



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, November 4, 2019

6:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:30 P.M.

II. Roll Call

Present: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 1 - Village Trustee Boutet

III. Consideration of Motion to Adjourn to Executive Session to Discuss Pending Litigation, Personnel and Collective Negotiating.

It was moved by Village Trustee Andrews, seconded by Village Trustee Walker-Peddakotla, to enter into Executive Session pursuant to 5 ILCS 120/2(c) (11) - litigation, 5 ILCS 120/2(c)(1) - personnel and 5 ILCS 120/2(c)(2) - collective negotiating. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Boutet

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

The Regular Meeting reconvened at 7:37 P.M.

VI. Roll Call

Present: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 1 - Village Trustee Boutet

VII. Agenda Approval

It was moved by Village Trustee Moroney, seconded by Village Trustee Walker-Peddakotla, to approve the Agenda. A voice vote was taken and the motion was approved.

VIII. Minutes

A. [ID 19-333](#) **Motion to Approve Minutes from the October 21, 2019 Regular Meeting of the Village Board.**

Village Trustee Walker-Peddakotla asked that the spelling of "Diwali" be corrected.

It was moved by Village Trustee Moroney, seconded by Village Trustee Walker-Peddakotla, that the Minutes be approved as amended. A voice vote was taken and the motion was approved.

IX. Non-Agenda Public Comment

Monica Sheehan. Ms. Sheehan discussed behavior she described as uncivil discourse during the October 21 Board Meeting.

Kevin Peppard. Mr. Peppard discussed the evolution of Oak Park and its core values.

Aaron McManus. Mr. McManus stated that cutting funding to the Housing Center is destabilizing Oak Park's real estate strategy and spoke in support of them.

Noam Davidoff. Mr. Davidoff urged the Board to keep the levy increase at three percent.

Maria Nicosia, owner of Learning Oak. Ms. Nicosia stated that her daycare center and others are close to a potential recreational marijuana dispensary. She asked the Board to consider making these businesses a special use.

Judith Alexander, representing the North Avenue District. Ms. Alexander asked the Board to make recreational cannabis dispensaries a special use on North Avenue. She noted that Chicago and the surrounding suburbs have identified it as a special use and does not want North Avenue to be perceived as a vice district.

Village President Abu-Taleb asked Village Manager Pavlicek what the possibility is to bring this back to make recreational cannabis establishments a special use. Village Manager Pavlicek stated that there is time to reconsider the Board's original decision and summarized the process. Village President Abu-Taleb stated that he would like to do that.

XI. Village Board Committees

There was nothing to report.

XII. Citizen Commission Vacancies

C. [ID 19-337](#) **Board & Commission Vacancy Report for November 4, 2019**

There were no comments.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

D. [MOT 19-121](#) **Motion to Consent to the Village President's Appointment of :
Board of Health - Noel Chavez, Reappoint as Member**

Civic Information Systems Commission - David Baker, Appoint as Chair
Community Design Commission - Cynthia Ross, Appoint as Member
Environment & Energy Commission - Stephen Morales, Reappoint as Member
Farmers Market Commission - Julia Knier, Reappoint as Member
Housing Programs Advisory Committee - Dominic Tocci, Reappoint as Chair
Plan Commission - Paul May, Reappoint as Member
Transportation Commission - James Thompson, Reappoint as Member

Village Clerk Scaman read the names aloud.

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

X. Village Manager Reports

B. [ID 19-326](#) Review of the Village Board Meeting calendars for November and December 2019.

Village Manager Pavlicek stated that the November calendar has some Thursday night options. She asked the Board to advise her this week if those dates are feasible. She gave an overview of meetings for November and December, including a Tri-Board Meeting for the Early Childhood Collaboration.

Village Trustee Walker-Peddakotla commented that there are three Board Meetings next week. Village Manager Pavlicek explained that the Early Childhood Collaboration meetings in early November have always been problematic while trying to get in the budget meetings. That is why she needs the Board to let her know of any conflicts. The Thursday meeting can be removed; however, the Early Childhood Collaboration meeting cannot, as dates are set in their Intergovernmental Agreement.

