from the street; not the intent of the homeowners. He requested to substitute the ordinance reversing the HPC for the ordinance supporting the HPC.

Trustee Robinson said these are guidelines that apply to an entire section of our community. The Village has charged the HPC and staff with doing exactly what they did. The HPC and staff are in agreement and it was a nearly unanimous vote by the HPC (6-1). She said she thinks there is a path forward to make modifications and she concurs with the HPC.

President Scaman suggested tabling the Item to allow for further dialogue. She said she is torn by how much it affects her from the sidewalk and whether she would notice the difference, but it would affect her if she started to see it more and more in the community.

Trustee Parakkat said he wants the home to work for the applicants but the HPC and staff have specific guidelines and have done a good job. He suggests some kind of compromise that can uphold the applicants' needs and the guidelines to maintain the integrity of this process. He said he concurs with the HPC.

Trustee Buchanan said she concurs with the HPC and does not know what would be gained by tabling the Item.

Trustee Wesley said his gut is to abstain because he hates both options. He said 10% doesn't matter to him and he's tired of thinking about it so he's voting for the applicants.

Trustee Enyia said he understands homeowners want to make changes to their homes and 10% is very minor in his mind. It is the community that shapes the history, not the other way around.

President Scaman said she lives in a tiny bungalow and has wanted to add on a second floor but realizes she would be taking an affordable home off of our available inventory. She has decided it would be more responsible to buy another home, which would be a financial burden. She said she is sad about this and does not want to vote.

Planner Failor said if the Village Board votes to concur with the HPC, the project fails and the applicants could go back through the process and seek a different design. The definition of demolition is not going to change unless the Board tells staff to consider a different definition. If the applicants get approval and make the changes, it would still be a contributing structure.

President Scaman said she agrees with the Village's definition of demolition, though she worries sometimes that the HPC values the history of a building over people. She said each vote is intentional and she wants to avoid the slippery slope discussion.

Chair Garapolo said the value of stock of buildings in Oak Park is very high and the history is extensive. The Village Board instituted three historic districts to protect the architectural value of those houses. The concern is that the next applicant is going to say the Village allowed 60% and now

they want 70%.

President Scaman said the next applicants who come forward with 60% are not likely to receive as much grace but the 10% in this instance did not seem worth it. She said she does not feel good about this.

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Ordinance be adopted. The motion failed. The roll call on the vote was as follows:

AYES: 3 - Village Trustee Buchanan, Village Trustee Parakkat, and Village Trustee Robinson

NAYS: 4 - Village President Scaman, Village Trustee Enyia, Village Trustee Straw, and Village Trustee Wesley

ABSENT: 0

It was moved by Trustee Straw, seconded by Trustee Wesley, to adopt the alternate ordinance reversing the HPC. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Trustees Straw, Wesley, Enyia, and President Scaman

NAYS: 3 - Trustees Buchanan, Parakkat, and Robinson

ABSENT: 0

It was moved by Trustee Straw, seconded by Trustee Wesley, to continue the meeting past 10:00 P.M. A voice vote was taken and the motion was approved.

U. [ORD 23-91](#)

Concur with the Plan Commission and Adopt an Ordinance Amending Article 2 (“Definitions & Rules of Measurement”), Article 8 (“Uses”) and Article 14 (“Zoning Approvals”) of the Oak Park Zoning Ordinance Regarding Adaptive Reuse Permit Regulations

Planner Failor presented the Item.

Trustee Robinson said she prefers commercial option #3 and residential option #1. The Village has to ask developers to think about parking at the front end. 7 structures have no on-street restrictions, 9 have substantial on-street parking, and 7 have more than 10 on-street spots. Option #3 is not creating a hardship because the majority have on-street or on-site parking. If they are not a non-conforming use, the Village can relax or lift parking restrictions as a development incentive.

Planner Failor said the reason for non-conformance for residential is that a substantial number of properties do not have on-site parking. Option #2 for residential would create a program similar to multi-family buildings where the Village has overnight on-street parking permits. He recommended skipping the variance process in option #1 and going with option #2.

Trustee Parakkat said he is in favor of commercial option #3 and residential option #2. President Scaman agreed.

Trustee Buchanan said she concurs with staff's recommendation of commercial option #2 and residential option #2. Trustees Straw, Enyia, and Wesley agreed.

Trustee Robinson said she would be willing to agree with commercial option #3 and residential option #2.

It was moved by Trustee Straw, seconded by Trustee Enyia to amend to adopt commercial option #2 and residential option #2 per staff's recommendations regarding the non-conforming use in the amendment of the Oak Park zoning ordinance regarding adaptive reuse permit regulations.

AYES: 5 - Trustees Straw, Enyia, Buchanan, Wesley, and President Scaman

NAYS: 2 - Trustees Parakkat, Robinson

ABSENT: 0

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Ordinance be adopted as amended. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Straw, and Village Trustee Wesley

NAYS: 2 - Village Trustee Parakkat, and Village Trustee Robinson

ABSENT: 0

XVIII. Adjourn

It was moved by Trustee Wesley, seconded by Trustee Buchanan, to Adjourn. A voice vote was taken and the motion was approved. Meeting adjourned on Monday, September 18, 2023 at 10:58 P.M.

**Respectfully submitted,
Deputy Clerk Hansen**