



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Monday, October 18, 2021

6:30 PM

Remote

I. Call to Order

Village President Scaman called the meeting to order at 6:33 P.M. She 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 Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 0

III. Consideration of Motion to Adjourn to Executive Session to Discuss Collective Bargaining and Sale of Property

It was moved by Village Trustee Buchanan, seconded by Village Trustee Enyia, to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) - Approval of Executive Session Minutes, pursuant to 5 ILCS 120/2(c)(2) - Collective Bargaining, and pursuant to 5 ILCS 120/2(c)(6) - the setting of a price for sale or lease of property owned by the public body. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

V. Reconvene to Regular Meeting and Call to Order

The Regular Meeting reconvened at 7:12 P.M.

VI. Roll Call

Present: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

Absent: 0

VII. Agenda Approval

President Scaman noted that Items G and J were duplicates so Item J was removed.

It was moved by Village Trustee Buchanan, seconded by Village Trustee Walker-Peddakotla, to approve the Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

VIII. Minutes

A. [MOT 21-103](#) Motion to Approve Minutes from Regular Remote Meeting of October 4, 2021 of the Village Board.

It was moved by Village Trustee Enyia, seconded by Village Trustee Parakkat, to approve the Minutes. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

IX. Non-Agenda Public Comment

There were no Non-Agenda Public Comments.

X. Village Manager Reports

B. [ID 21-313](#) Review of the Revised Village Board Meeting Calendars for October, November and December 2021.

Interim Village Manager Lisa Shelley gave an overview of this Item.

Village Trustee Parakkat requested to include an update on specific pieces that pertain to the Board goals which involve external entities.

XI. Village Board Committees & Trustee Liaison Commission Reports

XII. Citizen Commission Vacancies

C. [ID 21-321](#) Board & Commission Vacancy Report for October 18, 2021.

Village Clerk Christina Waters mentioned the need to fill vacancies for the Building Code Advisory Commission.

XIII. Citizen Commission Appointments, Reappointments and Chair Appointments

D. [ID 21-320](#)

Motion to Consent to the Village President's Appointment of:

Board of Health - Abigail Silva, Appoint as Member

Board of Health - Judy Ann Carter, Appoint as Member

Citizen Involvement Commission - Annemarie Kill, Appoint as Member

Citizen Police Oversight Committee - Dana Wright, Appoint as Member

Civic Information Systems Commission - Cory Wesley, Reappoint as Member

Community Development Citizens Advisory Committee - Sheena Rayford,
Appoint as Member

Community Relations Commission - Jacquelyn Rodriquez, Appoint as Member

Community Relations Commission - Kelly Bencola, Appoint as Member

Community Relations Commission - Maya Puentes, Appoint as Member

Community Relations Commission - Yoko Terretta, Appoint as Member

Farmers Market Commission - Dominic Cianciolo, Appoint as Member
Extending Term

Historic Preservation Commission - Andrew Elders, Appoint as Member

Housing Programs Advisory Commission - Jonathan Burch, Reappoint as
Member

Zoning Board of Appeals - Jim Lencioni, Appoint as Chair

It was moved by Village Trustee Enyia, seconded by Village Trustee Robinson, that this Report be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

XIV. Consent Agenda

Approval of the Consent Agenda

It was moved by Village Trustee Robinson and seconded by Village Trustee Parakkat 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 Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

