



# 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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Tuesday, September 4, 2018

6:30 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:33 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. Consideration of Motion to Adjourn to Executive Session to Discuss Litigation.

It was moved by Village Trustee Button, seconded by Village Trustee Moroney, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) - litigation. 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. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:02 P.M.

#### VI. 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

#### VII. Agenda Approval

Village President Abu-Taleb stated that Item AB has moved to the Village Manager Report Section of the Agenda.

It was moved by Village Trustee Tucker, seconded by Village Trustee Andrews, to approve the Agenda as amended. A voice vote was taken and the motion was approved.

## VIII. Minutes

- A. [MOT 18-374](#) Motion to Approve Minutes from the July 23, 2018 Special Meeting, July 30, 2018 Special Meeting and August 27, 2018 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.

## IX. Non-Agenda Public Comment

Kelly Benkert, representing the Community Relations Commission. Ms. Benkert encouraged the Board to use a racial equity framework in decision making and to provide racial equity training to Village staff. Community Relations Commission Member Cheree Moore offered other recommendations.

## X. Proclamation

- B. [RES 18-974](#) A Resolution Setting Halloween “Trick or Treat” Hours from 3:00 P.M. To 7:00 P.M. on Wednesday, October 31, 2018

Village Trustee Boutet read the Resolution aloud.

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

- C. [MOT 18-375](#) Motion to Approve Proclamation for National Recovery Month September 2018

Village Trustee Boutet read the Proclamation aloud.

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

## XI. Village Manager Reports

- AB. [MOT 18-346](#) A Motion to Approve the Unaudited Year-to-Date Quarterly Financial Report as of June 30, 2018

Chief Financial Officer Steve Drazner presented the Quarterly Financial Report through June 30, highlighting several major revenues.

Village Trustee Boutet asked that the numbers be placed next to the graphs. Village President Abu-Taleb requested a PowerPoint be used in the future to assist with following the presentation.

- D. [ID 18-943](#) Review of the Village Board Meeting Calendars for September, October, November and December 2018.

There were no comments.

## XII. Village Board Committees

There were no comments.

## XIII. Citizen Commission Vacancies

- E. [ID 18-944](#) Board and Commission Vacancy Report for September 4, 2018.

There were no comments.

## XIV. Citizen Commission Appointments, Reappointments and Chair Appointments

- F. [MOT 18-377](#) Motion to Consent to the Village President's Appointment of:  
**Building Codes Advisory Commission** - Frank Heitzman, Reappoint as Member  
**Building Codes Advisory Commission** - James Johnson, Appoint as Member  
**Community Design Commission** - Jason Berwerff, Appoint as Member  
**Community Design Commission** - Nick Sinadinos, Reappoint as Member

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

## XV. Consent Agenda

### *Approval of the Consent Agenda*

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

- G. [ORD 18-398](#) An Ordinance Granting an Extension of Time to Commence Construction of the Planned Development Project Located at 715-717 South Boulevard  
This Ordinance was adopted.

- H. [ORD 18-401](#) An Ordinance Amending Chapter 2 ("Administration") of the Oak Park Village Code to Add a New Article 37 ("Administrative Procedures for PSEBA Claims") to Establish Administrative Procedures for Assessing and Determining Claims Under the Public Safety Employee Benefits Act  
This Ordinance was adopted.

- I.     [RES 18-953](#)     A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and Oak Park Township for the Purchase of Fuel at the Village's Fueling Facility and Authorizing its Execution  
  
This Resolution was adopted.
- J.     [RES 18-957](#)     A Resolution Designating Huntington National Bank as the Village of Oak Park's Authorized Depository and Authorizing the Execution of Related Agreements with Huntington National Bank  
  
This Resolution was adopted.
- K.     [RES 18-958](#)     A Resolution Approving an Independent Contractor Agreement with Stenstrom Petroleum Services, Inc. for the Replacement of the Fuel Management System for the Fuel Distribution Pumps Located at the Public Works Center Through the Sourcewell Purchasing Program (Formerly National Joint Purchasing Alliance) in an Amount not to Exceed \$27,744.00 and Waiving the Village's Bid Process for the Purchase.  
  
