



# 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, August 1, 2016

7:00 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the meeting to order at 7:01 P.M.

#### II. Roll Call

**Present:** 5 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**Absent:** 2 - Village Trustee Brewer, and Village Trustee Button Ott

#### III. Consideration of Motion to Adjourn to Executive Session to Discuss Minutes and Sale or Lease of Property

It was moved by Village Trustee Salzman, seconded by Village Trustee Barber, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) - discussion of minutes of meetings lawfully closed under the Open Meetings Act, and 5 ILCS 120/2(c)(6) - the sale or lease of property owned by the public body. The motion was approved. The roll call on the vote was as follows:

**AYES:** 5 - Village Trustee Barber, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**NAYS:** 0

**ABSENT:** 2 - Village Trustee Brewer, and Village Trustee Button Ott

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

The Regular Meeting reconvened at 7:30 P.M.

#### VI. Roll Call

**Present:** 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**Absent:** 1 - Village Trustee Button Ott

#### VII. Agenda Approval

It was moved by Village Trustee Brewer, seconded by Village Trustee Barber, to approve the Agenda. A voice vote was taken and the motion was approved.

#### VIII. Minutes

- A. [ID 16-247](#) Motion to Approve the Minutes of July 25, 2016

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

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

McLouis Robinet. Mr. Robinet suggested uses for the renewable energy fee added to the rate in the renewal of the electric aggregation contract

## **X. Village Manager Reports**

Village Manager Pavlicek announced that a retirement party for Chief Tanksley will be held at the 19th Century Club on August 11. The public is welcome to attend.

She also reported that following the audit for FY2015, Moody's downgraded the Village's bond rating from AAA3 to A1, primarily noting the unfunded pension liabilities. This was the first year the Village was required to report that amount as part of the annual audit.

In reference to Mr. Robinet's comment, Village Trustee Salzman asked for an update regarding the renewable energy fee. Village Manager Pavlicek provided that information.

### **B. [ID 16-248](#) Review of the Village Board Meeting Calendars for August, September, October 2016**

Village Manager Pavlicek noted that there is a Finance Committee meeting scheduled for August 29. The next Regular Board Meeting is on Tuesday, September 6.

## **XI. Village Board Committees**

There was nothing to report.

## **XII. Citizen Commission Vacancies**

### **C. [ID 16-246](#) Board and Commission Vacancy Report for August 1, 2016.**

There were no comments.

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

### **D. [MOT 16-097](#) Motion to consent to the Village President's Appointment of: Housing Programs Advisory Commission- Dominic Tocci, Appoint as Chair**

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

## **XIV. First Reading**

### **E. [ORD 16-093](#) First Reading of an Ordinance Amending Chapter 2 ("Administration"), Article 6 ("Finance Department") of the Oak Park Village Code by Adding a new Section 2-6-20 ("Living Wage")**

Village Manager Pavlicek explained that this ordinance would provide a \$12 living wage for

employees of the Village and extend to certain employees of contractors and grantees of the Village who have contracts in excess of \$25,000 per year. Comments from the discussion during the July 5 meeting have been incorporated.

Henry Fulkerson. Mr. Fulkerson expressed support for the ordinance and suggested that the Board find a way for it to impact all Oak Park residents.

Village Trustees Lueck and Salzman were in favor of the ordinance and suggested doing a broader one in the future. They asked that limits of home rule authority be looked into further in terms of setting a local minimum wage.

Village Trustee Barber asked for clarification regarding why it will be labor intensive for staff to audit contractor's wages. Village Manager Pavlicek explained how and why the wage rate will be phased in through a cycle of contract renewals. She identified which large contracts would most likely be affected; parking garage security and building maintenance. Village Trustee Barber asked if it was possible to get a sense of what the impact to them would be prior to a Second Reading in order for them to be made aware. Village Manager Pavlicek commented that they will pass this cost on to the Village.

Village Trustee Brewer expressed concern regarding the cost being passed on to the taxpayers. He also requested that staff get that information in order to know what the budget impact will be before approving the ordinance.

Village President Abu-Taleb commented that the new rate will force contractors to pay some of its employees more than others and that this is a regional issue, not an Oak Park issue. However, they need to keep in mind that what is in front of them is a good start and something that they can build on going forward.

Village Trustee Tucker asked about enforcement. Village Attorney Stephanides stated that a citation can be issued in the event that a contractor does not adhere to the living wage requirement included in their contract.

