Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, March 4, 2019 | **7:30 PM** | **Village Hall**

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:32 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 Trustee Taglia motioned that Item R be tabled to the next Meeting and have the chair of the Historic Preservation Commission and Frank Lipo of the Historical Society meet with the developer to discuss whether the facade of this property can be reused. Village Trustee Boutet seconded.

Village Trustee Tucker agreed but would like to hear any related public comment tonight. Village Trustee Button was not opposed to tabling the Item but still wants to have a discussion; the Board can always table the vote. There was consensus.

Village Trustees Taglia and Boutet withdrew their motions.

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

IV. Minutes

A. MOT 19-30 **Motion to Approve Minutes from the February 19, 2019 Regular Meeting and February 25, 2019 Special Meeting of the Village Board.**

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

V. Non-Agenda Public Comment

There was no Non-Agenda Public Comment.

VI. Village Manager Reports

There was nothing to report.

B. ID 19-70 **Review of the Village Board Meeting Calendars for March, April and May**

2019.

There were no comments.

VII. 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

C. RES 19-26 **A Resolution Approving a Three Year Professional Services Agreement with Alarm Detection Systems, Inc. for Burglar and Fire Alarm System Monitoring and Maintenance for Village-Owned Buildings in an Amount Not to Exceed $35,000.00 Annually, Authorizing its Execution and Waiving the Village's Bid Process**

D. RES 19-70 **A Resolution Approving an Independent Contractor Agreement with Cerniglia Co. for Emergency Water and Sewer Repairs in an Amount Not to Exceed $40,000.00 in Fiscal Year 2019 and Authorizing its Execution**

This Resolution was adopted.

E. RES 19-71 **A Resolution Approving an Independent Contractor Agreement with Garces Contractors LLC for Emergency Water and Sewer Repairs in an Amount Not to Exceed $50,000.00 in Fiscal Year 2019 and Authorizing its Execution**

This Resolution was adopted.

F. RES 19-73 **A Resolution Approving an Independent Contractor Agreement with GA Paving, LLC for Village Wide Utility Pavement Patching Services in 2019 in an Amount Not to Exceed $200,000.00 and Authorizing its Execution**

This Resolution was adopted.

G. RES 19-77 **A Resolution Approving a Purchase Price Agreement with Misfits Construction Company for the Purchase of Stone and Sand in an Amount Not to Exceed $45,000.00 in Fiscal Year 2019 and Authorizing its Execution**

This Resolution was adopted.

H. ORD 19-18 **An Ordinance Authorizing the Sale of Surplus Vehicles and Equipment Owned by the Village of Oak Park**

This Ordinance was adopted.

I. RES 19-80 **A Resolution Authorizing the Payment to Bellefeuil, Szur & Associates for Annual Support Services in an Amount Not to Exceed $53,050 Pursuant to the Software License and Services Agreement Dated July 20, 2016**

This Resolution was adopted.

J. RES 19-81 **A Resolution Authorizing Payment to Kronos Incorporated for Annual License, Usage, and Support Fees for Workforce Ready Software in an Amount Not to Exceed $31,800**

This Resolution was adopted.

K. RES 19-82 **A Resolution Approving a Contract with Triggi Construction, Inc. for Project 19-4, 2019 Alley Improvements, in an Amount not to Exceed $1,925,407 and Authorizing its Execution**

This Resolution was adopted.

L. RES 19-83 **A Resolution Authorizing the Submission of an Invest In Cook Grant Application for the Lake Street Resurfacing Project**

This Resolution was adopted.

M. RES 19-84 **A Resolution Approving a Professional Services Agreement with Clark Dietz, Inc. for Construction Engineering for Project 18-16, Village Hall Parking Lot Improvements, in an Amount Not To Exceed $71,857 and Authorizing its Execution**

This Resolution was adopted.

N. RES 19-85 **A Resolution Authorizing the Submission of a Surface Transportation Program Shared Fund Grant Application for the Harlem Avenue Multimodal Bridge Project**

This Resolution was adopted.

O. MOT 19-32 **A Motion to Approve an Updated Organizational Chart for the Finance Department**

This Motion was approved.

P. MOT 19-34 **A Motion to Approve an Updated Organizational Chart for the Village Manager's Office**

This Motion was approved.

Q. MOT 19-25 **A Motion to Approve the Bills in the Amount of $1,355,819.09 from February 6, 2019 through February 19, 2019**

This Motion was approved.

VIII. Regular Agenda

R. ORD 19-21 **Concur with the Historic Preservation Commission's Recommendation to Approve an Ordinance Amending Chapter 7 ("Building Regulations"), Article 9 ("Historic Reservation"), Section 7-9-8 ("Designation Of Historic Landmarks and Interior Historic Landmarks") of the Oak Park Village Code to Designate the Exterior of the Building Located at 640-644 Madison Street as an Historic Landmark**

Douglas Gilbert. Mr. Gilbert is a former chair of the Historic Preservation Commission and previously considered recommending this property for landmark status. However, that action was deferred due to the owner's desire to sell the property. He supports the idea of having a discussion with the developer regarding incorporating this building into their development.