This Resolution was adopted.
- L.     [RES 18-963](#)     A Resolution Approving an Independent Contractor Agreement with South West Industries, Inc. d/b/a Anderson Elevator Co. for Cleaning and Modernization of Elevators at the Holley Court, The Avenue, and The Oak Park River Forest Parking Structures in an Amount not to Exceed \$170,000 and Authorizing its Execution and Waiving the Village's Bid Process  
  
This Resolution was adopted.
- M.     [RES 18-966](#)     A Resolution Approving an Employee Leasing Agreement with GovTempUSA, LLC for a Temporary Water Superintendent in an Amount not to Exceed \$35,000 and Authorizing its Execution  
  
This Resolution was adopted.
- N.     [RES 18-968](#)     A Resolution Authorizing A Single Family Housing Rehabilitation Loan And A Lead Hazard Reduction Grant (SFR-080)  
  
This Resolution was adopted.
- O.     [RES 18-969](#)     A Resolution Approving a Professional Services Agreement with Total Parking Solutions, Inc. for the Unified Parking Technology Configuration and Implementation in an Amount not to Exceed \$15,000 and Authorizing its Execution  
  
This Resolution was adopted.
- P.     [RES 18-970](#)     A Resolution Approving a Contract with Norvilla, LLC. for Project 18-14, Bridge Rehabilitation Improvements, in an Amount not to Exceed \$286,766 and Authorizing its Execution

This Resolution was adopted.

- Q.     [RES 18-971](#)     A Resolution Approving a Highways Land Acquisition Contract for Negotiation Services with Swanson and Brown, Ltd. for Right-of-Way Acquisition for the Lake Street Improvement Project in an Amount Not To Exceed \$103,900 and Authorizing its Execution

This Resolution was adopted.

- R.     [RES 18-972](#)     A Resolution to Approve a Contractual Services Agreement and Software License and Support Agreement between Passport Labs, Inc., a Division of Passport Parking, and the Village of Oak Park to provide a New Software Solution for a Unified Parking Citation and Permit Management System and Processing Technology for all Village Parking Permitting, Parking Passes, Vehicle Sticker Licensing, Mobile Parking Payment, Enforcement, and Adjudication Services

This Resolution was adopted.

- S.     [RES 18-973](#)     A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case Numbers 2016 WC 37996 and 2016 WC 37997

This Resolution was adopted.

- T.     [MOT 18-360](#)     A Motion to Approve the July 2018 Monthly Treasurer's Report for All Funds

This Motion was approved.

- U.     [MOT 18-359](#)     A Motion to Approve the Bills in the Amount of \$3,260,888.22 from July 12, 2018 through August 10, 2018

This Motion was approved.

## **XVI. Regular Agenda**

- V.     [ORD 18-397](#)     Concur with the Plan Commission's Recommendation and Adopt an Ordinance Amending Article 8 ("Uses"), Section 8.3 ("Use Restrictions"), Table 8-1 ("Use Matrix"), and Article 8 ("Uses"), Section 8.4 ("Principal Use Standards"), Subsection 8.4E ("Community Residence") of the Oak Park Zoning Ordinance Regarding Community Residences

Village Planner Craig Failor gave an overview of steps taken for the Plan Commission to arrive at these recommendations. The Plan Commission wanted to ensure that accommodations were provided for community residences within residential districts with certain restrictions. A clause was added to the Zoning Code regarding reasonable accommodation. Another item discussed was the definition of family. The consultant that assisted with the new Zoning Ordinance indicated that this was not necessary, as it was addressed elsewhere in the Village Code under occupancy restrictions. The Plan Commission agreed.

Village Trustee Boutet thought that this should be more detailed in order to regulate group homes and that they should follow the advice of Daniel Lauber, who spoke at a prior meeting. Director of Development Customer Services Tammie Grossman stated that there are definitions in the code for children's homes, community residences, dwellings and other areas that can prevent certain types of group homes, such as fraternities.

Village Trustees Tucker acknowledged that it is complex, but he is comfortable with the ordinance. Defining family in Oak Park would be difficult. Concerns can be addressed as they arise. Village Trustees Andrews, Button and Moroney agreed.

Village Trustee Taglia agreed with Village Trustee Boutet, as Mr. Lauber is an expert in this field.

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

**AYES:** 5 - Village Trustee Button, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, and Village Trustee Andrews

**NAYS:** 2 - Village Trustee Taglia, and Village Trustee Boutet

**ABSENT:** 0

**W.     [RES 18-964](#)     **A Resolution Approving a Funding Grant Agreement between the Village of Oak Park and Housing Forward, Inc. in the Amount of \$230,000 for the Operation of a Flexible Rental Assistance Fund and Authorizing Its Execution****

Village Manager Pavlicek gave a history of actions taken thus far regarding utilizing funds earmarked for affordable housing activities. This Item and the next are agreements based on Board direction at the July 30 meeting.

Village Trustee Moroney asked questions regarding how many people will be serviced, how the funding will be sustainable, etc. Cristy Harris from Housing Forward stated that the funding is meant to be a short term solution to approximately 20 households. She described what it will be used for. If after the two years no funding is available, the program would end.

