



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, November 16, 2020

5:30 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the meeting to order at 5:30 P.M. He authorized a statement be read providing that the meeting is being held remotely due to COVID-19 restrictions and guidelines 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 pandemic.

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

Village Trustee Andrews requested to combine discussion for items AB & W.

Village Trustee Moroney would like to discuss item AB before item W. Item AB covers specific proposals which the Board can take action on, whereas item W is more of a general discussion. He would like to review specific proposals first. Village Trustee Walker-Peddakotla seconded this request.

Village Trustee Walker-Peddakotla requested to have item E removed from consent and added to consent agenda.

It was moved by Village Trustee Moroney and seconded by Village Trustee Walker-Peddakotla to approve the agenda as amended, with the removal of Item E to the regular agenda. A roll call vote was taken. The motion was approved. The roll call 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 20-080](#) Motion to Approve Minutes from Regular Remote Meeting of November 2, 2020 and Special Remote Meeting of November 9, 2020 of the Village Board.

It was moved by Village Trustee Moroney and seconded by Village Trustee Walker-Peddakotla to approve the minutes as presented. A roll call vote was taken. The motion was approved. The roll call 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

Susan M. Matta, Esq.: Susan Matta provided a letter challenging that the owner of Hit It! Fitness has not been provided enough time to appeal the original complaint and argued that the owner Constance has tried to work with the neighbor with complaints regarding her business.

Kimberley Junius: Kimberley provided public comment expressing her disappointment with how the owner of Hit It! Fitness has been treated and shared how strongly she values the business.

Jim McGregor: Mr. McGregor shared how positively he views this business and challenged whether the noise that is the issue of the complaint has been measured and how else could the noise be mitigated.

Rachel Rohner: Rachel provided public comment noting her surprise that a complaint would be made for this business. She shared her positive regard for this business.

Nicholas Staerzl: Nicholas shared his support for Hit It! Fitness as a well run business that provides a very needed service.

Claudia Farciert: Claudia shared her dismay that Hit It! Fitness is being challenged in this way and urged the Village Board to support this business.

Nabiha Calcuttawala: Nabiha provided a public comment in support of Hit It! Fitness and shared how important the business is to her health and wellbeing.

Stephanie Schultz: Stephanie shared the positive impact Hi It! Fitness continues to have on the community. She urged the Board of Trustees to consider the positive impact this business has on the community.

Jackie Navigato: Jackie shared her experience at Hi It! Fitness and hopes that the Village can do all that it can to protect the small businesses of Oak Park.

Dawn Drumm: Dawn would like the Village to consider mediation to avoid the owner of Hi It! Fitness from losing their business license.

India Kowalski: India shared her positive experience as a member of Hi It! Fitness. She also mentioned how the business has made the appropriate adjustments to adhere to COVID-19 restrictions.

Kristin Neidlinger: Kristin provided a statement in support of Hi It! Fitness and asked that the Board of Trustees intervene to avoid further harassment from the neighbor.

Muriel Jean-Jacques: Muriel stated she regularly attends class at Hi It! Fitness at various time of the morning and evening, and on occasion she attends the outdoor afternoon classes. The noise level is not loud before, after or during classes.

Vanessa Cabrera: Vanessa shared her positive experience during her 7 years membership. She implored the Board of Trustees to keep Hit It! Fitness open.

Sue Smith: Sue provided a public comment in support of Hit It! Fitness. She stated the business owner, Constance, of Hit It! Fitness has attempted both personally and with the Village's assistance to have a meeting with the neighbor mediated by Village Staff, however the neighbor has refused.

Cindy Ternes Snyder: Cindy provided a statement in support of Hi It! Fitness and asked that the Board of Trustees intervene to avoid further harassment from the neighbor.

Christina Welter: Christina advocated for Hit It! Fitness and requested fair treatment and mediation to foster reasonable discussion and support for this local business.