- E. [ORD 21-86](#) An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers"), Article 3 ("Restrictions on Liquor Licenses") to Eliminate the Requirement that a Village Liquor Licensee be a United States Citizen and to Eliminate Certain Criminal Convictions from Being Considered as Part of a Liquor License Application
This Ordinance was adopted.
- F. [RES 21-233](#) A Resolution Approving the 2022 Employee Health, Dental, Vision, Life, and Accidental Death and Dismemberment Providers' Plan Designs and Premiums and Authorizing Their Execution
This Resolution was adopted.
- G. [RES 21-239](#) A Resolution Approving a Purchase Price Agreement with C.D.S. Office Systems Incorporated for the Acquisition of Arbitrator Camera Equipment in an Amount Not to Exceed \$114,965.00 and Authorizing Its Execution
This Resolution was adopted.
- H. [RES 21-241](#) A Resolution Approving a Second Amendment to the Independent Contractor Agreement with Allied Garage Door, Inc. to Change the Not to Exceed Amount from \$25,000.00 to \$30,000.00 and Authorizing its Execution
This Resolution was adopted.
- I. [RES 21-243](#) A Resolution Approving a Task Order for Professional Engineering Services with Baxter & Woodman, Inc. for Design and Construction Engineering for Project 22-11, Central Pump Station Variable Frequency Drive and Pump Replacement Project, in an Amount Not To Exceed \$81,000 and Authorizing its Execution
This Resolution was adopted.
- K. [RES 21-242](#) A Resolution Approving the Improvement Under the Illinois Highway Code and the Appropriation of up to \$900,000 from the Motor Fuel Tax Fund to Fund a Portion of the Construction of the Lake Street Improvement Project, Section 16-00264-00-PV, and Authorizing Execution of the Necessary Documents
This Resolution was adopted.
- L. [RES 21-245](#) A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case No. 2021 WC 00638
This Resolution was adopted.
- M. [RES 21-246](#) A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case No. 2021 WC 026593

This Resolution was adopted.

- N. [MOT 21-91](#) A Motion to Approve the Bills in the Amount of \$6,132,084.33 from August 26, 2021, through October 7, 2021

This Motion was approved.

- O. [ID 21-322](#) Monthly Report on Board Goals

This Report was received and filed.

XV. Regular Agenda

- P. [ORD 21-85](#) An Ordinance Approving a Fourth Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC, Oak Park Madison Street LLC (Pete's), and AH Oak Park, LLC and Authorizing its Execution

Interim Village Manager Shelley introduced this Item and mentioned that Item P is related to Item Q.

Tammie Grossman, the Director of Development Customer Services, then gave an overview of this Item. She then introduced the project team for Pete's Fresh Market, Stephanie Dremonas and Eugene Grzynkowicz.

Village Trustee Walker-Peddakotla requested clarification on the change in the timing of the construction agreement.

Director Grossman responded the milestones dates have been changed due to the pandemic, with the milestone dates changing from 2020 to 2022, with final occupancy November 1, 2022.

Village Trustee Walker-Peddakotla requested clarification on if there was some way to incentivize meeting these milestone dates to curb any additional amendments to this agreement.

Director Grossman clarified the first two amendments were for the senior housing portion of the development. This is the second amendment for Pete's Fresh Market which was due in part to the delay from Covid.

Director Grossman added that it is not uncommon to have amendments with complicated development projects where there are a number of private utilities that need to be relocated.

Village Trustee Walker-Peddakotla asked what the guarantee that they will be able to meet the deadlines in the amendment given the labor shortage and with the winter approaching.

Eugene Grzynkowicz responded they are ready to start the utility relocations and all the utility work is doable in the cold weather months. The

goal is to get the utility relocations completed in the fall/ winter months so the excavation of the site can begin in the spring.

Village Attorney Paul Stephanides added that the developer can be held in default for not meeting the new milestone dates set forth in section 7.1 - 17.6 of the redevelopment agreement - that would be the enforcement mechanism for not meeting the new milestone dates in the fourth amendment.

It was moved by Village Trustee Taglia, seconded by Village Trustee Robinson, to adopt the Ordinance. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Taglia

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

Q. [RES 21-240](#) **A Resolution Approving an Agreement for Environmental Remediation Work between the Village of Oak Park and Oak Park Madison Street LLC in an Amount Not to Exceed \$1,650,000 and Authorizing its Execution**

Development Customer Services Director Tammie Grossman introduced this item.

