Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, June 5, 2017 | **7:30 PM** | **Village Hall**

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:34 P.M.

II. 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

III. Agenda Approval

Village Manager Pavlicek commented that Item G, the annual Prevailing Wage Ordinance, should be tabled, as the State issued new rates earlier today. This Item will be added to the next Agenda reflecting the new rates.

It was moved by Village Trustee Tucker, seconded by Village Trustee Boutet, that this be approved with Item G tabled. A voice vote was taken and the motion was approved.

IV. Minutes

A. MOT 17-182 **Motion to Approve Minutes from May 15, 2017 Regular Meeting and May 22, 2017 Special Meeting of the Village Board.**

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

V. Non-Agenda Public Comment

Joshua Klayman. Mr. Klayman distributed a report to the Board, Clerk and Manager that he and Laura Stamp wrote regarding the effects of the Albion Development. He briefly summarized the report.

Laura Stamp. Ms. Stamp wrote the section regarding Austin Gardens in the report and noted that it contains many comments from the public regarding why they are opposed to this development.

VI. Village Manager Reports

Village Manager Pavlicek reported that there will be significant construction on Fillmore within the next couple of weeks per a previous inter-governmental agreement with the Riverside-Brookfield Water District for the Lake Michigan Pipeline Project. The Village will benefit from this, as the Water District will be paying for resurfacing once completed.

She noted that the latest water quality report for the Village is available online. She also stated that in 2015, the Village entered into an inter-governmental agreement with District 97 in which their maintenance people would be moving into the Public Works building. Staff anticipates that they will be vacating their sold property on Madison by mid July and are working to relocate those employees into the Public Works location.

VII. Village Board Committees

There was nothing to report.

VIII. Citizen Commission Vacancies

There were no comments.

IX. Proclamation

B. MOT 17-185 A **Resolution in Appreciation of Hephzibah Executive Director Mary Anne Brown**

Village President Abu-Taleb read the Resolution aloud.

Mary Anne Brown thanked the Board and the community.

It was moved by Village Trustee Andrews, seconded by Village Trustee Button, to adopt the Resolution. A voice vote was taken and the motion was approved.

X. Citizen Commission Appointments, Reappointments and Chair Appointments

C. MOT 17-184

Motion to Approve Oak Park Economic Development Corporation - Dan Moroney

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. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Tuckerand seconded by Village Trustee Boutet 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

D. ORD 17-215 **Concur with the Historic Preservation Commission and Adopt an Ordinance**

Amending Chapter 7 ("Building Regulations"), Article 9 ("Historic Preservation"), Section 7-9-8 ("Designation of Historic Landmarks and Interior Histroic Landmarks") of the Oak Park Village Code to Designate the Exterior of ths House Located at 209 Forest Avenue as an Historic Landmark

This Ordinance was adopted.

E. ORD 17-216 **An Ordinance Granting an Extension of Time to Complete Construction of the Planned Development Located at 1133 Chicago Avenue**

This Ordinance was adopted.

F. ORD 17-219 **An Ordinance Authorizing the Sale of Surplus Equipment Owned by the Village of Oak Park.**

This Ordinance was adopted.

H. RES 17-533 **A Resolution Authorizing A Single Family Housing Rehabilitation Loan And A Lead Hazard Reduction Grant (SFR-073)**

This Resolution was adopted.

I. RES 17-550 **A Resolution Approving a Professional Services Agreement with TKB Associates, Inc. for the Purchase of Laserfiche Software and Associated Licenses and Implementation Services in an Amount not to Exceed $90,000.00 and Authorizing Their Execution**

This Resolution was adopted.

J. RES 17-551 **A Resolution Approving the Program Year (PY) 2017 Community Development Advisory Committee Funding Recommendations and Release of the Draft PY 2017 Action Plan for Public Comment**

This Resolution was adopted.

L. RES 17-556 **A Resolution Approving a Contract with A.C. Pavement Striping Co. for Project 17-6, Micro-Surfacing and Crack-Filling of Various Streets, in an Amount not to Exceed $300,000 and Authorizing its Execution**

This Resolution was adopted.

M. RES 17-557 **A Resolution Approving a Letter of Agreement with Illinois Bell Telephone Company d/b/a AT&T IL for Burying Overhead Wires at or near the Frank Lloyd Wright Home and Studio for $19,798.20 and Authorizing its Execution**

This Resolution was adopted.