Michele Maras: Michele provided public comment in support of Hit It! Fitness. She stated the neighbor refused mediation with the business owner when it was presented as an option. Michele also takes her nephew to the kid classes and has seen the neighbor on a ladder video recording the kids with their cell phone.

Catherine Simon-Vobornik: Catherine expressed her support for Hit It! Fitness. She encouraged the Village to facilitate a mediation between the owner of Hit It! Fitness and the neighbor.

Stacy Cerepa: Stacy, an instructor at Hit It! Fitness, wrote a letter in support of the small business. She asked the Village to understand the value this business brings to the Oak Park community.

Anisha Dcosta: Anisha, who is also a neighbor to the elevated train tracks along South Blvd., noted the noise created by the trains is louder than the noise created by Hit It! Fitness. She wrote a letter in support of Hit It! Fitness.

Leatrice Cooper: Leatrice expressed her support of Hit It! Fitness. She stated the owner has gone above and beyond to work with the small group of neighbors who have been disruptive to classes.

Andrew France: Andrew expressed his support to keep Hit It! Fitness open.

Lillian Kong: Lillian urged the Village Board of Trustees to support Hit It! Fitness. She asked if the Village would consider mediation between the business and the neighbors.

Gillian Casten: Gillian wrote in support of Hit It! Fitness. She mentioned that Constance (the owner) has attempted repeatedly to resolve this issue amicably with the neighbor.

Mindy Cultra: Mindy is a member of Hit It! Fitness and encourages the Village to support residents and small businesses by bringing them together.

Michele Maras: Michele wrote a letter in support of Hit It! Fitness.

Brooke Reavey: Brooke wrote a letter in support of Hit It! Fitness. She requested the Village Board to ask the neighbors to cease and desist.

April Quealy: April wrote a letter in support of Hit It! Fitness. She asked the Village Board to reconsider penalizing Hit It! Fitness.

Monica Aponte: Monica wrote a letter in support of Hit It! Fitness. She encouraged the Village Board to consider the facts carefully.

Kiersten DeBrower: Kiersten provided public comment supporting Hit It! Fitness. She shared the positive impact this small business continues to have on the community.

Ursal Canli: Ursula submitted a letter of support for Hit It! Fitness. She shared the precautions they have taken in light of the pandemic. She urged the Village Board to support this woman-owned business.

Constance Contursi: Constance, owner of Hit It! Fitness, asked the Village Board for help in this ongoing situation with her business and it's residential neighbors.

VI. Village Manager Reports

Village Manager Cara Pavlicek reminded the Village Trustees that the next Board meeting will be Monday, November 23, 2020 at 5:30 P.M. Also, the budget process is scheduled to be concluded at the Board meeting on Monday, December 7, 2020.

Information was sent to the Village Board regarding recommendations from Interim Public Health Director Joseph Terry, Cook County and the State of Illinois limiting public access lobby hours. Business can be done online.

VII. Village Board Committees

VIII. Second Reading

- B. [ORD 20-121](#) **Second Reading and Adoption of An Ordinance Amending Chapter 20 ("Public Health"), Article 7 ("Garbage, Weeds and Littering") of the Oak Park Village Code Regarding Rates for Garbage, Refuse, Yard Waste and Recyclable Materials Collection Services**

Village Manager clarified this is for a second reading and adoption.

No Village Board discussion.

It was moved by Village Trustee Boutet and seconded by Village Trustee Moroney to adopt the Ordinance as presented. A roll call vote was taken. The ordinance was adopted. 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

- C. [ORD 20-120](#) **Second Reading and Adoption of an Ordinance Establishing the Annual Building and Construction Permit Fees and the Zoning Application Fees of the Village of Oak Park**

No Village Board discussion.