Village Trustee Button asked Ms. Harris to explain how this funding fills a gap in services. Ms. Harris stated that the majority of their funding comes from HUD, which requires that it be used for the homeless as defined by HUD. This does not include those who are "doubled up" with family, friends, etc. The funding from the Village will be used to assist people in those types of situations. Village Trustee Button spoke in support of the program.

Director of Development Customer Services Tammie Grossman answered questions from Village Trustees Taglia and Andrews regarding scope of services and measuring the success of the program.

Village Trustee Moroney was in favor of adding more affordable housing stock with the funds, which would have more long-term impact. He also expressed concern that this one-time grant may turn into a partner grant that the Village will have to levy for.

Village Trustee Tucker agreed with Village Trustee Moroney regarding sustainable housing, but thinks a program like this for Housing Forward will make an impact. He is

not concerned that this would become an ongoing grant.

Village Trustee Boutet supports the program and would like to see different approaches for all income groups.

Village Trustee Andrews and Village President Abu-Taleb were in favor of brick and mortar projects, which the Board had previously agreed to.

**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:** 4 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, and Village Trustee Boutet

**NAYS:** 3 - Village President Abu-Taleb, Village Trustee Moroney, and Village Trustee Andrews

**ABSENT:** 0

**X.      [RES 18-967](#)      A Resolution Approving a Funding Grant Agreement between the Village of Oak Park and Housing Forward in the Amount of \$268,108 for the Operation of an Interim Housing Program Located at 324 North Austin Boulevard and Authorizing Its Execution**

Village Manager Pavlicek stated that this is also related to Housing Forward. This agreement, unlike the previous one that focuses on rental assistance, involves specific rental units.

Armando Smith of Housing Forward described the project, which is meant to be a bridge for those moving from homelessness to permanent shelter. It includes five units plus a coach house. The funds will be used to pay rent due to the Housing Authority, the owner of the properties. Mr. Smith answered questions from the Board.

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

**AYES:** 4 - Village Trustee Button, Village Trustee Taglia, Village Trustee Tucker, and Village Trustee Boutet

**NAYS:** 3 - Village President Abu-Taleb, Village Trustee Moroney, and Village Trustee Andrews

**ABSENT:** 0

**Y.      [MOT 18-371](#)      A Motion to Direct Staff to Draft an Ordinance Regarding Inclusionary Housing**

Village Manager Pavlicek stated that this Item is on the Agenda for discussion at the request of Village Trustees Tucker and Button.

John Harris, representing the Oak Park Homeless Coalition. Mr. Harris thanked the Board for approving the projects for Housing Forward and commented that affordable housing is a Village value.

Amy Dean. Ms. Dean thanked the Board for taking on the Inclusionary Zoning Ordinance and referenced "America to Me".

Rev. Eric Biddy, representing St. Christopher's Episcopal Church. Rev. Biddy urged the Board to adopt a robust inclusionary zoning ordinance. He commented that recent development in the Village is geared towards rich people.

Henry Fulkerson, representing Housing Forward. Mr. Fulkerson thanked Village Trustees Boutet, Tucker and Button for initiating this ordinance that will help address the challenges of affordable housing.

Jamie Pfluecke. Mr. Pfluecke thanked Village Trustees Tucker and Button.

Wayne Vanek. Mr. Vanek discussed the affordable housing fund in Chicago. He was shocked to find out that Oak Park does not have an inclusionary housing ordinance.

David Kralik, representing the Oak Park Housing Authority. Mr. Kralik advocated for further discussion and commitment to affordable housing. He discussed inclusionary zoning ordinances in other communities and believes the Village should work with other communities and do further research before drafting one.

Ron Baiman. Mr. Baiman spoke in support of the ordinance, which is overdue. He stated that the recent development will not necessarily lower the tax burden. He is supportive of development that will create the village that they want.

Alicia Chastain. Ms. Chastain thanked the trustees for bringing this forward. She discussed how expensive it is to live in Oak Park. This ordinance will ensure that all who want to live in the Village can.

Village Trustee Tucker stated that he has always been a proponent of economic development. He does not believe that the inclusionary zoning ordinance will adversely affect development. It will help promote the Oak Park value of diversity, which includes economic diversity. He would like it crafted specific to Oak Park and would like John Lynch of the Oak Park Economic Development Corporation and resident Nick Brunick to work with staff.

Village Trustee Button commented about the rising cost of housing in the Village. Creating affordable housing is essential to maintain the character of Oak Park. The Board has a responsibility to protect economic diversity to the best of their ability. She has been asking staff for this ordinance for a few years and would like staff to bring a draft back prior to the end of the year. She would also like some additional information such as comparisons to other communities.

