

**MINUTES OF THE REGULAR MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF OAK PARK
HELD ON MONDAY, APRIL 21, 2003 AT 7:30 P.M.
IN THE COUNCIL CHAMBERS OF THE VILLAGE HALL**

OFFICIAL RECORD:

REGULAR
MEETING
4/21/03

PRESENT: Trustees Carpenter, Gockel, Johnson, Milstein and
Pope and President Pro Tem Kostopulos

ABSENT: President Trapani

QUORUM: President Pro Tem Kostopulos convened the meeting at 7:30 p.m.
and declared that a quorum was present.

Before moving to the business portion of the meeting, President Pro Tem
Kostopulos introduced new Village Board Trustees: Robert Milstein, David Pope
and Ray Johnson.

INTRODUCTION
OF NEW
VILLAGE BOARD
TRUSTEES

MINUTES:

It was moved by Trustee Johnson, seconded by Trustee Carpenter, that the
Minutes of the regular meeting of March 17, 2003 be adopted as amended. The
motion was unanimously adopted.

MINUTES OF
3/17/03
MEETING
APPROVED

Trustee Milstein noted that the Minutes of the March 17 meeting included
comments by Ms. Biagi wherein she asked that the Village look at Barrie Park
health-related issues. He asked if someone from the Village had spoken with her in
that regard or if there was discussion concerning that issue. Village Manager
Swenson indicated that Lisa Shelley of the Village Manager's office was in touch
with Ms. Biagi. The Health Department has contacted the Illinois Department of
Public Health with regard to performing a health assessment in response to Ms.
Biagi's concerns. The State is willing to conduct an assessment but has questions
regarding funding. The discussion for the study session scheduled for April 28 is to
center on an update of Barrie Park issues.

It was moved by Trustee Carpenter, seconded by Trustee Milstein, that the
Minutes of the special meeting of April 3, 2003 be adopted as submitted. The
motion was unanimously adopted.

MINUTES OF
4/03/03
MEETING
APPROVED

It was moved by Trustee Carpenter, seconded by Trustee Pope, that the
Minutes of the organizational meeting of April 7, 2003 be adopted as submitted.
The motion was unanimously adopted.

MINUTES OF
4/07/03
MEETING
APPROVED

PROCLAMATION: ARBOR DAY - APRIL 21, 2003

PROCLAMA-
TION: ARBOR
DAY - APRIL 21,
2003

It was moved by Trustee Gockel, seconded by Trustee Carpenter, to concur in

the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: ARBOR DAY – APRIL 21, 2003**. The motion was unanimously adopted.

PROCLAMATION: EARTH DAY - APRIL 21, 2003

PROCLAMA-
TION: EARTH
DAY – APRIL 21,
2003

It was moved by Trustee Pope, seconded by Trustee Johnson, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: EARTH DAY – APRIL 21, 2003**. The motion was unanimously adopted.

PROCLAMATION: FAIR HOUSING MONTH - APRIL 2003

PROCLAMA-
TION: FAIR
HOUSING
MONTH – APRIL
2003

It was moved by Trustee Carpenter, seconded by Trustee Johnson, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: FAIR HOUSING MONTH – APRIL 2003**. The motion was unanimously adopted.

PROCLAMATION: MUNICIPAL CLERKS WEEK – APRIL 27 - MAY 3, 2003

PROCLAMA-
TION:
MUNICIPAL
CLERKS WEEK –
APRIL 27 – MAY
3, 2003

It was moved by Trustee Carpenter, seconded by Trustee Pope, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: MUNICIPAL CLERKS WEEK – APRIL 27 – MAY 3, 2003**. The motion was unanimously adopted.

PROCLAMATION: NATIONAL PUBLIC HEALTH WEEK - APRIL 7-13, 2003

PROCLAMA-
TION:
NATIONAL
PUBLIC HEALTH
WEEK – APRIL
7-13, 2003

It was moved by Trustee Gockel, seconded by Trustee Carpenter, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: NATIONAL PUBLIC HEALTH WEEK – APRIL 7-13, 2003**. The motion was unanimously adopted.

PROCLAMATION: NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK – APRIL 13-19, 2003

PROCLAMA-
TION:
NATIONAL
PUBLIC SAFETY
TELECOMMUNI-
CATORS WEEK -
APRIL 13-19,
2003

It was moved by Trustee Johnson, seconded by Trustee Milstein, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK – APRIL 13-19, 2003**. The motion was unanimously adopted.

PROCLAMATION: DAYS OF REMEMBRANCE - APRIL 27 – MAY 4, 2003

PROCLAMA-
TION: DAYS OF
REMEMBRANCE
– APRIL 27 –
MAY 4, 2003

It was moved by Trustee Johnson, seconded by Trustee Pope, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: DAYS OF REMEMBRANCE – APRIL 27 – MAY 4, 2003**. The motion was unanimously adopted.

PROCLAMATION: NATIONAL VOLUNTEER WEEK – APRIL 27 – MAY 3, 2003

PROCLAMA-
TION:
NATIONAL
VOLUNTEER
WEEK – APRIL
27 – MAY 3, 2003

It was moved by Trustee Carpenter, seconded by Trustee Milstein, to concur in the issuance of a Proclamation presented by President Pro Tem Kostopulos entitled **PROCLAMATION: NATIONAL VOLUNTEER WEEK – APRIL 27 – MAY 3, 2003**. The motion was unanimously adopted.

PRESENTATION: PUBLIC HEALTH AWARDS

PRESENTATION:
PUBLIC HEALTH
AWARDS

President Pro Tem Kostopulos noted that these awards are given on an annual basis. He invited Dr. Lois Halstead, Chair of the Board of Health to make the presentations.

Dr. Halstead stated that two sets of awards would be given – one set to restaurants and food service providers for their achievements and another set to volunteers.

She explained that the Johnson Restaurant Award is given to Oak Park food establishments for excellence in food service sanitation. The award was named in memory of Oak Park's first lunchroom, which began operating in the early 1890s at 124 Lake Street. To qualify for the award, an establishment must consistently receive at least 85 points out of 100 on inspections conducted by the Oak Park Health Department.