It was moved be Village Trustee Andrews and seconded by Village Trustee Buchanan to adopt the Ordinance as presented. A roll call vote was taken. The motion was approved. The roll call 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

X. Approval of the Consent Agenda

Judith Alexander: As the Chair of the North Avenue District, Judith wrote a letter on behalf of the North Avenue District in favor of special use zoning for the Body Works drive-thru at 6209 W. North Avenue. The proposed operating hours from 7:00 A.M. to 7:00 P.M. are not too early or too late. Also, without the use of an intercom, the noise will be minimal. Safety concerns include, traffic conflicts in the alley where cars exit the drive-thru particularly because of the wall area extending into the alley on the southeast end of the building. The North Avenue Business District is

concerned that eastbound drive-thru customers won't be able to see cars westbound through the alley and vice versa. The District requests that special use zoning is contingent on the installation of appropriate mirrors and the removal of the dock. The second safety concern is that drive-thru customers will turn left or west on to North Avenue. The District requests the Village work with Chicago Department of Transportation (CDOT) and Illinois Department of Transportation (IDOT) to convert the existing painted area separating east and west bound lanes into painted east/west turning median at both Harvey and Lombard.

It was moved by Village Trustee Walker-Peddakotla and 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 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

- D.** [ORD 20-113](#) **An Ordinance Approving the Renewal of a Lease with Greenplan Management, Inc. for the Property Located at 618 South Austin Boulevard and Authorizing its Execution**
This Ordinance was adopted.
- F.** [ORD 20-114](#) Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate an Educational Facility - Vocational Use at 238-240 Madison Street
This Ordinance was adopted.
- G.** [ORD 20-115](#) Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Day Care Facility at the Premises Commonly Known as 266 Lake Street
This Ordinance was adopted.
- H.** [ORD 20-116](#) Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Drive-through Facility at 6209 North Avenue
This Ordinance was adopted.
- I.** [ORD 20-118](#) **Concur with the Plan Commission's Recommendation and Adopt an Ordinance Amending Article 8 ("Uses"), Section 8.3 ("Use Restrictions"), Sub-Section A ("DT District") of the Oak Park Zoning Ordinance to Add Certain Exceptions to the 50-foot Setback Restriction**
This Ordinance was adopted.

- J. [RES 20-230](#) A Resolution Approving A Memorandum of Understanding with the Illinois Fraternal Order of Police Labor Council for the Purpose of Establishing an Alternate Work Schedule for Police Department Sergeants and Lieutenants and Authorizing its Execution

This Resolution was adopted.
- K. [RES 20-231](#) A Resolution Approving a Memorandum of Understanding with the Illinois Fraternal Order of Police Labor Council for the Purposes of Establishing an Alternate Work Schedule for Police Department Patrol Officers and Authorizing its Execution

This Resolution was adopted.
- L. [RES 20-233](#) A Resolution Authorizing Subordination Of A Lien For The Property Located At 1035 South Lombard Avenue (BPIP-079)

This Resolution was adopted.
- M. [RES 20-236](#) A Resolution Approving an Independent Contractor Agreement with Traffic Control Corporation to Provide an Emergency Backup Traffic Signal Cabinet in an Amount not to exceed \$29,675.00 and Authorizing its Execution

This Resolution was adopted.
- N. [RES 20-237](#) A Resolution Approving and Independent Contractor Agreement with A&B Landscaping & Tree Service, INC, for Snow Plowing and Salting of Village Leased/Owned Parking Lots, Back-up Snow Remopval for Public Streets and Sidewalk Snow Shoveling for Fiscal Year 2021 in an Amount Not to Exceed \$175,000 and Authorizing its Execution.