There was consensus to revisit this in a year to look at a broader ordinance as well as a rate adjustment.

## **XV. Consent Agenda**

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

**It was moved by Village Trustee Lueck and seconded by Village Trustee Tucker to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Button Ott

#### **F. [ORD 16-092](#) An Ordinance Amending the Fiscal Year 2016 Annual Budget.**

**This Ordinance was adopted.**

#### **G. [RES 16-277](#) A Resolution Approving the Draft Section 108 Loan Guarantee Program**

**Application and the Section 108 Substantial Amendments to the Program  
Year 2015 Action Plan and Program Year 2015-2019 Consolidated Plan for  
Release and Public Comment**

This Resolution was adopted.

- H.     [ORD 16-091](#)   An Ordinance Authorizing the Sale of Surplus Vehicles and Furniture  
Owned by the Village of Oak Park.  
  
This Ordinance was adopted.
- I.     [ORD 16-090](#)   Concur with the Zoning Board of Appeals' Recommendations and Adopt  
An Ordinance Granting a Variance from the Transit-Related Retail Overlay  
District's Use Restrictions to Operate a General Office Use (Sales Center) at  
805 Lake Street  
  
This Ordinance was adopted.
- J.     [ORD 16-094](#)   An Ordinance Approving a Fourth Amendment to the Lease Agreement  
between the Village of Oak Park and Robinson's No. 1 Rib, Inc. and  
Authorizing its Execution  
  
This Ordinance was adopted.
- K.     [RES 16-279](#)   Resolutions Approving Marketing Services Agreements and Authorizing  
their Execution

MSA 1603: 423 WASHINGTON  
MSA 1605: 420 S AUSTIN BLVD  
MSA 1609: 935-943 WASHINGTON  
MSA 1610: 304 N CUYLER  
MSA 1611: 113 - 117 SOUTH BLVD  
MSA 1612: 105 S TAYLOR / 107 S BLVD  
MSA 1614: 822-32 S AUSTIN BLVD  
MSA 1615: 834-36 S AUSTIN BLVD / 2-8 HARVARD  
MSA 1619: 470-92 N AUSTIN / 3-11 ONTARIO  
MSA 1621: 41-49 SOUTH BLVD / 103-11 S HUMPHREY  
MSA 1622: 101-05 HARRISON / 905-11 LYMAN  
MSA 1623: 201-11 S KENILWORTH / 901-11 PLEASANT  
MSA 1625: 301-11 HARRISON / 901-09 HIGHLAND AVENUE  
MSA 1627: 438-42 S LOMBARD / 128-30 MADISON  
MSA 1628: 543-47 N HUMPHREY / 41-47 IOWA  
MSA 1629: 1100-02 N AUSTIN BLVD / 4-6 THOMAS AVE  
MSA 1630: 411-15 S HARVEY  
MSA 1631: 1000 N AUSTIN BLVD / 2-4 AUGUSTA BLVD  
MSA 1632: 1118-26 SOUTH AUSTIN  
MSA 1633: 162 N HUMPHREY  
MSA 1634: 400-04 S AUSTIN BLVD / 7 VAN BUREN  
MSA 1636: 908-10 S LOMBARD

MSA 1637: 118- 20 S AUSTIN/ 2-10 ADAMS  
MSA 1638: 40 HARRISON STREET / 844-46 LYMAN  
MSA 1640: 716 - 718 S TAYLOR  
MSA 1641: 901 - 911 CLINTON AVE

This Resolution was adopted.

- L.     [RES 16-280](#)     A Resolution Approving an Independent Contractor Agreement with Waste Management of Illinois, Inc. for Village Wide Street Sweeping Services for 2016-2017 in an Amount not to Exceed \$130,000.00 and Authorizing its Execution

This Resolution was adopted.

- M.     [RES 16-281](#)     A Resolution Approving a Renewal Agreement with Edwin Hancock Engineering, Co. for for Design and Construction Engineering Services for the 2017 Alley Improvements in an Amount not to Exceed \$293,000.00 and Authorizing its Execution

This Resolution was adopted.

- N.     [RES 16-283](#)     A Resolution Approving a Professional Services Agreement with Thomas Engineering Group LLC for the Design of the Lake Street Streetscape, Resurfacing, and Utility Improvement Projects in an amount not to exceed \$1,080,000.00 and Authorizing its Execution

This Resolution was adopted.

