

**APPROVED MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK
HELD ON MONDAY, NOVEMBER 23RD, 2009 AT 7:00 P.M.
IN ROOM 101 OF OAK PARK VILLAGE HALL**

OFFICIAL RECORD:

PRESENT: Trustees Brewer, Hale, Hedges, Johnson, Lueck and Pate

ABSENT: President Pope

QUORUM: President Pro Tem Johnson called the meeting to order at 7:04 P.M. and declared that a quorum was present.

AGENDA

President Pro Tem Johnson asked that the Agenda dated November 23rd, 2009, be approved. It was moved and seconded that the agenda be approved. A voice vote was taken and the agenda was approved.

PUBLIC COMMENT

There was no public comment.

SECOND READING

A. ORDINANCES PROVIDING FOR VARIOUS RATE ADJUSTMENTS AS DISCUSSED DURING THE 2010 BUDGET SESSIONS

President Pro Tem Johnson read the agenda items under Second Reading A.

- 1. ORDINANCE AMENDING SECTIONS 26-2(A), 26-2-2(B) AND 26-2-6(B) OF THE VILLAGE CODE RELATING TO THE METER CHARGES FOR WATER AND SEWER SERVICES**
- 2. ORDINANCE AMENDING SECTION 20-7-2(E) OF THE VILLAGE CODE RELATING TO RATES FOR COLLECTION OF GARBAGE, REFUSE AND RECYCLING CHARGES**
- 3. ORDINANCE AMENDING ARTICLE 6 OF CHAPTER 23A OF THE VILLAGE CODE RELATING TO THE HOME-RULE MOTOR FUEL TAX**
- 4. ORDINANCE AMENDING PARKING PERMIT FEE FOR LOTS AND GARAGES AND AMENDING EMPLOYEE DISCOUNT PARKING RATES AND PROGRAM AS SET FORTH IN CHAPTER 15 OF THE VILLAGE CODE**

President Pro Tem Johnson reported that the Board had received a number of comments from Downtown Oak Park and other business districts about the revisions to parking permit fees. Most were positive about changes in employee parking, but asked about another method to handle the 45 to 60 day parking.

Parking Services Manager Cara Pavlicek explained that the existing equipment used to manage this program requires intensive manual intervention to transfer unused hours from one card to another. Adding this duty would not keep it cost-effective for employees who are being offered the program. In order to assure that spaces will be available for those who purchase cards, it would not be wise to add to the total number of cards in circulation at any one time, as this could

make it more likely that there would be more cars competing for these spaces. Trustee Pate recommended further simplifying the program over time.

Trustee Brewer suggested that notices posted by September 15 for any rate changes at Village Hall should also be posted at lots, and Ms. Pavlicek agreed that this could be done for the major lots in the Village. Village Attorney Ray Heise noted that the renting of premium spaces to specific individuals had been pulled from the proposal, as the Law Department needs to research whether this might violate the terms of the bond which funded construction of the garage.

Trustee Hedges expressed concern about verifying the hourly wage eligibility for employees getting discounted cards and what enforcement would be available. Ms. Pavlicek said that the employer would attest to the eligibility of employees for the discount and misuse could remove an employer from the program. She explained that a sliding scale was not an option and that a cap had to be set at some point. She also noted that the employers in a district would be aware of any misuse of this provision; this would encourage everyone to abide by its terms.

Trustee Lueck suggested that rather than an hourly rate per employee, the program should consider a monthly rate for eligible employees, as full-time vs. part-time work may be a factor in the need for a discount. Ms. Pavlicek suggested a study of this option, but the original ordinance was not modified. Trustee Hedges asked how departing employees would handle cards. Ms. Pavlicek noted that the employer must attest to the eligible employees monthly, and might even collect the card, if it was subsidized by the employer.

President Pro-Tem Johnson asked about the actual cost per hour for these employee parking permits. He noted that prime parking was as high as \$1.00 per hour. Ms Pavlicek noted that the cost per hour for the discounted employee permits was going from seven cents to nine cents per hour for lots and garages in high use areas.