This Resolution was adopted.
- O. [RES 20-238](#) A Resolution Requesting Village of Oak Park Geographic Information System Data from the Cook County Assessor's Office

This Resolution was adopted.
- P. [RES 20-239](#) A Resolution Approving a Sewer Easement Agreement with MIA Property Acquisitions, LLC - 6033 North and Authorizing its Execution

This Resolution was adopted.
- Q. [RES 20-240](#) A Resolution Approving a Public Art Easement Agreement Between the Village of Oak Park and Oak Park I Housing Owner LLC and Authorizing its Execution

This Resolution was adopted.
- R. [RES 20-242](#) A Resolution Authorizing the Purchase of Excess Public Entity Liability

Insurance, Excess Workers' Compensation Insurance, Property Insurance, Crime Coverage and Cyber Liability for the Village of Oak Park for Fiscal Year 2021 in an Amount Not to Exceed \$435,000.00

This Resolution was adopted.

- S. [MOT 20-071](#) A Motion to Approve the Bills in the Amount of \$6,122,657.24 from October 10, 2020 through November 5, 2020

This Motion was approved.

- T. [MOT 20-075](#) A Motion to Approve the October 2020 Monthly Treasurer's Report for All Funds

This Motion was approved.

X. Regular Agenda

- E. [RES 20-243](#) A Resolution Approving the Renewal of an Independent Contractor Agreement Between Thrive Counseling Center for Crisis Intervention and Other Police Social Work Services for a One Year Term and Authorizing its Execution

Village Manager Cara Pavlicek provided a brief history.

Village Trustee Walker-Peddakotla suggested there is an opportunity to reevaluate this model to resemble Cahoots and other models around the country. She proposed a motion to reevaluate Thrive's contract in-line with Cahoots model in a study session.

Village Trustee Boutet seconded Village Walker-Peddakotla's motion. She supports looking into the Cahoots Model with respect for the leadership Oak Park has offered in having this contract.

Village Manager suggests further discussion should wait until after the audit from the professional contractor who is in the process of being chosen through the current request for proposal (RFP) process.

Village Trustee Taglia wanted to point out that this is a long standing contract that has served the community well.

Village Trustee Moroney agrees that it is better serving of the Village Board's time to wait for the process of review of the Police Department. Village Trustee Moroney does not necessarily trust the intention of advocates that would otherwise wish to abolish the Police, in his opinion.

Deputy Chief Shatonya Johnson spoke from her experience as valuing the relationship with Thrive.

Village Trustee Walker-Peddakotla supports passing this contract as it stands but still suggested a study session.

Village Trustee Buchanan agrees that the contract with Thrive is progressive and commendable but she would like to evaluate whether we can do better in response to the Black Lives Matter (BLM) movement. She would also like to have a Study Session.

Village Trustee Andrews would support a study session but suggests doing so after the report from a consultant.

Village Trustee Boutet reiterated that the Department of Justice, within the office of community policing, offers free technical assistance on how to strengthen policing models. If we are not able to get it free, they offer grants.

Village President Abu-Taleb asked Village Trustee Walker-Peddakotla if the Board can review the process after the professional contractor completes their audit of the police department

Village Trustee Walker-Peddakotla reiterated that she did not initially agree with the contract process. She is willing to hear what the contractor has to say, but would like a separate study session considering all the models which are available for review.

Village President Abu-Taleb and Village Trustee Walker-Peddakotla both agreed on the timing of the study session taking place after the professional contractor's review.

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Andrews, that this Resolution be adopted. 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

- U. [ORD 20-117](#) Concur with the Plan Commission's Recommendation and Adopt an Ordinance Granting a Special Use Permit for a Major Planned Development Containing a Six Story Multiple-Family Residential Building Consisting of 84 Dwelling Units, an Automated Teller Machine ("ATM") and Parking on the Ground Floor at the Property Located at 835 Lake Street**

Mary Donald: Mary is concerned the Village of Oak park has not fully addressed the impact this development will have on businesses on the 100 block of south Oak Park Ave, the 800 block of North Boulevard, and the traffic flow on North Boulevard. Mary requests one week rescheduling of the matter for review until those of us affected by this development can appropriately provide clarity on the issues involved.