O. MOT 17-179 **Motion to Refer Ordinance 17-183_G_022117 to the Transporation Commission for Review**

This Motion was approved.

P. MOT 17-181 **Motion to Approve the Bills in the Amount of $1,670,430.09 from May 10, 2017 through May 31, 2017**

This Motion was approved.

G. ORD 17-222 **An Ordinance Establishing Prevailing Wages for Public Works Projects in the Village of Oak Park, Cook County, Illinois**

This Ordinance was tabled.

XII. Regular Agenda

Q. ORD 17-207 **An Ordinance Authorizing the Execution of a First Amendment to Sales Tax Rebate Sharing Agreement with Gugly, Inc. for the Redevelopment of the Property Located at 1 Lake Street (formerly 412 North Austin Boulevard) by the Village of Oak Park, a Home Rule Unit of Government Consistent with the Recommendations of the Oak Park Economic Development Corporation (Oak Park EDC)**

Village Manager Pavlicek stated that the developer of the property is asking for an approximate one year extension to complete the restaurant. She noted that the renovation is massive and that staff is supportive of this.

Director of Development Customer Services Tammie Grossman, Developer Greg Sorg and Executive Director of the Oak Park Economic Development Corporation John Lynch answered questions from the Board.

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

R. RES 17-519 **A Resolution Approving an Agreement with Kronos Incorporated to Purchase New Payroll Timeclock Equipment Compatible with the New BS&A Enterprise Resource Planning System Payroll Module and a Software License in an Amount not to Exceed $39,660.00 and Authorizing its Execution**

Village Manager Pavlicek stated that the Board previously approved new Enterprise Resource Planning software , BS&A. Only Kronos timeclocks are compatible with the software and must be purchased in order to utilize the payroll module.

She and CFO Steven Drazner answered questions from the Board.

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

S. RES 17-528 **A Resolution Approving a Professional Services Agreement with Teska Associates, Inc. to Prepare an Update to the Harrison Street Arts District Plan (A.K.A. "Planning Together - Character Plans for Oak Park Commercial Districts") in an Amount not to Exceed $57,100.00 and Authorizing its Execution**

Laura Maychruk. Ms. Maychruk, President of the Arts District Business Association, stated that the general consensus of the association is that this money could be better spent on other things for the district, as they have already been studied four times.

Village Planner Craig Failor stated that the last study was done in 2003 and focused more on development. The emphasis of the proposed study will be on the arts component.

Village Trustee Tucker asked if there was another way to explore this as opposed to a study.

Village Trustee Andrews stated there is a vibrant community on Harrison Street that works collaboratively. He suggested waiting a year in order to see what changes will occur with the new investments coming into that neighborhood. In addition, any future investment from the Village should include collaboration with the Arts District Business Association. He would like to see this Item tabled.

Village Trustee Button was comfortable tabling this and commented that a more direct investment would be more worthwhile.

Village Trustee Moroney asked if perhaps the Oak Park Economic Development Corporation would be able to do some type of study

There was further discussion.

It was moved by Village Trustee Button, seconded by Village Trustee Tucker, that this Resolution be tabled. 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

T. RES 17-530 A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Oak Park Elementary School District 97 for Wide Area Network Consultaation Services and Authorizing its Execution

Village Manager Pavlicek stated that as part of the FY17 Budget Process, staff had requested funding to begin upgrading the Village's existing fiber network that connects all Village properties. The Board asked staff to look at a number of alternatives, including privitization and purchasing those services. As part of the conversations held with directors of the other taxing bodies, it was recommended that the Village enter into an intergovernmental agreement with District 97 and engage a consultant to jointly look at the fiber network upgrades, as there are unique partnerships that school systems and municipal governments can enter into.

Village Trustee Boutet asked what the need is for a consultant, and why this needs to be replaced. IT Director Alvin Nepomuceno stated that the consultant will do a needs assessment for the Village's environment and since D97 will be doing the same thing, it will be more cost effective to do it together. Village Trustee Tucker gave a history of how this partnership transpired. Mr. Nepomuceno also stated that the current system is a patchwork installation over 17 years old. If it gets cut, all communication will be lost. The cost of a new fiber system was discussed. Mr. Nepomuceno is hoping for the build out to begin in September of this year. It will take approximately a year to a year and a half to complete.

There was positive feedback from the Board regarding making this an opportunity for intergovernmental cooperation with D97.