Frank Lipo. Mr. Lipo requested expanding who can contribute to the discussion with the developer. He is interested in seeing the facade included in the development.

Frank Heitzman. Mr. Heitzman commented that just because a building is landmarked does not mean it cannot be changed. He discussed the blending of the old with the new.

Chris Payne. Mr. Payne is the current chair of the Historic Preservation Commission. His reason for deferring landmark status was also to not interfere with the owner's marketing of the building. Now that demolition is imminent, there is a sense of urgency. The facade cannot be replicated today. He discussed what is involved in determining what aspects of the property can be salvaged.

Chris Donovan. Mr. Donovan discussed how much the Village has lost in property taxes and how development has been hindered since discussion of designating this property a landmark began. He does not think the Board should allow forcing landmark status upon the new owners of this property.

Jerry Ong of developer Jupiter Realty stated that he is more than happy to meet and discuss this. Village Trustee Boutet asked if they had ever considered preserving this building. Mr. Ong stated that they had. However, there are challenges with the interior not being conducive to a conventional food store. In addition, saving the facade would be expensive. It would have to be dismantled, moved off site, repaired and reassembled. He can come back with a better idea of the costs.

Village Trustee Andrews stated that this building should've already been designated an historic landmark. It is not fair or ethical to force the added expense upon the developer and should have been discussed prior to any deal being made.

Village Trustee Moroney sympathized with both sides of the discussion. He is in favor of a compromise, it one exists.

It was moved by Village Trustee Boutet, seconded by Village Trustee Tucker, that this Ordinance 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

S. ORD 19-17 **Concur with the Plan Commission's Recommendation and Adopt an Ordinance Authorizing the Vacation of an Alley South of 505 Washington Boulevard and North of 437-443 South Scoville Street/500-512 Madison Street in the Village of Oak Park, Cook County, Illinois**

Village Manager Pavlicek suggested that this Item be discussed together with Item T, as they are related. The Plan Commission and staff are recommending adoption of both ordinances regarding a private parking garage for Fenwick.

Plan Commission Chair David Mann stated that the application was straightforward. The height and materials match that of the high school. This will take a lot of cars off of the streets. He noted that vacation of the alley will facilitate ingress and egress to the garage.

Village President Abu-Taleb discussed what a good neighbor Fenwick is.

Village Planner Craig Failor summarized how the value of the land was determined based on the average of two out of three appraisals and answered questions from the Board.

Village President Abu-Taleb discussed the benefits to the community, noting that this is private investment and does not affect the taxpayers. He suggested that the Board consider waiving the cost. Village Trustee Boutet likes that it will ease the traffic burden and supports this project. She would also like to be flexible. Village Trustee Button agreed but expressed concern about setting a precedent. Village Attorney Stephanides read the State Statute that requires compensation to be paid to the Village. Village Trustees Andrews, Tucker, Moroney and Taglia were opposed to waiving the cost. There was consensus to accept staff's proposal of $25,000.

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: 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. ORD 19-16 **Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Five-Story Private Parking Garage Building at the Property located at 505 Washington Boulevard.**

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

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

Village President Abu-Taleb recused himself from the Meeting and Village President Pro Tem Taglia presided over the following Items.

U. ORD 19-23 **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-6 Liquor License to VFJ Enterprises II, Incorporated, DBA Chicago's Home of Chicken and Waffles**

Village Attorney Stephanides stated that the Liquor Control Review Board and the Local Liquor Control Commissioner recommend approval of the ordinance.

The applicant answered questions from the Board. The license is a BYO.

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

V. ORD 19-24 **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-6 Liquor License to New Pot Restaurant**

Village Attorney Stephanides stated that the Liquor Control Review Board unanimously recommended approval and the Local Liquor Commissioner agrees.

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

X. Call to Board and Clerk

Village President Abu-Taleb rejoined the Meeting.

Village Clerk Scaman announced that early voting begins March 18.

Village Trustee Taglia would like a discussion on non-conforming uses in the Village, such as pawn shops.

Village Trustee Boutet agreed. She added that members of I-Gov informed her that the Village's fuel agreement is not agreeable with the other governmental bodies. She would like to see that reconsidered. Village Trustee Taglia suggested a discussion.

Village Trustee Andrews spoke about his attendance at the recent Disability Access Commission meeting

Village Trustee Tucker agreed with Village Trustee Taglia regarding non-confirming uses.

XI. Adjourn

It was moved by Village Trustee Tucker, seconded by Village Trustee Andrews, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 8:34 P.M., Monday, March 4, 2019.

Respectfully Submitted,

MaryAnn Schoenneman
Deputy Village Clerk