Mary Christ: Mary, owner of Kids Unlimited Therapy Services and tenant at 820 North Boulevard, voiced her concern and requested a delay in approval of the 835 Lake Street development project. The proposed building and projected traffic patterns will greatly impact her business and the safety of the hundreds of the children that come to for therapy on a weekly basis.

Caroline Sheehan: Caroline wrote a letter in opposition of the proposed

development at 835 Lake Street considering the required zoning variances. Caroline is an owner in building, The Cortland Condominium. The current plan submitted reflects a building which would be built form lot line to lot line to buildings on both sides. This development would remove much needed parking in Lot 13 and decrease the quality of life for residents living next to it as it would decrease the amount of sunlight residents currently get in their homes.

Sandra George: Sandra wrote a letter in opposition of the proposed development at 835 Lake Street considering the required zoning variances. Sandra is an owner in building east of the development in The Cortland Condominium. The current plan submitted, reflects a building which would be built form lot line to lot line to buildings on both sides. This development would remove much needed parking in Lot 13 and decrease the quality of life for residents living next to it as it would decrease the amount of sunlight residents currently get in their homes. Neighboring business rely on that lot to provide a place for their customer's to park. The Village Board does not have to accept a building that is property line to property line.

Laurie Sutter: Laura wrote a letter in opposition of the proposed development at 835 Lake Street considering the required zoning variances. Laura is an owner in building, The Cortland Condominium. The current plan submitted reflects a building which would be built form lot line to lot line to buildings on both sides. This development would remove much needed parking in Lot 13 and decrease the quality of life for residents living next to it as it would decrease the amount of sunlight residents currently get in their homes.

Sandra Zazska: Sandra wrote a letter in opposition of the proposed development at 835 Lake Street considering the required zoning variances. Sandra is an owner in building, The Cortland Condominium. The current plan submitted reflects a building which would be built form lot line to lot line to buildings on both sides. This development would remove much needed parking in Lot 13 and decrease the quality of life for residents living next to it as it would decrease the amount of sunlight residents currently get in their homes.

Village President Abu-Taleb introduced Iris Sims who is the Chair of the Plan Commission, Tom Meador and additional architects that worked on this project.

Tom Meador, who is an architect on this project, introduced Jay Keller, architect; Bill Grieve, Traffic Consultant; Justin Optiz, Traffic Consultant colleague; John Schiesse, who assisted through the project approval

process.

Village Manager Pavlicek introduced Tammie Grossman, Director of Development Customer Services. John Lynch, Executive Director of Oak Park Economic Development Corporation (OPEDC). Village Manager Pavlicek noted that the parcel for this property is private property. There is no Village incentive proposed as part of the development. This project has complied with the Inclusionary Housing ordinance by making a contribution to the affordable housing fund.

Village President Abu-Taleb also thanked Bill McKenna (Village Engineer), Paul Stephanides (Village Attorney) and Craig Failor (Village Planner), additional Village employees who have worked on this project.

Director Tammie Grossman provided an overview of the development. The proposed development is six story multiple-family residential building consisting of 84 units, 8 one-bedroom apartments, 74 two-bedroom apartments, and 2 three-bedroom apartments. The developer is seeking five variances. 1) density variance - 48 units to 84 units, 2) height variance - 45 feet to 74 feet, 3) a rear yard setback from 25 feet to 14 feet, 4) a side yard setback from 10 feet to 5 feet, and 5) building coverage from 70% of the total lot coverage and the request is for 75% of the total lot coverage. The Plan Commission did support the project at their hearing.

Jay Keller, architect, provided a presentation of the development.

Executive Director of the Oak Park Economic Development Corporation (OPEDC), John Lynch, provided historical context of this site. He also provided background on the decision to work with Michigan Avenue Realty and Tom Meador. The team also worked with the owner of the property, Alan Schwartz.

Village Trustee Boutet asked about the notice of the public hearing. Village Planner, Craig Failor confirmed those individuals within the 300-foot rule did receive notification through the mail.