XIV. Public Hearing

E. [ID 19-310](#) Truth in Taxation Public Hearing for the Proposed Tax Year 2019 Property Tax Levy

It was moved by Village Trustee Moroney, seconded by Village Trustee Walker-Peddakotla, to call to order the Truth in Taxation Public Hearing for the Proposed Tax Year 2019 Property Tax Levy. A voice vote was taken and the Motion was approved.

Village Attorney Stephanides stated that Notice of the Hearing was published as required by law in the Wednesday Journal on October 23, 2019.

Village Manager Pavlicek noted that under state law, the Village is required to hold a Truth in Taxation Public Hearing if they anticipate or intend to ask the Board to adopt a levy greater than 5% over the previous year. Staff is presenting a recommended budget of 3%. Village Trustee Moroney clarified that the Library's increase of 9.98% brings the total levy to 4.5%.

CFO Steve Drazner stated that the Village's recommended increase for 2020 is \$988,000, which includes \$452,000 for the General Corporate Levy, \$127,000 for the Police Pension Levy, \$281,000 for the Firefighter's Pension Levy and \$128,000 for the Debt Service Levy.

The Village also levies on behalf of the Oak Park Public Library. Their increase is approximately \$938,000; from \$9.4 million to \$10.3 million. Combined with the Village, the total increase is approximately \$1.9 million, or approximately 4.55%.

Art Pedraza. Mr. Pedraza thanked the Board for their service. He commented that increasing taxes a few percentage points each year means a 400% increase over 19 years for him. He voiced his opposition to anything above pure necessity. He asked the Board to reduce the burden on taxpayers.

Douglas Wyman. Mr. Wyman congratulated Village Trustee Buchanan and Moroney for putting aside their differences for the sake of unity.

Kitty Conklin. Ms. Conklin discussed the Taxing Efficiencies Task Force. She noted that 60% of voters suggested looking for efficiencies/consolidation. She would like the total tax levy of all combined taxing bodies at 3%.

Village President Abu-Taleb asked if all those who wish to be heard have had the opportunity.

Village Trustee Moroney asked if the Library has a tax cap. Village Attorney Stephanides stated that being under the Village's levy, they get that advantage. Village Trustee Moroney asked how they got to a 10% levy increase. Village Manager Pavlicek noted that the Library has opted to capture additional levy dollars from the new EAV resulting from the termination of the TIFs. She added that historically, they have not had large increases.

Village President Abu-Taleb addressed Kitty Conklin's comment. He stated that restructuring or consolidation of entities requires going through the State. He would be interested in that, as there are six taxing bodies in the Village and each one does what they feel is their fiduciary responsibility for the community. He discussed the termination of the Madison Street and Downtown Oak Park TIFs. Property values that have gone up in those areas are released back to the taxing bodies to base their levies on.

It was moved by Village Trustee Andrews, seconded by Village Trustee Buchanan, to adjourn the Truth in Taxation Public Hearing for the Proposed Tax Year 2019 Property Tax Levy. A voice vote was taken and the motion was approved.

XV. First Reading

F. [ORD 19-105](#) First Reading of An Ordinance Amending Chapter 20 ("Public Health"), Article 7 ("Garbage, Weeds amd Littering") of the Oak Park Village Code Regarding Rates for Garbage, Refuse, Yard Waste and Recyclable Materials Collection Services as Reviewed at the October 24, 2019 Finance Committee Meeting

Director of Public Works John Wielebnicki stated that staff is proposing a 3% fee increase for refuse, recycling and yardwaste collection and disposal for 2020. The Village will be entering into their fourth year of a five-year agreement with Waste Management, which provides them a 2.5% increase.

Village Manager Pavlicek clarified that this is a First Reading and the Board will not be voting, only discussing. Typically, this would be presented for adoption in two weeks.

Village Trustee Taglia stated that the increase is reasonable.

Village Trustee Walker-Peddakotla asked if it was possible to give a discount for residents who compost. Mr. Wielebnicki stated that there is an incentive for new users.