JOHNSON
RESTAURANT
AWARDS

Johnson Restaurant Awards were to be presented to representatives of the following food service establishments:

Restaurants:

Denny's Restaurant, Kenny's Ribs and Chicken, Laury's Bakery and Cakes, New Pot Restaurant, King and I, Panda Express, Wendy's, Oberweis Dairy, Domino's Pizza, and Rock L's

Child Care Facilities:

Hephzibah

Retirement Communities:

The Woodbine, Holly Court Terrace, Oak Park Township Senior Services and The Oaks

Institutions:

Oak Park Hospital

Dr. Halstead explained that the Fitzsimmons Award recognizes people who have made "exceptional contributions to the health of the Oak Park community." This award recognizes the humanitarian spirit of Dr. William Fitzsimmons, who served as a salaried medical consultant to the Oak Park Health Department from 1976 to 1992, after having served without compensation for many years prior to that time. He also provided regular service to shelters and soup kitchens.

FITZSIMMONS
AWARDS

The Fitzsimmons Award is divided into five categories: faith-based service, environmental health, school/education, community services and medicine. To be eligible, recipients must provide a public health service to the community.

Dr. Halstead recognized the following award recipients:

Eleanor Feitler – League of Women Voters; Jackie Carson – Temple Fitness; the Students for Peace and Justice; local volunteer dentists – Drs. Tage Welindt, Joseph Burbick, Christ Thomas, John Brescia, Ron Felt, Fran Lynch, Sheila Lynch, Frank Catrambone, Richard Perry, Jerry Udelson, Keith Sommers, Richard Battistoni, William Beam, Richard Munaretto, and Raymond Munaretto; Cook County Department of Public Health dentist and staff – Dr. Les Balla, Ms. Carmen Arce and Ms. Julie Zaccardo; PCC Community Wellness Center – Dr. Mark Loafman; West Suburban P.A.D.S. volunteers – Ms. Charity Cooper, Dr. Mary Kelly, Dr. David Levine, Ms. Laurie Rice, Dr. Peter Saraphin, Dr. Danielle Shafer and Dr. Pamela Strauss; Tau Gamma Service Council – Advisor Janet Bell-Wehr; the AP Environmental Science class – Teacher Cindy McGuckin and students; the Park District of Oak Park – Gary Balling; Oak Park Police Department – Oak Park-River Forest High School Resource Officer Phyllis Howard; Buzz Cafe – Andrew Maychruck; St. Catherine's School – Principal Sister Marion Cypser and seventh grade teacher Candice Lawrence; and Oak Park Fire Department – Firefighters Bill Bell, John McKenna and Todd Johnson.

Recipients were applauded and Dr. Halstead announced the reception that was to follow immediately, inviting all to attend. She also invited listeners and those present to attend the forum being presented at Village Hall on April 22 at 7:30 p.m. The Oak Park Board of Health and the Environmental and Energy Advisory Commission are co-sponsoring the forum, which is being held to educate the public on mosquito borne illnesses, with emphasis on mosquito abatement programs and West Nile virus.

Following a short break, the meeting continued.

NON-AGENDA PUBLIC COMMENT:

NON-AGENDA
PUBLIC
COMMENT

Edward Downs, 1125 Wisconsin Avenue, stated that he wanted to speak to the subject of the stairways located in Village Hall, especially in the Council Chambers. He noted that he is an engineer and that he believes the stairways are unsafe and should be removed and replaced with conventional stairways. He said that the railings go one way and the stairs go at an angle to the railings, resulting in uneven steps. He thinks there could be a problem should there be an emergency requiring evacuation of the room. He stated that another problem is the wood edging on the stair, which can be slippery. President Pro Tem Kostopulos responded that there is a plan for some work to be done in Village Hall within this year and said, "I'm sure that will be addressed."

Daniel Fore, Oak Park YMCA, read a letter he recently received that was written by the President of the YMCA to the Oak Park Health Department. The

letter stated that the YMCA provides the only SRO in Oak Park and that an SRO is "intended to be temporary, short-term, three to 12 months, low cost options for men who are in transition." Mr. Fore said that there are 125 residents at the Oak Park YMCA and that there are 45 occupants on his floor. He has been a resident for six years and over half of the people on his floor have been there as long as he has. The letter also indicated that if the YMCA SRO didn't exist, "many of the low income men couldn't afford to live in Oak Park." Mr. Fore stated that most of the residents have very good jobs. He also disputed the notion presented in the letter that the men are looking for alternative housing, saying "most of them have no intention of moving."

Mr. Fore passed a document to the Board members that he chose not to make public. He said that he received it the previous Friday and that it has come about because he has spoken up on behalf of the residents of the YMCA. He indicated that he would appreciate hearing from the Village during the week about what "you intend to do about the ongoing problems there."

Trustee Milstein asked if there have been YMCA residents who were physically pushed or shoved and if the police were called. Mr. Fore responded, "Yes" to both questions. Trustee Milstein then asked if anyone was arrested or if there were warnings given. Mr. Fore said, "No." He added that he met with Commander Ambrose and Officer O'Shea who reviewed the documents that Mr. Fore presented to the Village Board and said that no police issues were listed that the police can act on. Trustee Milstein asked if there are police reports and Mr. Fore said, "Yes."

Barbara Alexander Mullarkey, 204 S. Elmwood, stated that she had questions regarding process. She asked, "How can the process be improved for a staff response to a resident who appears before you for three minutes at a Village Board meeting?" She noted that a former Trustee said that the Trustees get feedback only if they ask. She relayed a comment by a resident who said that Village staff hadn't gotten back to residents after they appeared before the Trustees regarding Dunkin Donuts. The resident said, "They don't care."

Ms. Mullarkey asked how the Freedom of Information Act request process can be streamlined to provide responses within the legal timeframe, noting that she made two requests during the campaign and that she has not received responses yet.

Village Manager Swenson said that staff talked with several residents regarding the impact of Dunkin Donuts on the neighborhood and that he will follow up if Ms. Mullarkey will provide the name of the person who spoke with her. He also offered to share information that staff received during discussions with residents. There is ongoing effort to determine whether or not more donuts are being manufactured there than would be permitted by Code.

With regard to responses to her F.O.I.A. requests, Mr. Swenson asked if the requests were made through his office. She responded that they were, and Mr. Swenson said that he will follow up and make sure that she receives responses. Ms.