Village Trustee Buchanan asked how wide is the alley next to The Kids Unlimited Therapy from North Boulevard to their front door? Jay Keller responded approximately 6.5 to 7 feet.

Village Trustee Buchanan asked if they could return to slide 17 of the presentation, which shows the massing. During the Plan Commission meeting, people expressed their concern with the massing. Also on slide 41 which showed the overall building, people did not like the architecture. People discussed, in length, their displeasure with the architecture.

Iris Sims, Plan Commission Chair, noted a subsequent Planning Commission meeting when the commission reviewed various process issues. For example, at what point in time should the Plan Commission comment on the overall architecture as opposed to going over the facts that are presented after the process has taken place. This project was approved on May 2, 2020, but was not unanimously approved by the Planning Commission. There were also two Plan Commissioners who objected to the architecture.

Village Trustee Taglia asked Village Engineer McKenna to summarize the flow of traffic post- and pre- building work. He also asked Director Grossman about parking capacity of the location where the cars currently parked in Lot 13.

Village Engineer McKenna answered that the updated traffic pattern and the low number of vehicles the project will generate, this adequately addresses any conflict between alley usage between residential and commercial. The proposed traffic from the development will be less than half of what the existing site generates.

Village Trustee Andrews asked how the total amount of money going into the affordable housing fund. Director Grossman confirmed a total of \$1 million.

Village Trustee Andrews wanted to get a sense of the response from the supporters of the Unity Temple. John Schiesse spoke with the minister of Unity Temple and also received a letter of support for the project.

Village Trustee Boutet inquired why the buildings are so close together. Jay responded that there is a 10-foot buffer per the zoning code. As you go up the building, it steps back.

Director Grossman gave an overview of the process. The Village has a contract with Wight & Company to conduct architecture review. As part of the zoning ordinance update the Village Board developed guidelines and standards. Wight & Company works with the developer to ensure those design guidelines are met. The project also went through Historic Preservation Commission review. Village Trustee Boutet expressed that she does not mind the architecture of the project.

Village Trustee Moroney noted that the original project was approximately 30-story building. He thanked the Oak Park Economic Development Corporation (OPEDC) and the parcel owner Alan Schwartz, the Plan Commission and the developer for bringing forth an excellent project. This project is going to be an asset to that area. He appreciates that the Cortland Condominium Association was worked with. The Hemingway

District needs this building as it provides more residents to that area.

Village Trustee Walker-Peddakotla will be voting no since her concerns were not addressed. Unions have protested this development company and there have been OSHA issues. Also, this building could have integrated affordable housing. The Village should not build affordable housing in a different part of town.

Village Trustee Buchanan what is the distance between the new building and the building to the west? Jay said approximately 10-15 feet. In regards to energy efficiencies, Village Trustee Buchanan asked if the green roof could be more than just planters? Jay would need to discuss with the developer.

Village Trustee Boutet responded to Village Trustee Walker-Peddakotla's comment regarding affordable housing. She believes it is fantastic to have \$1 million dollars for affordable housing.

Village Trustee Andrews agrees with Village Trustee Boutet. The developer is contributing to the affordable housing fund according to the law. If there is a critique of the law, it should be directed to that law.

Village Trustee Taglia asked if there will be a follow-up study after the development is built? Village Engineer McKenna confirmed there will be a follow-up study.

Village Trustee Taglia asked Director Grossman to respond to the parking capacity of the garage. Director Grossman said the garage is operating at 50% capacity. There is plenty of capacity at the Avenue Garage.

Village President Abu-Taleb asked what the current property taxes and the projected property taxes from this project. Director Grossman responded that currently all taxing bodies receive \$36,000 a year. After the completion of the project that number will go to approximately \$420,000 a year.