- O.     [RES 16-287](#)     A Resolution Approving Releases in United States District Court Case No. 14 CV 8363

This Resolution was adopted.

- P.     [MOT 16-093](#)     A Motion to Direct Staff to Prepare an Agreement between the Village and WDF-3 Wood Oak Park Owner, LLC As Developer of the Vantage Oak Park Project at Lake Street and Forest Avenue as Recommended by the Oak Park Economic Development Corporation (Oak Park EDC).

This Motion was approved.

- Q.     [MOT 16-095](#)     Motion to Direct Staff to Obtain a Survey and Phase 1 Environmental Study and to Issue a Request for Proposals for the Purchase and Redevelopment of 940-970 Madison Street Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC).

This Motion was approved.

- R.     [MOT 16-096](#)     A Motion to Approve the Monthly Treasurer's Reports for All Funds

This Motion was approved.

- S.     [MOT 16-098](#)   **Motion to Approve the Bills in the Amount of \$2,657,040.02 from July 15, 2016 through July 29, 2016**

This Motion was approved.

## XVI. Regular Agenda

- T.     [RES 16-285](#)   **A Resolution Approving the Letter of Intent between the Village of Oak Park and the Illinois Department of Transportation for the Eisenhower Expressway (I-290) Reconstruction Project and Authorizing its Execution**

Village Manager Pavlicek noted that many meetings have been held regarding the I-290 reconstruction in order to put together the Letter of Intent. The information given to the Board is consistent with what was presented two weeks ago with a few minor updates. Staff is recommending approval. Subject to Board approval, staff will have a respite before working on other elements and refining details prior to Phase 2 of the project, beginning in a couple of years.

Rick Kuner. Mr. Kuner supported the contents of the Letter of Intent, and noted that his concerns have mostly been addressed.

Village Trustee Lueck initiated a discussion about whether the Village or IDOT will cover costs for expanded sidewalks and expanded decking. Village Manager Pavlicek clarified that details for those items will be part of the intergovernmental agreement; whether the structure is basic or enhanced depends on funding opportunities available at that time.

Village President Abu-Taleb thanked all who were involved with this project.

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

**AYES:** 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**NAYS:** 0

**ABSENT:** 1 - Village Trustee Button Ott

- U.     [ORD 16-089](#)   **Concur with the Zoning Board of Appeals' Recommendations and Adopt an Ordinance Granting a Special Use Permit and a Variance from the Transit-Related Retail Overlay District's Use Restrictions to Operate a Financial Institution at 1144 Lake Street**

Village Manager Pavlicek stated that the Zoning Board of Appeals has held a hearing and recommends granting this special use permit and variance to operate a financial institution.

Director of Development Customer Services Tammie Grossman stated that this location is the first floor of 1144 Lake Street, also referred to as the Border's building. The property is located in Transit-Related Retail Overlay District and would require a use variance for a financial institution. Also financial institutions in the the B-4 Downtown

Business District are subject to approval of a special use permit. The ZBA concluded that there will be no undue effects from having a financial institution in that location. In addition, having been unable to attract a preferred user, the property has been vacant since 2011.

Village Trustee Tucker acknowledged that it is a difficult property to lease; this is preferable to being vacant. Building owner Nick Karris spoke about the bank's business concept; a full service financial center.

Village Trustee Barber commented that Downtown Oak Park did not agree with this recommendation. He was optimistic that the Village's unprecedented development activity will bring more opportunities, despite it being a challenging location. He would rather not have the bank there.

Mr. Karris explained why the building has been so difficult to rent, even with many incentives. Viktor Shrader of the Oak Park Development Corporation has worked with Mr. Karris for five years to get the property leased. He acknowledged that there is increasing interest in Oak Park but believes that Mr. Karris would most likely have to wait until most of the new retail space has been taken before retailers would show any interest in his space.

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

**AYES:** 4 - Village Trustee Lueck, Village Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

**NAYS:** 2 - Village Trustee Barber, and Village Trustee Brewer

**ABSENT:** 1 - Village Trustee Button Ott

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

Village Clerk Powell discussed absentee voting and voter registration.

Village President Abu-Taleb stated that the Eisenhower issue is somewhat behind them. He thanked Village Trustee Lueck for her dedication to this project, as well as Village Manager Pavlicek and staff for their work.

## **XIX. Adjourn**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Salzman, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 8:50 P.M., Monday, August 1, 2016.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**