Village Trustee Robinson requested clarification as to why this Item is coming up now since the majority of the previous Pete's items were brought before the previous Board - why the delay?

Director Grossman responded part of the redevelopment agreement requires the developer to do environmental testing first to understand what the broad categories are. They had to complete the testing in order for them to move forward with the environmental remediation agreement.

Village Trustee Walker-Peddakotla then requested to change her vote on a previously voted Item (Item D. ID 21-320).

Village Attorney Stephanides clarified there would need to be a motion to reconsider made.

Village Trustee Walker-Peddakotla then made a motion to reconsider her vote on that Item. She then explained her reason to reconsider her vote was that she agrees to all the appointments except for the Citizens Police Oversight Committee appointee, who is a former law enforcement official. Village Trustee Robinson seconded the motion to reconsider.

Village Attorney Stephanides clarified that what the Board is now voting on is the motion to reconsider the matter.

A roll call vote was taken. The Motion to reconsider failed. The roll call on the vote was as follows:

AYES: Village President Scaman, Village Trustee Robinson, and Village Trustee Walker-Peddakotla

NAYS: Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, and Village Trustee Taglia.

It was moved by Village Trustee Taglia, seconded by Village Trustee Buchanan, to adopt Resolution. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Taglia

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

R. [RES 21-250](#) A Resolution to Approve a Professional Services Agreement with Graef-USA Inc. for Sustainability, Climate and Resiliency Planning Services in an Amount Not to Exceed \$125,000 and Authorizing Its Execution

Interim Village Manager Shelley gave an overview of the Item.

Marcella Bondie Keenan, Sustainability Coordinator, then presented the updated scope of service and the engagement plan.

Village Trustee Walker-Peddakotla commented overall she would like to see more consistency in the types of community outreach and engagement the village is doing to create a standard measure of response success.

Village Trustee Robinson requested clarification on the reference to the CDGB map.

Marcella Bondie Keenan responded the Village uses census data to map by household income and certain areas are geographically identified through CDBG funding based on household income levels. This could facilitate going door to door for community outreach.

Village Trustee Buchanan requested clarification on if Graef would be making decisions on how to spend the Sustainability Funds.

Marcella Bondie Keenan responded Graef would help facilitate those conversations with the Board, but it's the Board's decision on how to allocate those funds.

Village Trustee Walker-Peddakotla requested clarification on where the metrics are shown to determine if the community engagement plan outreach was a success or not.

Marcella Bondie Keenan responded they haven't been developed yet - that is the first task under the contract.

Village Trustee Walker-Peddakotla reiterated the need for more consistency in the types of community outreach and engagement the village does.

It was moved by Village Trustee Parakkat, seconded by Village Trustee Robinson, to adopt the Resolution. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0

- S.** [MOT 21-94](#) **A Motion to Adopt the Five-Year Capital Improvement Plan (2022-2026) as Reviewed and Discussed by the Village Board's Finance Committee on September 13, 2021, and September 27, 2021, as well as by the Full Village Board on October 4, 2021.**

Interim Village Manager Shelley provided an overview of this Item.

Village Clerk Waters read the Agenda Public Comment from Kathrine Nichols aloud.

Kathrine Nichols: Kathrine Nichols submitted her public comment urging the Board to not spend more money on a new police station. She suggested spending tax dollars and federal funds on emergency response solutions such as EMTs, mental health crisis workers, social workers, and other professionals that engage with the community and de-escalate emergency and crisis situations.

Village Trustee Buchanan requested clarification on the timeline for the police station schematic work.

President Scaman responded she does not support designing a new police station until after conversations around community safety happen. Discussions on community safety will guide the directive to an architect and staff for repairs and potential changes that meets our needs and expectations. But good working conditions to support all of our staff is our responsibility as employers and elected officials.

Village Trustee Buchanan requested clarification on the need to have these funds as a placeholder - why not just put them on the 2023 budget since the community safety conversations have not happened yet?