G. [ORD 19-108](#) First Reading of An Ordinance Amending Chapter 26 ("Water"), Article 2 ("Charges and Collections") of the Oak Park Village Code Regarding the Rates for Water and Sewer Services as Reviewed at the October 24, 2019 Finance Committee Meeting

Mr. Wielebnicki stated that the Water and Sewer Fund revenue supports maintenance of infrastructure and capital improvements for those systems. He noted that staff had presented the results of a five-year water and sewer rate study and is recommending Option 3, a five-year increase of 3%, 3%, 2% and 1% in years four and five. Option 1 is no increase and Option 2 is 2% each year. Mr. Wielebnicki stated that this option provides the best fund reserve balance for the outer years. He discussed the new water meters; staff is replacing approximately 400 to 500 a year as part of the CIP. These rates cover the cost of installing those meters as well as ongoing regular maintenance.

Village Trustee Andrews asked how many years in advance the Village is notified regarding rate increases from Chicago. Mr. Wielebnicki stated that there is no advance notification; they are told from year to year what the current rate is. However, Chicago bases their rates on the CPI. If rates come in higher than that, the Village can adjust accordingly.

Village President Abu-Taleb wants to ensure that water is not shut off on people who cannot afford to pay. He asked if there is a policy in place. Village Manager Pavlicek commented that they are authorized through the Village Code to perform shut offs. Customers are given a lot of notice and payment plans are also available. Group homes and larger facilities will not be shut off in any instance. The most common reason for shut offs is lack of response from customers and lack of information from them. Village President Abu-Taleb would be interested in evaluating that policy.

H. [ORD 19-101](#) First Reading of an Ordinance Establishing the Annual Building and Construction Permit Fees and the Zoning Application Fees of the Village of Oak Park

Chief Building Official Steve Cutaia stated that it is required by ordinance to review these fees annually. Expenses have remained relatively unchanged. Permit applications have increased; there have been 6,500 to date. He attributes the positive budget numbers to the efficiency of CityView and increased oversight and management of HR Green.

Village Trustee Moroney complimented Mr. Cutaia and his department.

I. [ORD 19-99](#) First Reading of an Ordinance Amending Chapter 18 ("Business Licensing"), Article 2 ("Fee Schedule"), Section 8-2-1 ("License Fee Schedule") of the Oak Park Village Code Regarding Temporary Food Establishment and Mobile Food License Fees as Reviewed at the October 28, 2019 Finance Committee

Director of Public Health Mike Charley stated that this ordinance amends three Temporary Food Vendor Fees and a Mobile Food Vendor Fee. He commented that when this was originally presented, he received Board direction to attain information from the business community and to compare the fees to the actual costs to the Health

Department. A tiered approach was recommended. The Temporary Food Vendor Fee being considered is \$100 for the first event and \$50 for each subsequent event. These vendors are inspected once per event. He received no opposition to the \$50 Late Application Fee. The third fee being considered is a annual \$150 Temporary Food Establishment License Fee for the Farmers Market. Mobile food establishment licenses were previously \$100 per year. In order to comply with IDPH regulations, they are now classified as low risk (\$150 fee and two annual inspections), medium risk (\$200 fee and two annual inspections) and high risk (\$325 fee and three annual inspections). Mr. Charley clarified that these increases cover the costs of his department.

XVI. Consent Agenda

Approval of the Consent Agenda

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

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Boutet

- J.** [ORD 19-91](#) **An Ordinance Terminating the Greater Downtown Tax Increment
Redevelopment Project Area and Dissolving the Greater Downtown TIF
District Special Tax Allocation Fund**

This Ordinance was adopted.
- K.** [ORD 19-92](#) **An Ordinance Terminating the Madison Street Business Corridor Tax
Increment Redevelopment Project Area and Dissolving the Madison Street
Business Corridor TIF District Special Tax Allocation Fund**

This Ordinance was adopted.
- L.** [RES 19-315](#) **A Resolution Approving an Amendment to the Renewal Agreement with
Edwin Hancock Engineering, Co. for Design Engineering Services for the
2020 Alley Improvements Project in an Additional Amount not to Exceed
\$57,500 and Authorizing its Execution.**

This Resolution was adopted.
- M.** [ORD 19-102](#) **Concur with the Historic Preservation Commission's Recommendation and
Adopt 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 408 North Kenilworth Avenue as an
Historic Landmark**

This Ordinance was adopted.