Mullarkey said the F.O.I.A. request process needs to be reviewed. Mr. Swenson indicated that he and Village Clerk Sokol have discussed the issues involved in the F.O.I.A. request process and are looking at adding a staff person to handle the requests.

Ms. Mullarkey asked if the Trustees are informed of the follow-up taken once a person has addressed the Board at the podium. Mr. Swenson indicated that a response is provided to the Village Board in their packets regarding issues raised by residents at the previous Board meeting. He noted that this process was formalized six or eight months ago when the Board requested a more formal response with regard to follow-up. He believes the Trustees have felt that this feedback is a good way to assure that a response to residents is occurring. He said that Board members are invited to call any time they have questions about issues that are raised. Sometimes issues don't have straightforward answers and take a while to resolve, such as Mr. Fore's concerns about the YMCA and the investigation regarding Dunkin Donuts. Mr. Swenson suggested that if Board members would like to change the agenda process or format, the goal setting retreat will provide an opportunity to raise those issues.

Joe Langley, 605 S. Harvey, indicated that he was present to respond to an outgoing Trustee's comment that Oak Park had lost his moral compass. He was in the audience the night the comment was made; he had worked on the campaign and was excited to be able to come and celebrate. He found the statement infuriating and offensive, since he believes Oak Park is a truly good place to live. This is a strong community and people who live here care about the Village. He said he came to this meeting to present gifts to the Village Board—a key chain with the words "Oak Park's Moral Compass" on one end, with a working compass on the other end. Mr. Langley said, "If anybody every approaches you and says that this town has lost its moral compass, put your hand in your pocket, reach down, grab this and say, 'No, it hasn't. I have it.'" Presentation of the key chains was greeted with audience laughter and applause.

Cindy Melin, 1041 S. Lombard Avenue, lives across from Barrie Park and she addressed a number of issues. She commented that she believes strong support from the Village Board is needed more than ever now. Commonwealth Edison has attached an "end date" to the cleanup project and neighbors are fearful that they are going to left out of the cleanup process. She stated that the neighbors are without a liaison now that Barbara Ebner is not on the Board. President Trapani has indicated to Ms. Melin that she will be attending CAC meetings herself and that another liaison will not be appointed. Ms. Melin is encouraged by this but feels that there are many issues to be addressed and she suggested that a committee of former and current Trustees be put together to deal with all of the issues. Ms. Melin stated that the residents "have been ill served by the lack of advocacy on the part of Tom Hahn on the technical side of this cleanup." Neighbors want to know what is occurring with regard to a buyout or the equity assurance plan—they have not heard any details since February 10. Some attorneys have been paid, but there are others that have not been paid. She believes that the designations of Areas 1, 2 and 3 should not continue, that all residents of the area "should be treated fairly and not separated by the false lines." Finally, Ms. Melin

believes that there needs to be a reorganization of the CAC meetings, which have not been helpful for the neighbors. She thinks the meetings should be more informational in nature—a place where residents can get answers from the Village and from the utilities. There are many qualified people that would like to be a part of the CAC board and Ms. Melin would like to give the Trustees a list of interested, qualified people.

Consent Agenda

CONSENT
AGENDA

President Pro Tem Kostopulos asked Village Manager Swenson to introduce the items on the Consent Agenda. Mr. Swenson indicated that Items A and B are related and he asked Finance Director Greg Peters to provide an overview of the items.

- A. Resolution Approving Participation in the Illinois Housing Development Authority First Time Home Buyer Single-Family Programs for 2003
- B. Resolution Approving Participation in the Illinois Housing Development Authority Mortgage Credit Certificate Program for 2003

PARTICIPATION
IN THE ILLINOIS
HOUSING DE-
VELOPMENT
AUTHORITY
FIRST TIME
HOME BUYER
SINGLE FAMILY
PROGRAMS
FOR 2003

Mr. Peters emphasized that participation in these programs has nothing to do with the issuance of debt that will affect the Village's bond rating. Each year, under Federal law, every state is granted tax-exempt authority, based on population, to issue tax-exempt debt. Each state can determine how the per capita dollar amount is to be spent—in most cases the dollars will be allocated to industrial or housing-related activities. Each home-rule community in Illinois is allocated a per capita amount of private activity volume cap for designation of use only during the first four months of a fiscal year. This is a time sensitive item because if Oak Park does not act to do something with this volume cap by May 1, 2003, we will, in effect, be giving it back to the State to do with as it chooses.

PARTICIPATION
IN THE ILLINOIS
HOUSING DE-
VELOPMENT
AUTHORITY
MORTGAGE
CREDIT
CERTIFICATE
PROGRAM FOR
2003

Oak Park's allocation for 2003 comes to \$3,939,300. In the past several years, Oak Park has used the allocation mainly for housing-related purposes in the Village.

Mr. Peters showed a chart that summarized the use of the Village's volume cap in 2001 and 2002. The ASSIST program is sponsored by Stern Brothers, a brokerage house in Chicago. In 2002, Stern Brothers received allocations from communities throughout the state and issued debt for \$300+ million to provide funding for mortgages for first-time homebuyers that qualified under low and moderate-income guidelines. They issued the debt early in the year and the interest rate turned out to be greater than private mortgage interest rates available later in the year; thus, no mortgages occurred in the ASSIST program last year. Stern Brothers has received permission from the Federal government to refinance the 2002 debt; so the Village will be able to participate in the ASSIST program, "but it will be done with new monies that they will be using from the old allocation."

In years past, the Village received requests to cede a portion of its volume

cap to other communities who wanted to use it for a particular project. In 2003, the Village did not receive such requests, probably because the interest rate market is low.

Staff, therefore, is recommending that the Village participate in three Illinois Housing Development Authority (IHDA) programs. The Item A resolution is a result of staff's recommendation that the Village cede \$3,439,000 to the Mortgage Revenue Bond Program and Home Equity Loan Program. The Revenue Bond Program is comparable to the ASSIST program and will provide assistance to low and moderate-income families who are first time homebuyers. For the first year, the dollars will stay in Oak Park and will be reserved for applications for mortgages within the community. After that, the dollars will be combined with dollars from other communities for use throughout all communities that participate in the Program.

