



# 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, October 5, 2020

6:30 PM

Village Hall

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#### I. Call to Order

Village President Abu-Taleb called the Meeting to order at 6:30 P.M. A statement was read clarifying that the meeting is being held remotely due to COVID-19 restrictions and that it is not prudent to have people present at the Village Board's regular meeting location due to public health concerns related to that outbreak.

#### II. Roll Call

**Present:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**Absent:** 0

#### III. Agenda Approval

It was moved by Village Trustee Moroney, seconded by Village Trustee Andrews, to approve the agenda. A roll call vote was taken. The motion was approved. The roll call vote was as follows:

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

#### IV. Minutes

- A. [MOT 20-063](#) Motion to Approve Minutes from Regular Remote Meeting of September 21, 2020 and Special Remote Meeting of September 29, 2020 of the Village Board.

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, to approve the minutes as presented. A roll call vote was taken. The motion was approved. The roll call vote was as follows:

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

ABSENT: 0

## V. Non-Agenda Public Comment

Erin Ptacek: Erin expressed his dismay that there does not appear to be planning ahead to prevent wasteful spending on infrastructure. He was referencing specifically a recent water main break.

## VI. Proclamation

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### B. [ID 20-272](#) Motion to Adopt a Proclamation for Domestic Violence Awareness Month, October 2020

Village President Abu-Taleb introduced the Proclamation, which was requested by Chief Reynolds. Village Trustee Boutet read the Proclamation aloud.

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

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

## VII. Village Manager Reports

### C. [ID 20-265](#) Review of the Revised Village Board Meeting Calendars for October thru December 2020.

Village Manager Cara Pavlicek discussed the calendar for the Board of Trustees for the remainder of October, November and December. While Monday October 12, 2020 is Indigenous Peoples Day, Village Hall will be open and a Village Board meeting will be held.

### R. [ID 20-267](#) Presentation by Housing Forward on Interim Housing

Lynda Schueler, Executive Director of Housing Forward, provided a brief overview of the plans at the Write Inn since PADS Emergency Shelter and Daytime Support Center in Maywood indefinitely closed. They have been working to shelter people out of hotels since mid-March. For seven months, they have had a scattered type model of housing 200 people in the following locations Carleton in Oak Park, Super 8 in Northlake and Best Western in Franklin Park. Housing Forward Board of Directors decided to sign a one-year lease with the Write Inn. This lease allows Housing Forward to facilitate a 24/7 shelter with structured programming within the Village of Oak Park. This interim housing program is funded through federal dollars CARES Act funding, through

Cook County. Modifications were made to the Write Inn building separate side entrance providing direct access to the elevator, 28 cameras at the cost of Housing Forward. There has been community engagement with the neighbors and business owners near the Write Inn have been positive.

Village Trustee Walker-Peddakotla asked what the metrics for success will be for this program. Concerned about the eviction crisis and the increased need for housing due to the pandemic. Lynda Schueler confirmed that everyone moved into the Write Inn has a housing destination, pending located units and their mainstream voucher through Oak Park Housing Authority, who has secured 33 vouchers. The program goals are to ensure people get re-housed, increase the street outreach presence. Housing Forward is also working on diversion, which is another best practice that works to find alternative housing arrangements for someone in need.

Village Trustee Walker-Peddakotla asked for information regarding homelessness in the veteran population in Cook County. Lynda Schueler, confirmed Housing Forward is working toward net zero for homelessness amongst veterans but they are not there yet. Housing Forward applied for certification in January 2020 that would end veteran homelessness in Cook County, to which they were not approved. They hope to get approved during the next application process. Housing Forward did receive funding through a three-year contract with the US Veterans Affairs Department. This new program will be able to provide housing for Veterans as of October 1, 2020. This would allow Housing Forward to get to functional zero. Providing them enough housing resources in the system to be able to end Veteran homelessness in the next 30-days.