- N. [RES 19-324](#) A Resolution Approving a Purchase Price Agreement with CDW Government LLC for the Purchase of Microsoft Software Licenses in an Amount Not to Exceed \$52,751.95 and Authorizing Its Execution and Waiving the Village's Bid Process

This Resolution was adopted.
- O. [RES 19-325](#) A Resolution Appointing Certain Chief Executives, Administrators and Managers of the Village of Oak Park to the Position of Director and Alternate Director to the West Cook County Solid Waste Agency

This Resolution was adopted.
- P. [RES 19-326](#) A Resolution Adopting Certain Portions of the Update to the Cook County Multi-Jurisdictional Hazard Mitigation Plan

This Resolution was adopted.
- Q. [RES 19-327](#) A Resolution Authorizing the Purchase of 3,500 Tons of Rock Salt from Compass Minerals America Inc. of Overland Park, Kansas at \$78.86 Per Ton For the 2019/2020 Snow Season in an Amount Not To Exceed \$276,010.00, and Waiving the Village's Bidding Process

This Resolution was adopted.
- R. [RES 19-328](#) A Resolution Approving an Independent Contractor Agreement with Concept Plumbing, Inc. to Connect the Sump Pump Drains in the Village Hall Geothermal Vault to the Taylor Street Sewer in an Amount Not to Exceed \$49,517.43 and Authorizing its Execution

This Resolution was adopted.
- S. [MOT 19-110](#) A Motion to Approve the Bills in the Amount of \$4,679,430.71 from October 1, 2019 through October 28, 2019

This Motion was approved.

XVII. Regular Agenda

- T. [RES 19-329](#) A Resolution Approving an Intergovernmental Agreement between the Village of Oak Park and the Board of Education of Oak Park Elementary School District 97 Regarding a License for District 97's Usage of a Village Underground Fiber Optic Cabling System and Authorizing its Execution

Village Manager Pavlicek stated that there were brief discussions on this topic at some of the recent Finance Committee Meetings. Subject to the Board's review and approval, there would need to be approval by School District 97's Board. There are then a number of actions that will have to occur, such as awarding the contract.

IT Director Alvin Nepomuceno stated that this will provide a data network for the Village and District 97. He described the benefits, which include faster bandwidth speed to

interconnect all facilities and the ability to have less powered equipment outdoors. In addition, the system is expected to last for many decades. Looking to the future, it is a good investment. Civic Information Systems Commission Chair David Baker discussed why D97 will be entering into a leasing agreement rather than splitting the cost with the Village. In addition, other entities and taxing bodies will be able to lease from the Village as well.

Village President Abu-Taleb discussed SMART Cities, which is one of the proposed Board Goals. This network will enable the Village to achieve that.

Mr. Baker described how increased bandwidth capacity will better support core systems. The current infrastructure increasingly does not support that. He also discussed what technologies will be available to the Village regarding the SMART Cities initiative.

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

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Boutet

U. [MOT 19-117](#) A Motion to Waive the Independent Financial Audit Requirements of Section 11.1 of the 2019 Funding Grant Agreement ("Agreement") between the Village and the Oak Park Regional Housing Center until November 30, 2019

Village Manager Pavlicek stated that there is no provision in the Village's agreement with the Housing Center that allows staff to waive the requirement of submitting their audit for FY ending December 31, 2018 within 30 days after June 30, 2019. However, the Housing Center currently has auditors on-site working on data and staff anticipates that they will be able to produce it at the end of the month.

Andrew Williams-Clark. Mr. Williams-Clark acknowledged changes and challenges within the Oak Park Regional Housing Center. He asked the Board to release their 2019 funding and add funding for them to the 2020 Budget.

James Pfluecke. Mr. Pfluecke stated that this comes down to supporting the Village's goal of racial equity. He asked how withholding funding will build trust with the new Housing Center director and why the Village should not be supporting that role.

Denise Walsh. Ms. Walsh believes the Housing Center supports a diverse community. As a landlord, she has been successful using the services of the Housing Center.