CONSENT AGENDA

- B. Ordinance 2009-0-093_B_112309 entitled **ORDINANCE AMENDING SECTIONS 26-2-2(A), 26-2-2(B) AND 26-2-6(B) OF THE VILLAGE CODE RELATING TO THE METER CHARGES FOR WATER AND SEWER SERVICES**
- C. Ordinance 2009-0-094_C_112309 entitled **ORDINANCE AMENDING SECTION 20-7-2(E) OF THE VILLAGE CODE RELATING TO RATES FOR COLLECTION OF GARBAGE, REFUSE AND RECYCLING CHARGES**
- D. Ordinance 2009-0-095_C_112309 entitled **ORDINANCE AMENDING ARTICLE 6 OF CHAPTER 23A OF THE VILLAGE CODE RELATING TO THE HOME RULE MOTOR FUEL TAX**
- E. Ordinance 2009-0-096_E_112309 entitled **ORDINANCE AMENDING PARKING PERMIT FEE FOR LOTS AND GARAGES AND AMENDING EMPLOYEE DISCOUNT PARKING RATES AND PROGRAM AS SET FORTH IN CHAPTER 15 OF THE VILLAGE CODE**
- G. Resolution 2009-R-203_G_112309 entitled **RESOLUTION AUTHORIZING EXECUTION OF A HIGHWAY AUTHORITY AGREEMENT AND SUPPLEMENTAL AGREEMENT WITH BP PRODUCTS NORTH AMERICA, INC 401 WEST CHICAGO AVENUE**
- H. Ordinance 2009-0-097_H_112309 entitled **ORDINANCE AMENDING CHAPTER 15, ARTICLE 4 OF THE VILLAGE CODE ENTITLED "VEHICLE LICENSES"**

Approval of the Consent Agenda

It was moved and seconded to approve the items under the Consent Agenda. True and correct copies of the Ordinances and Resolution are herewith ordered to be filed in the Office of the Village Clerk.

The roll call on the vote was as follows:

AYES: Trustees Brewer, Hale, Hedges, Johnson, Lueck, and Pate

NAYS: None

ABSENT: President Pope

The Consent Agenda was approved.

PRESENTATION

F. PRESENTATION OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND FAIR HOUSING ACTION PLAN AND PUBLIC COMMENT

Deputy Village Manager Lisa Shelley introduced Tammie Grossman, Manager of Housing Services, who introduced consultants Eric Fulmer and Marjorie Williams from Mullin & Lonergan Associates to present the first Analysis of Impediments to Fair Housing conducted since 1997. The Federal Program, Housing and Urban Development (HUD), which provides funding for Village programs, recommends that such a study be done every five years. This new study, which conducted surveys in July and prepared a draft plan in October, provides recommendations for 2010-2014. Comments on this plan are welcome in the next two weeks, with final adoption in January, 2010.

Ms. Williams noted that Oak Park sets the standard for fair housing to be aspired to for the spectrum of communities across the United States that this consultant has studied. She reviewed statistics for racial composition in Oak Park in 1960 and today, and noted that while the White population has declined by 41%, the Black population has grown by 20,328%, from 57 to an estimated 11,587, as well as the addition of 3,200 Hispanics, a category that was not measured in 1960. She said that in addition to distributing Federal monies, the Village makes contributions from the General Fund and its investments to further diversity in Oak Park.

Ms. Williams reviewed potential impediments and recommendations to address these concerns. The need for additional housing for those with mobility impairments can be addressed by identifying "handicapped accessible" units in listings with Realtors and others. Members of protected classes are under-represented on boards and commissions, a finding from 1997, and outreach can include a fair for eligible applicants. She recommended that Oak Park apply to participate in the Cook County HOME Consortium, which provides funding for developers. Random testing of rental units can address housing complaints, more than half of which are from renters. The Village should work with the Chicago Metro Agency for Planning to increase the number of accessible CTA stations in the Village. The Village should encourage newspapers to modify "no pets" rentals to accept companion/service animals. The *Wednesday Journal* should be encouraged to adopt a written policy on fair housing. Public education can address the rate of mortgage loan denials to minority households.