Lynda Schueler confirmed the receipt of Corona Virus Relief Funding which expires December 31, 2020, along with pending applications for funding with Cook County for 2021. Housing Forward has built in the lease with the Write Inn, an option to renew or an option to buy. With uncertainty around the first, second and third quarter of 2021, in order for Housing Forward to continue their lease with the Write Inn. Housing Forward would like to continue with the Write Inn, and does not want to revert back to the PADS shelter model.

## **VIII. Village Board Committees**

## **IX. Citizen Commission Vacancies**

### **D. [ID 20-266](#) Board & Commission Vacancy Report for October 5, 2020.**

Village Trustee Simone Boutet requests the Village begin appointments to fill the thirty vacancies. Village Trustee Boutet also requests the Citizen Involvement Commission begin meeting to help in filling the aforementioned vacancies.

Village Trustee Dan Moroney would like to review the eleven member commissions, specifically the Historic Preservation Commission. He would support decreasing larger commissions to a seven or nine member

commission.

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

- E.**      [ID 20-271](#)      **Motion to Consent to the Village President's Appointment of:**  
**Plan Commission** - Iris Simms, Appoint as Chair  
**Plan Commission** - Jon Hale, Appoint as Member  
**Plan Commission** - Paul Beckwith, Appoint as Member  
**Citizen Police Oversight Committee** - Khari Reed, Appoint as Member

Village Trustee Simone Boutet brought attention to a prior Board discussion regarding having more black people on the Citizen Police Oversight Commission. She believed the public will benefit by knowing who is being appointed to each of the committees and believes their full application should be visible to the public. Village Trustee Susan Buchanan did not agree with having the volunteer application available to the public. Instead, the Citizen Involvement Commission should review the application. Village Trustee Deno Andrews agreed with Trustee Susan Buchanan, the full volunteer application should not be public information.

Village Trustee Simone Boutet clarified, she recommended a packet of information or write-up from the Citizen Involvement Commission with more information about the applicant be made available. Village Trustee Walker-Peddakotla asked when the Citizen Involvement Commission will meet again. Village President Abu-Taleb stated he will continue to appoint volunteers to the commissions and committees and the Village Board can vote on those applications.

## **XI. Consent Agenda**

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

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

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

- F.**      [ORD 20-086](#)      **Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate an Educational Facility-Vocational Use Located at 103 North Oak Park Avenue**  
**This Ordinance was adopted.**

- G.**      [ORD 20-087](#)      **Concur with the Zoning Board of Appeals' Recommendation and Adopt an**

Ordinance Granting a Special Use Permit to Operate a Day Care Center Located at 306-312 Madison Street

This Ordinance was adopted.

- H.     [RES 20-210](#)     Resolutions Approving the Program Year (PY) 2020 Community Development Block Grant (CDBG) Agreements with Subrecipients and Authorizing their Execution
- This Resolution was adopted.

- I.     [RES 20-212](#)     A Resolution Approving and Adopting an Amendment to Section IV ("Compensation") of the Village of Oak Park Personnel Manual to Add November 3, 2020 (Election Day) as an Employee Holiday
- This Resolution was adopted.

- J.     [RES 20-213](#)     A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case Number 2019 WC 36836
- This Resolution was adopted.

- K.     [MOT 20-053](#)     A Motion to Approve the Bills in the Amount of \$2,572,924.70 from August 26, 2020 through September 23, 2020
- This Motion was approved.

- L.     [MOT 20-054](#)     A Motion to Approve the August 2020 Monthly Treasurer's Report for All Funds
- This Motion was approved.

- M.     [MOT 20-060](#)     A Motion to Accept Staff's Recommendation Regarding Allocating an Additional Award of \$279,647 in Community Development Block Grant-Coronavirus (CDBG-CV) Funding by Adding \$250,000 to the Small Business Assistance Loan Program and \$29,647 to the Village's Administrative Expenses and Accept the Amendments to the Program Guidelines Per Staff's Recommendation and Direct Staff Prepare the Necessary Documents
- This Motion was approved.