It was moved by Village Trustee Button, seconded by Village Trustee Moroney, 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

U. RES 17-553 **A Resolution Approving a Contract with Schroeder Asphalt Services, Inc. for Project 17-7, Pavement Patching-Various Locations, in an Amount not to Exceed $125,000 and Authorizing its Execution**

Village Trustee Boutet expressed concern that the bid amount was $58,000, yet the contract is for $125,000.

Director of Public Works John Wielebnicki stated that since the available budget amount is $125,000, it made sense to approve the contract at that amount in order for additional patching work to be completed. There were certain locations that the work was planned for, with the assumption that the bid would expend what was in the budget. However, since it came in substantially lower, staff is able to include additional locations that were not initially considered due to budget concerns.

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: 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

V. MOT 17-758 **A Presentation Regarding the RFP Responses for 940-970 Madison by the Oak Park Economic Development (EDC) Corporation and Motion to Accept a Preferred Developer, Lexington Homes, as Recommended by the EDC and Directing Staff to Negotiate a Redevelopment Agreement**

Village Manager Pavlicek stated that in 2016, the Board directed staff to issue a Request for Proposals for the Village-owned property at 940-970 Madison. John Lynch of the Oak Park Economic Development Corporation will review the proposals and offer their recommendation for a preferred developer.

Mr. Lynch stated that the OPEDC is recommending that the Board designate Lexington Homes as the preferred developer for the site. He discussed the history of the developer, referred to some of their current projects and gave reasons why they were selected. The proposed development will consist of townhomes in the $450,000 to $500,000 range. Bill Rotolo, Vice President of Lexington Homes, introduced his team and spoke about his firm and work they have completed.

Mr. Lynch reviewed a slide show of the other proposals. These included a senior housing development (Paragon), commercial/retail developments (Keystone Ventures, Aetna Development), a single grocery store (Clark Street Real Estate), a commercial/retail/office/grocery development (GW Properties) and a multi family building without a developer attached.

Megan Moses. Ms. Moses stated that while the community at large does need more residential units at this price point, she would like to see a commercial development in that space.

Village Manager Pavlicek gave a summary of the RFP procedure and the role of the OPEDC.

Village Trustee Boutet spoke about the need for more senior housing and asked her colleagues to consider the Paragon proposal.

Village Trustee Moroney agreed on the need for senior housing. He stated that this is a big development opportunity for the Village. He would like to see this block be an economic driver and have some uniqueness in terms of the architecture of the townhomes. He wanted to see drawings that are more specific and suggested tabling this Item.

Trustees Taglia, Andrews and Button also expressed interest in more senior housing, but not necessarily for this project.

Mr. Rotolo, Mr. Lynch and Development Customer Services Director Tammie Grossman answered questions from the Board.

Village President Abu-Taleb commented that there is room for both the townhomes and senior housing in regards to development in the Village. The Board was all in agreement regarding unique architecture for the townhomes.

It was moved by Village Trustee Tucker, seconded by Village Trustee Button, that this Motion be approved. 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 Andrews

NAYS: 2 - Village Trustee Moroney, and Village Trustee Boutet

ABSENT: 0

W. ORD 17-223 **An Ordinance of the Village of Oak Park, Cook County, Illinois, Removing Certain Properties from the Greater Downtown Tax Increment Redevelopment Project Area**

Village President Abu-Taleb and Village Trustee Taglia recused themselves from the Meeting. The following two Items were presided over by Village President Pro Tem Tucker.

Sarah Patton. Ms. Patton has served on several not for profit boards. She asked why the changes in the TIF and Ethic Ordinance are being made. She believed that a conflict of interest exists and that recusal is the standard procedure in those cases.

David Gulbransen. Mr. Gulbransen stated that this Item is not about the current Village President and Trustee, but about the appearance of impropriety and the reflection of values and transparency in the Village.

John Phelan. Mr. Phelan, who was part of the team involving the TIF settlement, explained the structure of the settlement and that carving those properties out is appropriate and not a conflict of interest.

Greg Marsey. Mr. Marsey asked why it was necessary to exclude these two specific properties if all properties other than the Vantage and Emerson were already carved out of the TIF. He read an excerpt from the Illinois State TIF Law.

Village Manager Pavlicek described the more narrow map that is now being proposed after discussions with District 97. There was consensus to refer to the more narrow map for consideration of this Item.