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, that this Ordinance 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 Boutet, Village Trustee Buchanan, Village Trustee Moroney, and Village Trustee Taglia

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

V. [ORD 20-119](#) Concur with the Plan Commission's Recommendation and Adopt an Ordinance Amending Article 14 ("Zoning Approvals"), Section 14.5 ("Planned Developments"), Sub-Section G ("Effect of Approval or Denial)

and Expiration”) of the Oak Park Zoning Ordinance Regarding Timelines for the Filing of an Application for a Building Permit After Approval of a Planned Development and the Commencement of Construction

Village Manager Pavlicek provided an overview regarding timelines for approved planned development permit submittal and construction phases as follows:

1. Elimination of the building permit submittal requirement of 9 months from the date of Village Board Approval.
2. Extend the construction start date from 18 months to 24 months.
3. Eliminate the end of construction milestone for 36 months to a time frame that the developer established in the planned development application.

It was moved by Village Trustee Andrews, seconded by Village Trustee Moroney, that this Ordinance be adopted. 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

W. [ID 20-316](#) Report and Recommendations from the Oak Park Business Recovery Task Force

Village Trustee Andrews updated the Village Board on a recent Task Force meeting as very productive and informative. The Task Force would like the opportunity to review the request for proposals (RFP's). Village Manager Pavlicek confirmed the request for proposals (RFP's) could be on the agenda for one week from this evening.

Village Trustee Andrews moved to table item W with proposals until the Task Force has an opportunity to review the proposals. Village Trustee Boutet seconded the motion.

Village Trustee Moroney agreed but did share some level of frustration for the lack of action after it has been presented as urgent previously.

It was moved by Village Trustee Andrews and seconded by Village Trustee Boutet to table this agenda item. A roll call vote was taken. The motion was approved. The roll call 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

AB. [ID 20-318](#) Presentation of Proposals for Business Community Support for Discussion and Staff Direction

Tabled for discussion at next weeks Village Board meeting.

Open Public Hearing on the Fiscal Year 2021 Recommended Budget

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, to open the public hearing on the fiscal year 2021 recommended budget. A roll call vote was taken. The motion was approved. The roll call 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

IX. [ID 20-263](#) Public Hearing on the Fiscal Year 2021 Recommended Budget

Village President Abu-Taleb called the Public Hearing to order.

Village Attorney Stephanides stated that a Notice of the Hearing was published in the Wednesday Journal on November 4, 2020 as required.

PUBLIC COMMENT: None

Chief Financial Officer Steven Drazner provided a brief recap of 2020 with the pandemic. There were significant reductions, most of which came from the capital projects, water fund, parking fund and general fund. The fiscal year 2021 proposed budget overview includes a total budget revenue of \$138.4 million and total budgeted expenditures of \$146.3 million.

Village Trustee Andrews thanked Village staff for their work on the budget.

Village Trustee Boutet did not think we should decrease the Oak Park Economic Development Corporation (OPEDC) budget, especially if the Village is working on marketing now. The Village Board should discuss funding the Housing Authority with Affordable Housing Funds.

Village Trustee Boutet recommends having a plan B for the Parking Fund. The Village Board should rely on staff on how to recover the Parking Fund.

Village Trustee Andrews clarified the \$50,000 from the Oak Park Economic Development Corporation (OPEDC) was for Visit Oak Park, not to fund a marketing plan discussed in the Task Force. Hopefully that money will come from a budget surplus from this fiscal year, not next fiscal year.

Village Trustee Walker-Peddakotla asked for clarification on funds for Visit Oak Park and the Oak Park Economic Development Corporation

(OPEDC). Also, the Affordable Housing Fund and the funding for Oak Park Housing Authority.

Village Manager Pavlicek responded that of the partner agency's fiscal year 2021 requests, the Oak Park Economic Development Corporation (OPEDC) will be reduced by \$50,000, the Regional Arts Center is reduced by \$2,500, the Housing Authority Small Condo Management Program by \$7,500. Continue to allocate the public housing agency with \$35,000 for housing voucher management. Instead of using that from General Fund revenues, it will be allocated from the restricted Affordable Housing funds. Therefore, freeing up other General Fund revenues that could go towards Visit Oak Park.