The Resolution in Item B approves participation in the IHDA Mortgage Credit Certificate Program. A person qualifying for this program will receive a tax credit on his/her federal income tax for mortgage interest costs, up to \$2,000 annually.

Mr. Peters noted that words were inadvertently left out of the first WHEREAS paragraph of both resolutions and he asked that the resolutions be adopted, as amended with the words "low and" inserted into the clause as follows: "WHEREAS, there exists within the borders of the Village of Oak Park, Illinois (the "Municipality"), a recognized need for decent, safe, sanitary and well-constructed and maintained housing which persons of low and moderate income can afford; and"

Trustee Gockel commented that this is an important program and he noted that the building at the southeast corner of Lake and Euclid was funded through a similar program. It was formerly the Amlis building; now it is Archstone. In 1985, the Village floated bonds for approximately \$7.5 million for the benefit of the developer of that project. Because it was a municipal debt, the developer was able to pay back the debt at a lower interest rate than if the money had been borrowed privately. In return for that benefit, the developer was required by the federal government to provide a payback to the community in terms of offering housing for low and moderate-income persons.

Trustee Gockel indicated that he spoke with President Trapani regarding the volume cap allocation. She is committed to beginning discussions in June or July regarding the options for Village allocation of these funds in 2004, so that decisions can be based on more analysis and study of what the Village's choices are. Village Manager Swenson noted that this fits in with discussions that occurred at the end of the last budget cycle that centered on beginning the 2004 budget cycle earlier. President Pro Tem Kostopoulos commented that after receipt of the last Housing report, there was brief discussion about creation of a more equitable approach to financing for first-time buyers. It appears that there may be other options.

Trustee Carpenter said that the developers of Archstone came to the Village

with this financing plan in mind—they would get a low interest rate and Oak Park would benefit by having more low and moderate-income housing made available. Trustee Gockel indicated that the developers were required to report to the Village on a regular basis the extent to which apartments were made available at below market rates.

Resolution 2003-R-85 entitled **RESOLUTION APPROVING PARTICIPATING IN THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY FIRST TIME HOME BUYER SINGLE FAMILY PROGRAMS FOR 2003**, as amended, and Resolution 2003-R-86 entitled **RESOLUTION APPROVING PARTICIPATING IN THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY MORTGAGE CREDIT CERTIFICATE PROGRAM FOR 2003**, as amended, were submitted for adoption.

C. Resolution Authorizing Acceptance of B.A.D.G.E. Grant Funds

ACCEPTANCE
OF B.A.D.G.E.
GRANT FUNDS

B.A.D.G.E. stands for "Balanced Approach to Drug and Gang Elimination," and the monies received help to fund some innovative community policing programs in the Village. Village Manager Swenson announced that this year's grant is in the amount of \$51,956, and comes to the Village through the County. Two of the Village's programs—"Spikin' for Health" and "Health 'n' Hoops Camp"—have been designated by the IDPH as "best practices." There is no allocation of Village funds in connection with use of the grant monies.

Resolution 2003-R-87 entitled **RESOLUTION AUTHORIZING ACCEPTANCE OF B.A.D.G.E. GRANT** was submitted for adoption.

D. Resolution Authorizing Execution of a Contract with The Kenneth Company for Project 03-23.1, Stevenson Park Playground and Landscaping Improvements

CONTRACT
WITH THE
KENNETH
COMPANY FOR
PROJECT 03-
23.1,
STEVENSON
PARK
PLAYGROUND
AND LAND-
SCAPING IM-
PROVEMENTS

Village Manager Swenson said that under the terms of the agreement with the Park District, the Village is "bringing back the site both in terms of landscaping and in some active recreational use" after the creation of a new water reservoir at Stevenson Park. Although the active recreational use has not yet been determined, the Park District and Village Boards agreed to move forward with the landscaping. Mr. Swenson stated, "Under the agreement, the Village is responsible for up to \$500,000 in costs for both the landscaping and the active recreation."

Trustee Carpenter had a question with regard to the drawings. Village Engineer Jim Budrick said that the Board was provided with an 11" x 17" drawing. He projected an image onto the screen and on the Board's monitors and explained where the recreation center is and where the playground area will be located. He said that the landscaping will be around the entire reservoir. Use of the space on top of the reservoir has yet to be determined. The landscaping work is to begin on May 1. Trustee Kostopoulos said, "So, we have \$200,000 left to do additional work?" Mr. Budrick responded, "Approximately \$170,000. We are asking for authorization for the contract of approximately \$300,000 and a 10% contingency."

Trustee Johnson noted that whatever is done with regard to landscaping will not impact any work that is to be done on top of the reservoir.

Resolution 2003-R-88 entitled **RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH THE KENNETH COMPANY FOR PROJECT #03-23.1 STEVENSON PARK PLAYGROUND & LANDSCAPING IMPROVEMENTS** was submitted for adoption.

E. Resolution Authorizing Execution of Subordination of Lien: CDS 286

SUBORDINATION OF LIEN:
CDS 286

Director of Community Services Rogene Hill explained that in the Single Family Rehab Program, when a person borrows money from the Village, a lien is placed against the borrower's property. The Village's lien is second to the mortgage. If the homeowner decides he/she needs or wants to refinance the mortgage for the home, he/she must come back to the Village Board to obtain permission to keep the second mortgage (the Village's loan) in place. There are guidelines that must be met by the homeowner in order for the subordination to occur. With mortgage interest rates so low, the Village has received a number of subordination requests as people are choosing to refinance their mortgages.

Resolution 2003-R-89 entitled **RESOLUTION AUTHORIZING EXECUTION OF SUBORDINATION OF LIEN – CDS-286** was submitted for adoption.

F. Resolution Authorizing a One-Year Contract with Two (2) One-Year Renewal Options with Crystal Management and Maintenance Services Corporation for Janitorial Services

CONTRACT WITH CRYSTAL MANAGEMENT AND MAINTENANCE SERVICES CORPORATION FOR JANITORIAL SERVICES

Village Manager Swenson said that the Village solicited proposals for this item and Crystal Management provided the most favorable bid. The contract will be managed through the Public Works Department.