Village Trustee Andrews believes affordable housing is crucial to the Oak Park way of life. However, he has concerns that high taxes and out of control spending are what make Oak Park unaffordable, not lack of stock. Before instructing staff to draft an ordinance, the Board should direct them to supply data on the current housing stock. He will back the ordinance only if a problem does exist.

Village Trustee Boutet believes an inclusionary zoning ordinance is consistent with the community's "branding" and fitting to be considered during the 50th anniversary of the Fair Housing Ordinance. She agrees that the Board's decision needs to be informed and would support collecting data on the current housing stock as well as determining what an acceptable percentage of affordable housing would be. She stated that money in lieu of units is just as helpful.

Village Trustee Taglia spoke about Oak Park's history of affordable housing initiatives. He



supports an inclusionary housing ordinance, but does not want it to inhibit development efforts or increase costs for any residents.

Village Trustee Moroney asked John Lynch of OPEDC how this ordinance would have affected development if it were in place years ago. Mr. Lynch commented that up until recently, Oak Park did not have a history of development without financial assistance from the Village. Any affordable housing would most likely have cost the Village in some way. Village Trustee Moroney asked Ms. Grossman how Oak Park compares with Evanston and Highland Park, who have inclusionary zoning ordinances, in terms of rental units and affordable housing stock in general. Ms. Grossman stated that she does not have the numbers for comparison. However, the amount of housing that the Village is looking for is a combination of rental and for-sale stock, and near public transportation, which increases the affordability. Ms. Grossman discussed recent projects that have contributed to the affordable housing fund and answered questions from the Board. Village Trustee Moroney discussed the growing costs that landlords have and how that escalates to tenants. The Village needs to get spending under control. He does not think that an inclusionary zoning ordinance would have any positive effects.

Village President Abu-Taleb discussed the need for give and take with developers. He agreed that there needs to be an ordinance specific to Oak Park. He suggested that a Study Session be scheduled with more information from staff. This will help the Board make a thoughtful decision on the topic. Instead of directing staff to draft an ordinance, direct them to provide more information at a Study Session.

Village Trustee Tucker agreed that a Study Session is in order. However, he would like a draft ordinance available to work off of. It is important to the process and he would like this scheduled before year end. Village Trustee Button agreed.

There was additional discussion. Village Trustee Tucker amended his motion to direct staff to schedule a Study Session with a draft ordinance. Village Trustee Button seconded the amended motion.

**It was moved by Village Trustee Tucker, seconded by Village Trustee Button, to direct staff to schedule a Study Session with a draft ordinance and additional information. The motion was approved as amended. 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 Boutet

**NAYS:** 2 - Village Trustee Moroney, and Village Trustee Andrews

**ABSENT:** 0

**AA. [MOT 18-376](#) A Motion to Direct Staff to Prepare the Necessary Actions to Designate a Portion of Harrison Street with the Honorary Street Name "Val Camilletti Way"**

**It was moved by Village Trustee Boutet, seconded by Village Trustee Tucker, that this Motion be tabled to the next Meeting. 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

- Z.**      [RES 18-961](#)      **A Resolution Amending Resolution Number 18-816 Regarding the Taxing Bodies Efficiency Task Force to Extend the Time for the Task Force to Issue its Findings and Recommendations**

**This Resolution was adopted.**

**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

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

Village President Abu-Taleb recused himself from the Meeting and the following Item was presided over by Village President Pro Tem Moroney.

- AC.**      [ORD 18-400](#)      **An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), Section 3-8-1 ("Number of Licenses Permitted to be Issued Per License 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-3 Liquor License to I'm Hot Sauce Company, DBA Mulata Kitchen + Coffee**

The owner of the restaurant discussed her establishment and 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:** 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

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

Village President Abu-Taleb rejoined the Meeting.

Village Clerk Scaman stated that Oak Park Festival Theatre will be performing "Thurgood" at Dominican University this weekend.

Village Trustee Tucker asked that Special Event fees be added as an Item to the next Regular Meeting Agenda.

Village Trustee Boutet asked that Madison Street be discussed soon, as the TIF will be expiring.

Village Trustee Taglia asked for a discussion regarding current permissible parameters for Executive Session and an update from the Board of Health on E-cigarettes.

## **XIX. Adjourn**

**It was moved by Village Trustee Tucker, seconded by Village Trustee Boutet, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:14 P.M., Tuesday, September 4, 2018.**

**Respectfully Submitted,**

**MaryAnn Schoenneman  
Deputy Village Clerk**