Village Trustee Walker-Peddakotla expressed concerned in the use the Affordable Housing funds. She would like to see these funds used for affordable housing units.

Village Trustee Moroney pointed out that tax payers are funding the Affordable Housing fund. Using Affordable Housing funds to fund affordable housing initiatives is appropriate use of funds.

Village President Abu-Taleb confirmed that all parties that wished to be heard have had the opportunity to be heard. No further discussion or public comment was presented.

Adjourn Public Hearing on the Fiscal Year 2021 Recommended Budget

It was moved by Village Trustee Boutet, seconded by Village Trustee Andrews, to adjourn the public hearing on the Fiscal Year 2021 Recommended Budget. A roll call vote was taken. The meeting was adjourned at 8:50 P.M. 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

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

Village President Abu-Taleb recused himself from the meeting and the following item(s) was presided over by Village President Pro Tem Boutet.

- Y. [ORD 20-124](#) An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 8 ("List of Licenses for Each License Class"), 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 Sushi House Oak Park LLC, DBA Sushi

House

Village Trustee Boutet introduced the agenda item.

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

AYES: 6 - Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

RECUSED: 1 - Village President Abu-Taleb

- Z.** [ORD 20-125](#) **An Ordinance Amending Chapter 3 (“Alcoholic Liquor Dealers”), Article 8 (“List of Licenses for Each License Class”), Section 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-1 Liquor License to Victory Oak Park, LLC, DBA Victory Italian**

Village Trustee Boutet introduced the agenda item.

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

AYES: 6 - Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

RECUSED: 1 - Village President Abu-Taleb

- AA.** [ID 20-317](#) **Motion to consent to Liquor Commissioner Boutet’s Appointment of:
Liquor Control Review Board - Emily N. Masalski, Appoint as Member
Liquor Control Review Board - Timothy Thomas, Appoint as Member**

Village Trustee Boutet provided a brief introduction of the appointments she has recommended to serve on the Liquor Control Review Board. Each applicant received an endorsement from the Citizen Involvement Commission.

It was moved by Village Trustee Andrews, seconded by Village Trustee Buchanan, to approve appointments to the Liquor Control Review Board as presented. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village Trustee Andrews, Village Trustee Boutet, Village Trustee Buchanan, Village Trustee Moroney, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

RECUSED: 1 - Village President Abu-Taleb

XI. Call to Board and Clerk

Village Trustee Buchanan asked why the Village is going from one ticket that isn't due yet, to a business revocation hearing for Hit It! Fitness. She asked if the Board will receive follow-up on the process with this business. Village President Abu-Taleb referred Village Trustee Buchanan to the information provided to the Board via email from Village Attorney Paul Stephanides.

Village Trustee Boutet noted that there are always two-sides to every story. She has spoken to the neighbors on the block near Hit It! Fitness. There does seem to be an issue. She hopes there is an opportunity for mediation.

Village Trustee Andrews encouraged people to wear masks, be safe and be tolerant.

Village Trustee Moroney told everyone to have a good evening.

Village Trustee Taglia said we do not want to push anyone out of the Village. We certainly want to help, but the neighbors need to get together with the business owner.

Village Trustee Walker-Peddakotla thanked Mike Charley, former Health Department Director for all of his work. In regards to Hit It! Fitness, she would like the Village to be as friendly as possible throughout this process, especially during the pandemic.

Village President Abu-Taleb thanked Mike Charley for his years of service. He also thanked staff who work hard for the Village. He encouraged the Board to respect the process with Hit It! Fitness.

XI1. Adjourn

It was moved by Village Trustee Andrews, seconded by Village Trustee Taglia to adjourn. Meeting adjourned at 9:30 P.M., Monday November 16, 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 and Village Clerk Vicki Scaman