Trustee Milstein asked why the Village advertises in only one of the local papers and how it is determined where to advertise in order to reach women and minority businesses. Assistant Village Manager Ray Wiggins, who is also currently serving as Public Works Director, responded that there is a two-prong approach. The Village works to identify the market we want to reach, while being mindful of the expenses involved in the outreach effort. Typically, the Village will advertise in one local paper and then may advertise in the larger Chicago newspapers. The Village's former Purchasing Agent was responsible for identifying outreach resources and those resources are utilized, as well.

President Pro Tem Kostopulos noted that the Agenda Item Commentary refers to attachments. He indicated that he didn't think the Board had received those attachments. Village Attorney Ray Heise indicated that that the contract documents can be bulky and are not included with the documents provided to the Board. Those documents are on file in the Village Clerk's office or in the files of the originating department. The Agenda Item Commentary usually indicates where the documents are maintained.

President Pro Tem Kostopulos noted that only three bids were under \$100,000 while nine responses were for over \$100,000. He wondered why there would be such a spread. Mr. Wiggins indicated that before issuing this type of proposal, a pre-bid meeting is held so that all interested prospective bidders can view our facilities. He believes that people who attended the pre-bid meeting probably submitted the proposals closest to the lowest bid. Mr. Swenson said that those reviewing the bids noted the spread. The contract will be monitored closely to be sure that the quality of service is adequate. The current vendor submitted the lowest bid; so the Village has a track record with them. The vendor knows what the job involves and how to perform it properly.

Resolution 2003-R-90 entitled **RESOLUTION AUTHORIZING A ONE-YEAR CONTRACT WITH TWO (2) ONE-YEAR RENEWAL OPTIONS WITH CRYSTAL MANAGEMENT AND MAINTENANCE SERVICES CORPORATION, OF MOUNT PROSPECT, ILLINOIS FOR JANITORIAL SERVICES** was submitted for adoption.

Trustee Carpenter asked to return to the item regarding Stevenson Park. She referred to the drawing showing parking spaces on Humphrey and mentioned the two circles shown there on the drawing. She stated that one tree is dead and she asked if the circles represent areas where new trees will be planted. Mr. Budrick responded that the Forestry Department will take care of replacing trees that have died. Trustee Carpenter asked if the number of parking spaces is the same or greater than before. Mr. Budrick said that the number of spaces is the same.

Approval of Consent Agenda

APPROVAL OF
CONSENT
AGENDA

It was moved by Trustee Carpenter, seconded by Trustee Johnson, to approve the items submitted under the Consent Agenda. True and correct copies of the Resolutions are to be filed in the Office of the Village Clerk.

The roll call on the vote was as follows:

AYES: Trustees Carpenter, Gockel, Johnson, Milstein and Pope and President Pro Tem Kostopulos

NAYS: None

The motion was unanimously adopted.

Regular Agenda

REGULAR
AGENDA

Citizen Advisory Boards and Commissions

G. Housing Programs Advisory Committee Recommendations

HOUSING
PROGRAMS
ADVISORY
COMMITTEE
RECOMMENDA-
TIONS

It was decided to take the two recommendations together.

1. Resolution Authorizing a Security Improvement Grant: SIG-167

President Pro Tem Kostopulos noted that the owner is a managing company. He asked if the managing company is a corporation or the owner. Mr. Frank Pond of Community Services responded, "He is the owner."

SECURITY IM-
PROVEMENT
GRANT: SIG-167
APPROVED

2. Resolution Authorizing a Security Improvement Grant: SIG-168

It was moved by Trustee Carpenter, seconded by Trustee Milstein, that Resolution 2003-R-91 entitled **RESOLUTION AUTHORIZING A SECURITY IMPROVEMENT GRANT – SIG-167** and Resolution 2003-R-92 entitled **RESOLUTION AUTHORIZING A SECURITY IMPROVEMENT GRANT – SIG-168** be adopted as submitted, true and correct copies of said Resolutions herewith being ordered filed in the Office of the Village Clerk.

SECURITY
IMPROVEMENT
GRANT: SIG-168
APPROVED

The roll call on the vote was as follows:

AYES: Trustees Carpenter, Gockel, Johnson, Milstein and Pope and President Pro Tem Kostopulos

NAYS: None

The motion was unanimously adopted.

H. Plan Commission Recommendations

1. Motion to Accept the Plan Commission's Recommendations and Findings Approving a Request for a Planned Development Located at 1030 Madison Street and Direct Staff to Prepare the Necessary Ordinance

PLAN COMMIS-
SION RECOM-
MENDATIONS

Ms. Colette Lueck, Chair of the Plan Commission, said that the main issues addressed by the Commission were green space and alleys. Suggestions were made to the developer to combine two sidewalks into one in order to provide more green space. There was also a suggestion that a walkway be provided on the west side of the property so that people entering and exiting the development would have a public walkway, rather than needing to walk in the alley, but that took away a little green space. There was discussion about the units in the middle of the development, which were pushed together to free up more green space. The Commission asked to have the fences lowered so that there would be less of a feeling of a gated development. There was no opposition to the project, and the Commission voted unanimously in favor of it.

FINDINGS AND
RECOMMENDA-
TIONS
APPROVING
REQUEST FOR
PLANNED
DEVELOPMENT
AT 1030
MADISON
STREET
ACCEPTED

Trustee Carpenter said the alleys there are not in good condition now and she wondered if there are plans to improve the alleys. Mr. Budrick said the Village is working with the developer, who is putting the water and sewer main in the alley; so the alley will be reconstructed and the developer will pay for the alley work.

Trustee Gockel said that he raised the possibility of eliminating units 35 and 36. He would still prefer having only 34 units. President Pro Tem Kostopulos said

he thinks the project is a good "urban solution." There doesn't have to be a large area of open landscaping. The important things are creation of the green spaces and the use of landscaping within those spaces. Trustee Gockel agreed and said that the pluses outweigh his concerns. Trustee Pope noted that both he and Trustee Johnson sat on the Plan Commission when the possible elimination of units 35 and 36 was addressed. It was felt that removal of the units might create an even greater sense of the project being a gated community or more exclusive, with the green space being in the center and only to be enjoyed by the residents of the development.