Attorney Darryl Davidson, who specializes in TIF law, spoke about the various conflict of interest laws in Illinois and why he agrees with the more narrow map. He noted that the settlement agreement requires that the increment generated from all but two other properties located in the Downtown TIF be paid to the applicable taxing bodies. The properties owned by the current Board members are prohibited from receiving TIF benefits. He explained that the TIF wasn't ended at the time of the settlement because the schools would lose State aid,which was part of the terms of the settlement, as well as affecting the Village's debt service.. Mr. Davidson answered question from the Board. He also noted that adopting the next Item regarding conflict of interest is redundant.

There were comments from the Board.

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

AYES: 5 - Village Trustee Button, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

ABSTAINED: 2 - Village Trustee Taglia, and Village President Abu-Taleb

X. ORD 17-224 **An Ordinance Amending Chapter 2 ("Administration"), Article 25 ("Conflict of Interest and Ethics"), Section 2-15-9 ("Conflicts of Interest and Standards of Conduct") of the Oak Park Village Code**

It was moved by Village Trustee Boutet, seconded by Village Trustee Button, that this Ordinance be withdrawn. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village Trustee Button, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

ABSTAINED: 2 - Village Trustee Taglia, and Village President Abu-Taleb

Village President Abu-Taleb and Village Trustee Taglia rejoined the Meeting.

Village President Abu-Taleb recognized the Board for dealing with this matter with an open mind and delaying their decision until they had more information, the history and other important facts. He is proud to be a part of a Board that is thoughtful, responsible and reasonable. As they are all committed to the common good of the people of Oak Park, they value the judgement and participation of each member of this Board. He noted that this should have been addressed in 2011 and thanked staff for resolving it. Denying a Board Member the authority to fully exercise their judgement should be based on concrete evidence of a conflict and he hopes this discussion assures the public that neither he nor Village Trustee Taglia have a conflict or any benefit in regards to the TIF.

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

Village President Abu-Taleb recused himself from the Meeting and the following two Items were presided over by Village President Pro Tem Tucker.

Z. ORD 17-221 **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), Section 3-8-1 ("Number of Licenses to be Issued Per LIcence Class") and Section 3-8-2 ("Licenses by Name and Address Per License") of the Oak Park Village Code for the Issuance of a Restaurant Class B-1 Liquor License to Live 2.0!, LLC, DBA Live Café**

Village Attorney Paul Stephanides stated that the Liquor Control Review Board unanimously recommended granting this license at their last meeting. The applicant has met all the requirements.

The applicant spoke about her business.

It was moved by Village Trustee Boutet, 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 Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

ABSTAINED: 1 - Village President Abu-Taleb

Y. ORD 17-220 **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), Section 3-8-1 ("Number of Licenses to be Issued Per Licence Class") and Section 3-8-2 ("Licenses by Name and Address Per License") of the Oak Park Village Code for the Issuance of a Restaurant Class B-5 Liquor License to Coopers Hawk Oak Park, LLC, DBA Cooper's Hawk Winery and Restaurant**

On behalf of Cooper's Hawk, their attorney stated that they are excited to come to the community.

Mr. Stephanides commented that this is unanimously approved for recommendation by the Liquor Control Review Board.

It was moved by Village Trustee Button, 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 Button, Village Trustee Taglia, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

ABSTAINED: 1 - Village President Abu-Taleb

Regular Agenda (continued)

N. RES 17-558 **A Resolution Approving a License Agreement between the Village of Oak Park and Mobilitie, LLC and Authorizing its Execution**

Village President Abu-Taleb rejoined the Meeting.

Village Manager Pavlicek stated that Items N and K can be taken together, as they were removed from the Consent Agenda to be voted on seperately only if Item W did not pass, which would require Village President Abu-Taleb and Village Trustee Taglia to abstain.

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

K. RES 17-552 **A Resolution Approving a Contract with Schroeder and Schroeder, Inc. for Project 17-3, Sidewalk Improvements, in an Amount not to Exceed $175,000 and Authorizing its Execution**

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

XIV. Call to Board and Clerk

Village Trustee Moroney stated that the TIF carve out vote was one of his least favorite votes so far. However, he did learn the importance of voting yes on that Item.

XV. 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 10:38 P.M., Monday, June 5, 2017.

Respectfully Submitted,
MaryAnn Schoenneman
Deputy Village Clerk