## XII. Regular Agenda

- N.     [RES 20-218](#)     A Resolution Setting Halloween "Trick or Treat" Hours from 1:00 p.m. to 5:30 p.m. on Saturday October 31, 2020
- Public Health Director Michael Charley provided an overview of safety precautions and recommended hours for October 31, 2020 Trick-or-Treating. His recommendation is that hours be during daylight, 1:30pm - 5pm. Mr. Charley responded to questions on how signage would work to inform trick-or-treaters of which houses are participating. Village Manager Pavlicek

stated the Village will begin a creative marketing campaign with trick-or-treating information including speed signage, banners and yard-style signage.

Public Health Director Michael Charley confirmed the rates of COVID are stable, however should there be a significant increase, Trick-or-Treating hours can be rescinded. Village Trustee Buchanan expressed concern that if Oak Park has differing hours to neighboring communities that may be confusing and ineffective. Village Trustee Andrews does not believe there should be set hour for Trick-or-Treating. He does not agree that everyone will be aware and thus having designated hours that are unenforceable is ineffective.

**It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Taglia, that this Resolution be approved. The roll call on the vote was as follows:**

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

**NAYS:** 1 - Village Trustee Andrews

**ABSENT:** 0

**O. [ORD 20-085](#) Deny the Appeal and Concur with the Historic Preservation Commission and Adopt An Ordinance Denying a Certificate of Appropriateness for the Demolition of a Contributing Residential Structure and Garage within the Ridgeland-Oak Park Historic District located at 203 S. Marion Street**

Tom Zapler: Mr. Zapler wrote in favor of granting a certificate of opposition to demolish the Drechsler Brown Funeral Home stating the increased tax revenue as more beneficial to the Village.

Oak Park Economic Development Corporation (OPEDC): Mr. Lynch of the OPEDC provided a letter detailing the challenges with selling the property as is and detailing the reasons for approving the certificate to demolish the building for the purpose of new development viewed as more beneficial to the village overall.

Village Manager Pavlicek provided an overview of the agenda item. Director of Development Customer Services Tammie Grossman provided a summary of staffs opinion in opposition of the opinion provided by the Historic Preservation Commission stating that they do not view the structure as a contributing structure. Developer Justin Pelej stated his commitment to proposing a project that will fit within the character of the Village. Architect David Mann shared his assessment that this structure has been altered to the extent that he does not view it to still be a contributing structure. Acting Chair of Historic Preservation Commission (HPC) Rebecca Houze spoke to the reasons that the HPC believes the building to still be a contributing structure based on when it was determined to be historic within the context of the historic district designation and criteria that qualifies it as so. The HPC evaluates the historic preservation value of the structure not the economic value. Village Trustee Boutet has confidence in David Mann as an architect for presenting an appropriate and beneficial project at that location for the Village. Village Trustee Taglia stated that he appreciates the work of the commission but understands the role of the

commission is to assess the historical value for preservation and the Village Board has more to consider in making their decision. He does not see the future of funeral homes as competitive and viable. He is equally challenged by the financial feasibility of utilizing it as an office space or selling it as a home after having been a funeral home for many years. Village Trustee Buchanan understands the sadness in losing a historical structure but does not believe there is a market for this building as a home. She supports this location for a high density development. Village Trustee Andrews understands the challenges with the home but believes there should be transparency regarding the trade off to the community if the building is to be torn down. The home should not be demolished before a plan is approved for whatever is to replace it. Mr. Lynch confirmed that the house would not be torn down until the development is approved. Village Trustee Walker-Peddakotla respects the work of the committee but challenges the history behind some of what is considered historical structures when the owners stole the land that the structure stands on. She supports replacing the structure with higher density development that can contribute to economic diversity in the village. Village Trustee Moroney does not see the structure as economically feasible. He supports the demolition of the property. He would prefer to know more about what would replace the structure as part of this decision but he trusts the plan commission process for bringing forward a good project. Village Trustee Boutet took the opportunity to suggest the developer consider a development more in scale to four stories versus twelve stories.