Trustee Carpenter likes the fact that the developer and architect designed the project in such a way that if they were to purchase the commercial space adjacent to the development, should it become available, townhomes could be built that would blend in completely with the current project. Trustee Pope thought Mr. Scheiss should be commended for accommodating the requests to make the project more pedestrian friendly.

Trustee Johnson noted that construction activities for both Belmont Village and this project might begin about the same time. Since the two projects are close together, he wondered how the impact of the construction on Madison Street will be handled. Village Manager Swenson said that the Village will work to be sure that "construction activity is not coming in on both sides of Madison Street at the same time." This was actually discussed by the Board and Trustees asked that the neighborhood surrounding the area be notified that there could be "significant construction." Notification will occur. Mr. Swenson also indicated that when permits are issued, he will provide an informational memo to the Board with regard to the construction schedules, notification of citizens and efforts to "keep the public ways clear." Trustee Johnson suggested that it might be helpful to have a point person in Village Hall who can respond to questions from the neighborhoods about both projects. Mr. Swenson indicated that when the notice is sent out to neighbors, a person in the Engineering Division or in Public Works will be identified as a contact person for the projects.

It was moved by Trustee Carpenter, seconded by Trustee Johnson, to
**ACCEPT THE PLAN COMMISSION'S FINDINGS AND
RECOMMENDATIONS APPROVING A REQUEST FOR A PLANNED
DEVELOPMENT LOCATED AT 1030 MADISON STREET AND DIRECT
STAFF TO PREPARE AN ORDINANCE.**

The roll call on the vote was as follows:

AYES: Trustees Carpenter, Gockel, Johnson, Milstein and Pope and
President Pro Tem Kostopulos

NAYS: None

The motion was unanimously adopted.

2. Motion to Accept the Plan Commission's Recommendations and Findings Approving a Request for a Planned Development Located at 100-112 South Ridgeland Avenue and 251-259 South Boulevard (The Ridgeland) and Direct Staff to Prepare the Necessary ordinance

Marty Bracco, 128 S. Cuyler, read a statement from the Ridgeland Historic District Neighbors Association that was presented to the Plan Commission on March 18, 2003. The Association conducted a survey regarding the most recent Ridgeland proposal and received 85 responses. Agreement exists that the Village ordinance governing height, density and parking spaces per unit must be followed. The retail space should be able to support one to four businesses and should be included in the design so that height and density requirements are not violated. There should be sufficient commercial parking to accommodate the retail development. No residential vehicle traffic should be allowed to enter or exit the property by way of the alleys between Ridgeland Avenue and Cuyler Avenue. Sufficient space must be allotted for snow placement/removal. There should be at least 65 parking spaces for the proposed 51 units. The height should not exceed 45 feet.

The Association believes this proposal represents an acceptable compromise regarding height, density and retail space. The group requests Board support for the current proposal. The project will replace a poorly maintained commercial building and will enhance the tax base of the Village.

It was moved by Trustee Gockel, seconded by Trustee Pope, to **ACCEPT THE PLAN COMMISSION'S FINDINGS AND RECOMMENDATIONS APPROVING A REQUEST FOR A PLANNED DEVELOPMENT LOCATED AT 100-112 SOUTH RIDGELAND AVENUE AND 251-259 SOUTH BOULEVARD (THE RIDGELAND) AND DIRECT STAFF TO PREPARE AN ORDINANCE.**

Trustee Carpenter noted that the Board did not get Plan Commission minutes regarding this project. Ms. Lueck responded that they have not yet been approved. She stated that there were many things to recommend the project and the Commission felt positively about it. The units will be more affordable than some projects that have been approved. There are some issues that the Board needs to think about. There is no parkway on South Boulevard. The Commission encourages the Board to work with the developers regarding streetscaping—with planters, benches or lighting used in order to make the corner as attractive as possible. Because of the lack of a parkway, there are no shade trees and no buffer between sidewalk and street. The project will bring considerably more traffic to the area.

Another concern for the Commission is cars that will be entering and exiting on Ridgeland. There is a lot of foot traffic by children going to and from the area schools. There was concern that the developers install a signal for people driving in and out of the development so that drivers will stop and be aware of "kid traffic."

A finalized version of the landscape plan was not presented to the Plan

FINDING AND RECOMMENDATIONS APPROVING REQUEST FOR PLANNED DEVELOPMENT AT 100-112 SOUTH RIDGELAND AVENUE AND 251-259 SOUTH BOULEVARD (THE RIDGELAND) ACCEPTED

Commission, which asked that the developers submit a specific landscape plan and have it reviewed by the Community Design Commission. The CDC has reviewed the plan but has not yet submitted a letter with their recommendations. Ms. Lueck said that if the project is approved, the Board should make it a condition that the developers comply with CDC recommendations regarding landscaping.

There was no opposition to the plan. One person wanted more retail but the majority of residents were happy with the "compromised amount of retail in the development."

Trustee Carpenter noted that since there will not be a great deal of landscaping, the Board will want to make sure that the CDC has given their approval of the landscaping plans so that the development is landscaped as well as possible. She said that the recommendations indicate that during construction, the applicant should provide a local phone number that interested persons can call. She asked if that is a usual recommendation. Ms. Lueck said it is a condition that the Commission typically attaches and she noted that there are always issues during construction that need to be addressed: where construction workers park, whether they drop garbage on public right-of-way, if rodent problems surface because existing rodent paths are being stirred up. A contact person to address concerns is a good idea.

Trustee Carpenter expressed concern about traffic on Ridgeland. She noted that traffic can get bottled up in that area and asked if there is to be signage that would indicate that someone traveling south is prohibited from making a left turn into the development. Ms. Lueck said that there was lengthy discussion about that issue and the decision was that people can make only a right turn to enter and only a right turn upon exiting. Trustee Carpenter asked what kind of signage will be installed to remind people that they cannot turn left into the development. She would like to see signage that is large and tasteful to remind people that they cannot turn left at that point.

Village Engineer Budrick said that Ridgeland is a State highway and that there have been discussions with IDOT. An island will be created in the parkway area at the driveway where "no left turn" signs will be placed.