Paul Sakol. Mr. Sakol is concerned about taxes, but funding the Housing Center is a small price to pay for integration. He spoke highly of the new Executive Director.

Kristen Hirsh. Ms. Hirsh lives in Oak Park because of its diversity. She noted that small decisions add up and change values.

Wailin Wong. Ms. Wong supports releasing these funds and fully funding the Housing Center for 2020. She spoke about their value to the community. Online housing apps are

not designed to create diversity.

Village Trustees Andrews and Taglia think it is reasonable to extend the audit deadline to the end of the month.

Village Trustee Buchanan asked if the Village has ever withheld funding from other partner agencies for similar reasons. Village Manager Pavlicek replied that they have never had this level of non-compliance in the past. Staff has sent out letter to vendors or developers when out of compliance, however. The Housing Center had originally stated that the audit would be delayed, but the promised date was much earlier.

Village Trustee Walker-Peddakotla asked if they have been late before. Village Manager Pavlicek stated that it is typical to have to remind them and other partner agencies of deadlines, but they have not been this late before. Village Trustee Walker-Peddakotla referenced the overall tone exhibited at the October 28 Finance Committee Meeting. The Village's actions have put the Housing Center in a place where they many not even meet payroll. If the Village values integration, they should not be putting the only organization that focuses on that in such a situation. She discussed how the Village were good partners to the Housing Center 40 years ago. The Village is not a good partner now and has systematically undermined the Housing Center. She discussed several programs, such as collecting race data from landlords, and resources that that no longer exist. The marketing of Oak Park has changed from welcoming and diversity to economic development. She believes that Village staff could have worked more effectively with the Housing Center. She supports releasing the 2019 funding and fully funding them in 2020.

Village Manager Pavlicek explained why staff no longer collects race data from landlords. Director of Development Customer Services Tammie Grossman added that the Village was getting pushback from a large number of landlords stating it was difficult to identify all tenants by race so they didn't feel comfortable reporting that. In addition, the Board adopted a policy of relying on U.S. Census data instead.

Village President Abu-Taleb asked the Housing Center's Executive Director, Athena Williams, to speak. She stated that she is ready to move forward and discussed why the audit was not completed. Village President Abu-Taleb stated that the Board has a fiduciary duty to not fund her organization in the event that the audit comes back in such a way that there is wrongdoing. He asked how the the Village should deal with that if it happens. Ms. Williams commented that this audit is for the 2018 expenditures. They have already been approved for funding for 2019. Village President Abu-Taleb noted that no one wants the Housing Center to fail but the organization needs to change. The Board needs to justify their actions to the taxpayers. There are no sacred cows in this Village. The job of the Board is to question the status quo and to make sure they are being responsible for taxpayer's money. Those who believe the Housing Center is a sacred cow do not represent the whole community as far as he is concerned.

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

AYES: 6 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 1 - Village Trustee Boutet

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

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

V. [ORD 19-104](#) An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 4 ("Term and Classification"), Section 3-4-2 ("Classification and Number of Liquor Licenses and Fees") of the Oak Park Village Code Regarding the Restaurant B-6 Bring-Your-Own ("BYO") Liquor License Classification

Village Attorney Stephanides stated that at their October 22 meeting, the Liquor Control Review Board recommended that the annual BYO Liquor License fee be reduced from \$500 to \$100 and to allow partially consumed bottles of wine to be taken off the BYO Licensee's premises per what's currently allowed in the Village Code and under State Law.

Village President Pro Tem Andrews summarized why this amendment was being considered.

Liquor Control Review Board Chair Jane Miller stated that the commission unanimously approved these recommendations.

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

AYES: 5 - Village Trustee Andrews, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 2 - Village President Abu-Taleb, and Village Trustee Boutet

XIX. Call to Board and Clerk

Village President Abu-Taleb rejoined the Meeting.

Village Trustee Taglia is supportive of looking into permitted use regarding recreational cannabis on North Avenue.

XX. Adjourn

It was moved by Village Trustee Moroney, seconded by Village Trustee Andrews, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:36 P.M., Monday, November 4, 2019.

Respectfully Submitted,

**MaryAnn Schoenneman
Deputy Village Clerk**