**It was motioned by Village Trustee Andrews, seconded by Village Trustee Boutet to concur with the Historic Preservation Commission and deny the appeal to grant a certificate of appropriateness for the demolition of 203 S. Marion Street. The motion was denied. A roll call was taken. The vote was as follows:**

**Ayes:** 0

**Nays:** Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, Village Trustee Walker-Peddakotla, and Village President Abu-Taleb.

**Absent:** 0

**It was motioned by Village Trustee Andrews and seconded by Village Trustee Buchanan to approve the appeal and grant a certificate of appropriateness for the demolition of 203 S. Marion Street. The motion was approved. A roll call vote was taken. The vote was as follows:**

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

**P. [ORD 20-069](#) An Ordinance Amending the Fiscal Year 2020 Annual Budget**

Chief Financial Officer Steven Drazner provided an explanation of the three types of amendments which could be brought to the Board of Trustees for approval:

1. Carry-forward from prior year. A request to move funds allocated for one year, to the next year. There are no carry-forward requests within this ordinance.
2. Reclassification of funds from one account to another account.
3. New money request. Line item expenses in the budget which were under-appropriated, and now requesting additional funding. This type of amendment draws down on the fund balance.

Chief Financial Officer Drazner said the total of the budget amendments within this ordinance are just over \$1 million in new money requests, which is made up of three budget amendments and various reclassifications of funds. New money requests include, Affordable Housing for \$260,000, CARES business assistance offset by a corresponding revenue source, and another for Workers Compensation settlement claims within the self-insured retention fund \$750,000 of the \$1 million.

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

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

**Q.** [ID 20-248](#)

**An Overview presentation of the Recommended Five Year Capital Improvement Plan (CIP) 2021-2025:**

1. CIP Process (5-year capital plan)
2. Main Capital Fund
3. Building Improvement Fund
4. Fleet Fund
5. Equipment Replacement Fund
6. Sustainability Fund (Capital Items Only)
7. Water and Sewer Fund (Capital Items Only)
8. Parking Fund (Capital Items Only)
9. CDBG Fund (Capital Items Only)

As part of the budget process the Village Board is provided a five-year recommended Capital Improvement Plan (CIP). This first year is presented for inclusion in the FY21 budget and future years and provided to identify future capital needs in the Village. No action is requested at this time the recommended CIP. Chief Financial Officer Drazner confirmed the Village of Oak Park cut approximately \$16 million from the Capital Improvement Projects in 2020 due to COVID. Some funds may be carried-forward, however some funds may be deferred.



**XIII. Call to Board and Clerk**

Village Clerk Scaman provided information on early voting and when the secure ballot box will be available. Clerk Scaman also clarified that in reference to earlier discussion regarding the work of the Citizen Involvement Commission they do have a fair and unbiased process for recruitment and it should be understood that it is challenging for some commissions to be meeting right now for a variety of reasons and patience is appropriate.

Village Trustee Walker-Peddakotla shared additional information on voting and encouraged all to please vote.

Village Trustee Boutet highlighted the good work of Housing Forward and Lynda Scheuler.

Village President Abu-Taleb expressed his opinion that providing a safe working space for police officers should be separate from a political discussion regarding police reform.

**XIV. Adjourn**

**It was moved by Village Trustee Moroney, seconded by Village Trustee Boutet to adjourn. Meeting adjourned at 8:43 P.M. Monday, October 5, 2020.**

**AYES:** 7 - Village President Abu-Taleb, Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

**NAYS:** 0

**ABSENT:** 0

Respectfully submitted,  
Deputy Village Clerk Christina Waters