Trustee Milstein referred to paragraph 2 of the letter to the President and Board of Trustees recommending that a "detection device" be placed near the garage door to alert pedestrians that vehicles may be coming out of the garage. He asked if that was going to be installed. Village Manager Swenson responded that his understanding of what Ms. Lueck said is that the Commission requested that the Village Board add two conditions to acceptance of the Plan Commission's recommendations: the first is that the developer comply with CDC recommendations regarding landscaping and the second is that a warning device be installed so that pedestrians will be alerted that cars may be coming out of the garage. Ms. Lueck said that the Plan Commission intended to attach those conditions to the recommendations and it was merely an oversight that the two conditions were not included. That is why the Commission is requesting that the Village Board include compliance with the two conditions as requirements for the

Board's accepting the Commission's recommendations. Village Manager Swenson indicated he thought that there was another item and that is for the developer to work with staff with respect to landscaping or planter treatment along South Boulevard. He said that this is not "a condition of the development per se" but "a recommendation to the staff to work with the developer."

Trustee Milstein asked for clarification regarding Paragraph 3, Item 2 of the Board's February 20, 2003 memo to Ms. Lueck, which reads, "(2) An acknowledgement that there may be a need to increase the number of units but going from 45-51 might be a [bit] too much." Trustee Gockel said that the original proposal was for 45 dwelling units in an "L" shaped configuration coming north on Ridgeland and then east on South Boulevard. The application was revised to increase the number of units to 51, with a "stub" going along the eastern lot line that would add 6 units and change the configuration to more of a "U" shape. He was somewhat concerned that 51 units "might be a bit much." It was not a strong concern and the neighbors did not seem to be concerned that 51 units were too many. Traffic and reduced green space were the issues of concern.

Trustee Carpenter noted that the 7th recommendation involves the possible elimination of a parking space on South Boulevard to allow for a "clear sight distance for exiting motorists" from the garage. Mr. Failor responded that the site plan submitted to the Board shows that the space has been eliminated.

Trustee Kostopulos asked if there was discussion about handicapped accessible units. Ms. Lueck said that it was definitely discussed. Trustee Kostopulos noted that developments of a certain size must comply with ADA requirements and he believes this development is of a size requiring compliance. Mr. Swenson agreed that staff in the Building and Property Standards department are well aware of the ADA regulations and will make sure all new developments meet those requirements.

Trustee Pope commended the developers for creating a project that fits well with the kind of developments the Village wants to see near transit stops. Trustee Johnson pointed out a typo in the chart on page 4 of the Findings of Fact. On the line for "Rear Yard Setback," the "Allowance Request" is for 5 Feet and the "Need for Allowance" should read "20 Feet – over," rather than "5 Feet – over."

Village Manager Swenson reiterated the two additional conditions for Village Board acceptance of the Plan Commission's Findings and Recommendations: (1) that the developer is to comply with CDC recommendations regarding landscaping and (2) that a warning device be installed that will warn drivers coming out of the structure that there may be pedestrians on the sidewalk and that will warn pedestrians walking on Ridgeland Avenue that cars may be coming out of the structure. Additionally, there will be direction to staff to work with the applicant with respect to streetscaping or some softening of that South Boulevard sidewalk edge." Trustee Johnson said that there is an increased number of bike riders going to the transit station and there currently are not enough bike racks to accommodate all riders; so bikes are being chained to trees and parking meters. Mr. Swenson said that staff can look into adding bike racks, too.

President Pro Tem Kostopoulos called for a vote to **ACCEPT THE PLAN COMMISSION'S FINDINGS AND RECOMMENDATIONS APPROVING A REQUEST FOR A PLANNED DEVELOPMENT LOCATED AT 100-112 SOUTH RIDGELAND AVENUE AND 251-259 SOUTH BOULEVARD (THE RIDGELAND), WITH TWO ADDITIONAL CONDITIONS FROM THE VILLAGE BOARD, AND DIRECT STAFF TO PREPARE AN ORDINANCE.**

Village Attorney Heise said that this action requires a voice vote. The motion was unanimously adopted.

- I. Ordinance Authorizing Execution of a Plat of Subdivision for Ridgeland Station Townhomes at South Boulevard and Cuyler Avenue (251-263 South Boulevard)

EXECUTION OF
PLAT OF
SUBDIVISION
FOR
RIDGELAND
STATION
TOWNHOMES
AT SOUTH
BOULEVARD
AND CUYLER
AVENUE
APPROVED

Eric Stach, from the law offices of Schain, Burney, Ross & Citron, said that he was present on behalf of the developer to answer questions that staff might be unable to answer.

Planner Craig Failor explained that what the Board was viewing on the screen "demonstrates how this plat of resubdivision is laid out and what the areas are for."

It was moved by Trustee Carpenter, seconded by Trustee Milstein, that Ordinance 2003-0-24 entitled **ORDINANCE AUTHORIZING EXECUTION OF A PLAT OF SUBDIVISION FOR RIDGELAND STATION TOWNHOMES AT SOUTH BOULEVARD AND CUYLER AVENUE (251-63 SOUTH BOULEVARD)** be adopted as submitted, a true and correct copy of said Ordinance herewith being ordered filed in the Office of the Village Clerk.

The roll call on the vote was as follows:

AYES: Trustees Carpenter, Gockel, Johnson, Milstein and Pope and President Pro Tem

NAYS: None

The motion was unanimously adopted.

Village Manager Reports

VILLAGE
MANAGER
REPORTS

- H. Reports

- (1) Village Board Calendars – April and May

CALENDARS

Village Manager Swenson noted that there will be an update on Barrie Park issues at the next study session on April 28. On Wednesday, April 30, the Boards and Commissions Volunteer Recognition event will be held at Cheney Mansion from 7 p.m. to 9 p.m. He noted that the Village Board's retreat and orientation/goal setting sessions are scheduled for May.

Trustee Kostopulos mentioned that he will be out of town for the April 28 meeting and he said that he would like to get a briefing on the meeting. Mr. Swenson indicated that he will be happy to provide information on the meeting.

CELL LINK
PROGRAM

(2) Cell Link Program

Mr. Swenson mentioned a memo included in the packet from Police Chief Tanksley regarding the Cell Link Program, which is an innovative program designed to provide surplus cell phones, specially set to contact 911, to senior citizens within the community. If people have working cell phones, with batteries and chargers, that they do not need, the Village will accept them as donations for the program.