Interim Village Manager Shelley recommended leaving the allocation in for

2022 as the work with the consultant could move quickly and there very well could be time to do both next year.

Village Trustee Buchanan commented as an occupational environmental health professional she agrees that the work environment impacts the work life and health in the workplace. After touring the workspace, she supports getting public safety staff a better space to work in.

Village Trustee Enyia added the Board needs to figure out what that plan is. Having an architect as someone to direct what we are looking for. Improving and making this a habitable place and also somewhere that is comfortable to continue working and be a safe and healthy work environment is the Board's responsibility.

Village Trustee Walker-Peddakotla voiced her disagreement, commenting this Board is doing the opposite of what the citizen's demanded in 2020 by giving more resources to policing in the village.

Village Trustee Enyia requested clarification on if any updated had been done since the last space assessment from two years ago. Interim Village Manager Shelley responded the previous Board was going to review the assessment report right before the pandemic shut down in 2019 when meetings were cancelled. The review of the report never happened, so essentially this is picking up where it was left off.

President Scaman added no current Board member ever voted on a new police station versus repairs and never got to see the report. Village Trustee Walker-Peddakotla clarified some of the current Board members were at the November 25, 2019 meeting where this was discussed.

Village Trustee Taglia commented personal viewpoints and politics really shouldn't enter into decisions whether and how much to invest in our infrastructure and buildings. The Finance Committee needs to assess if projects enhance the ability of the Village to deliver quality services to its residents. He feels the current CIP helps the Village provide services that will meet the needs of the community now and in the future. It also functions to provide a clean, safe, modern and efficient work environment for our employees.

Village Trustee Parakkat commented there are two parts to this - the building itself and the police station. After visiting the basement, he was appalled by the conditions and feels there is a need to maintain it. Secondly, the work environment needs to be improved for staff who need the right environment to serve the community.

Village Trustee Buchanan commented the way the line item is worded may be part of the problem. Is there a way to clarify what they are actually doing, improving the space while they go through the process, rather than building a new police station.

President Scaman responded that the description is accurate in what work is being proposed.

Village Trustee Walker-Peddakotla commented what the Board does with the CIP, and budgets in general, touches people's lives. They are moral documents that enact the values that we have as a Village in monetary dollars and cents and saying what is prioritized. The argument isn't that everybody in Village hall doesn't deserve a safe place to work. The argument is that we are continuing to spend money on the police while not having done an ounce of work to hold them accountable.

It was moved by Village Trustee Parakkat, seconded by Village Trustee Buchanan, to approve the Motion. The motion was approved. The roll call on the vote was as follows:

AYES: 6 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, and Village Trustee Taglia

NAYS: 1 - Village Trustee Walker-Peddakotla

ABSENT: 0

XVI. Call to Board and Clerk

Clerk Waters had no comments.

Trustee Robinson had no comments.

Trustee Taglia thanked Pete's for their investment in Oak Park. He looks forward to the vitality on Madison Street.

Trustee Buchanan had no comments.

Trustee Parakkat had no comments.

Trustee Enyia mentioned Maywood was able to get a community fridge at Fred Hampton Jr's former home to address food insecurities in the neighborhood. Also, Juanta Griffin created a Ofrenda at the Oak Park Public Library for Percy Julian.

Trustee Walker-Peddakotla attended the ribbon cutting for the Early Childhood Collaboration last Saturday and there is an IGA meeting this coming Wednesday.

Village President Scaman mentioned how wonderful and amazing the Early Childhood Collaboration is and it sets an example across our nation.

XVII. Adjourn

It was moved by Village Trustee Walker-Peddakotla, seconded by Village Trustee Parakkat, to adjourn. The motion was approved. The Meeting adjourned at 8:41 P.M., Monday, October 18, 2021.

**Respectfully Submitted,
Deputy Clerk DeViller**

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Taglia, and Village Trustee Walker-Peddakotla

NAYS: 0

ABSENT: 0