Trustee Kostopulos asked if the phones can be adjusted so that other phone calls can be made. Mr. Swenson said that the phones will be specially set just to call the West Suburban Consolidated Dispatch.

Trustee Carpenter wondered if and how people have been notified about the program. Mr. Swenson responded that there have been "conversations with some of the senior housing centers" but that the program was being mentioned publicly for the first time right then.

Trustee Carpenter stated that after the Board retreat, she thinks it would be helpful to the entire Village Board to have a study session devoted to housing programs that are available in the Village. She has asked President Trapani to schedule a study session on that topic. She also reminded people listening to the meeting that President Trapani, Trustee Carpenter and staff will be going to Springfield to speak with legislators regarding the Eisenhower expansion. On May 13 and 14, the group will travel to Washington, D. C. to speak with legislators there.

Trustee Gockel commented that the study session on the Barrie Park update is scheduled for April 28. He noted that there is a lot of information that the Village Board needs to have and he wonders if seven days is enough time to gather the information required and if one night will provide enough time for discussion. He thinks there are going to be many questions on many issues that need to be discussed; for instance, with regard to the parkways, how deep will we dig? What will be done if stringers are found heading east under Taylor or west under Lombard? He thinks that the subject of the Area 1, 2 and 3 designations needs to be reviewed. What is the Village Board's role with respect to remediation of residents' front and back yards? The Board needs a lot of information in order to be able to make informed decisions and to be able to communicate with members of the community. He thinks there is confusion with respect to the role and authority of the members of the Citizens Advisory Committee. He believes it will take much more than one study session to have a thorough discussion of the issues.

President Pro Tem Kostopulos agreed that Trustee Gockel had a good point. He thinks the Board should work on the easier issues first and then proceed to the

more difficult issues. When it comes to issues such as where digging should occur, he thinks the advice of experts is required. Staff and the consultants can provide direction. The Board needs education on issues in order to make decisions. Trustee Gockel thinks that getting information and direction from the experts is fine but that the decision-making function belongs to the Board.

Trustee Gockel said that the Board has not yet discussed the question of buyouts or compensation. President Pro Tem Kostopulos said that these are important issues and maybe the Board will be able to give residents some sense of security.

Trustee Milstein said that the Barrie Park remediation has been an issue for nearly 4 ½ years. There is a great deal of information available and he has collected a lot of material himself from people living in the Barrie Park area that was provided to them by the utilities, by government and through websites. Materials and information should be provided to the Board in as concise a way as possible. He thinks the Board needs to set some deadlines and bring "some of this to conclusion." He said that for people staying in the area, the Board should think about cleaning under the houses as was done in West Chicago. He thinks Trustee Gockel is correct that more than one session will be required to discuss all issues thoroughly.

Trustee Johnson asked who will be on hand to lead the discussion for the study session—environmental experts or staff? Village Manager Swenson said that the Village's attorney and the environmental consultant for Barrie Park would be present and that the Board will receive an update on the status of the excavation. He has met with Oak Park Development Corporation, the Residence Corporation and other community resources with regard to buyouts. The Board will be provided with preliminary thoughts regarding that issue. He agreed that Trustee Gockel is correct that the ultimate decisions belong to the Board. Some decisions and agreements have already been made by Board actions previously taken.

Mr. Swenson suggested that a good place to begin might be with some history, condensing information as Trustee Milstein suggested and providing an overview. There is some litigation in connection with Barrie Park that will need to be addressed in executive session. He said additional time should be set aside if the Board wants to talk about Barrie Park issues in more depth. He suggested that since Trustee Kostopulos will not be present on the 28th, the meeting might be rescheduled. He will talk with President Trapani. Trustee Johnson said that if the conversation on Monday will be on history and agreement review, he would like to do that Monday because the previous Board has already reviewed agreements extensively. Mr. Swenson said that one problem with having this kind of a meeting on the 28th is that Village Attorney Heise will be out of town and he is the "key" author of some of the agreements. So that portion of the discussion would have to be rescheduled.

Trustee Carpenter asked if there are written documents that can be given to the Board so that members can get a head start on the reading and then Mr. Swenson and President Trapani can discuss options for having a Board study

session to discuss the material. Mr. Swenson responded, "Sure." Trustee Gockel commented that this kind of meeting will be helpful, but that a historical review of documents will not answer some of the questions that need to be answered; for example, is a barrier to be built between the village's property and the front yard of the homeowner? Mr. Milstein agreed and said he thought there are two issues: "one is the historical side for those of us who need to be able to make judgments on the more long-term things. . . ." The second is "urgency" issues that require decisions quickly. He asked that the Trustees who were on the Board before the election make a list of the critical issues. Then those items can be put in some kind of order and addressed quickly.

Trustee Pope asked if there would be a benefit, after the in-depth conversation, to involving representatives from the Park District so that we can know if the "belief structure" of the Village is consistent with the "belief structure" of the Park District so that progress is ensured. President Pro Tem Kostopulos said there does need to be an overview and priorities need to be set. Mr. Swenson suggested that President Trapani might speak with the new Park Board President about joining the discussion. The working relationship between the Village and the Park Board is critical. Working to strengthen that relationship will benefit the community. President Pro Tem Kostopulos said that there was a Board-to-Board meeting that was instructive. Perhaps with the new Boards it would be good to meet together to discuss direction. Village Manager Swenson said he will talk with President Trapani about the Board's comments regarding the meeting on the 28th. Perhaps the meeting can be rescheduled to have Park Board involvement, and staff will get information out to the Board in advance of the meeting. He said that it sounds like a meeting that should be attended by the full Board and legal counsel.

Mr. Swenson, responding to a question from Trustee Pope regarding the 6:30 p.m. executive session on the 28th said that the meeting was scheduled before it was known that Mr. Heise will not be in town. His presence will be required at that meeting; so the meeting will be cancelled.

A motion was made by Trustee Carpenter, seconded by Trustee Johnson, to adjourn the meeting. The motion was unanimously adopted and the meeting adjourned at 10:10 p.m.

ADJOURNMENT

SUBMITTED AND RECORDED IN
THE OFFICE OF:

By: Kathleen M. Cannon
Deputy Village Clerk