The consultant noted that loss of SRO units at the YMCA is no longer an issue, as the YMCA is not planning to relocate at this time. The consultants recommended a lower parking requirement for such units than for regular multi-family developments, as occupants tend not to have cars but tend to use public transit more frequently. Trustees discussed the volume of rental discrimination complaints. Ms. Grossman noted that for every complaint a much larger number of people do not complain, as they may feel it is too difficult, not worth the effort, or may not be aware that such denials are a violation of fair housing ordinances. Several local non-profits offer testing to address this topic and probably would be an option to conduct testing.

Trustee Lueck, as Board liaison to the Housing-related boards and commissions, pointed out that Housing was added as a Board of Trustees goal this year, and that hiring consultants for this process was important because, "We can't study ourselves." She mentioned that the Oak Park Regional Housing Center receives over 3,000 inquires annually, and places 1,000 renters. Over 600 of these are "affirmative" moves, increasing local diversity. The Community Relations Commission and the Community Relations Department have evolved over time and need to rethink their roles. An action plan is needed for recruitment to boards and commissions. Although Oak Park has only one "accessible" station at this time, alternative transit currently assists the disabled; these programs are effective and should be expanded.

Trustee Hale noted that new multi-family construction requires 5% accessible units and asked what the Federal program requirements are to help the village evaluate new construction. He noted that 72% of White residents are homeowners, while only 32% of Black residents are homeowners.

Trustee Brewer recommended proactively reaching out to protected groups to recruit members to boards and commissions. He noted that HOME funds eligibility is based on population and Oak Park, while not eligible independently, but could join with Cook County or the State of Illinois to be eligible for funding. The Village's participation would increase the pool of funds to distribute, by increasing to the total population of the applying entity.

Trustee Hedges asked how Oak Park, being at the positive end of the fair housing spectrum, might be held to a higher standard than other communities. The consultants named the Housing Center as an example of higher functionality and urged continued support for diversity and advancement as a community with reasonable and achievable goals, such as addition of the "accessibility" field in the Realtor database. Trustee Hedges stated that 57 renter complaints about discrimination and only 7 verified problems over 12 years seemed like a minor problem, but Ms. Grossman noted that this number represents many more unreported cases. People may not be aware of being discriminated against. She promised to send more details to the Board of Trustees.

The consultants noted that people with companion or service animals may be discouraged from inquiring by "no pets" listings, and that specific exceptions noted in ads and listings could assist them to find housing.

President Pro Tem Johnson noted the loss of apartments to condo conversions has provided an affordable option to build home equity for lower-income residents. However, leasing is easier than acquiring a mortgage and credit barriers remain.

Trustee Lueck agreed that testing is a useful tool for the village and asked for a complete list of protected classes.

President Pro Tem Johnson asked about next steps. Ms. Grossman proposed that the Board of Trustees provide any areas that need clarification or modification. She noted that the Housing Programs Advisory Commission reported on inclusionary zoning last October and a presentation on this topic is available, which recommends a broad affordability initiative. President Pro Tem Johnson suggested that HPAC take the lead and work with other relevant boards and commissions on these initiatives. He proposed moving forward with these initiatives in January.

MEETING CALENDAR DISCUSSION

The Personnel Committee of the Board of Trustees will report to the full Board in Executive Session regarding their performance review of the Village Manager. They have developed an

enhanced form and have received a self-assessment from Manager Barwin. The purpose of this meeting will be to evaluate the findings and provide feedback. Results will go to the full Board in January.

The Reinventing Government Committee will meet on Tuesday, December 15, at 6:30 pm.

Trustee Pate proposed topics for consideration next winter, including the Police and Fire Pension Boards, TIF, Personnel, Housing and I-DOT's review of the options for I-290.

The Intergovernmental Legislative Committee will work with Assistant Village Manager Rob Cole on the I-290 project and will contact the two Oak Park based committees which have studied the Ike expansion.

Trustee Hale recommended that the Board reduce the number of Special meetings and expand Regular meetings as needed to allow time for committee meetings.

Mr. Heise reported that the Village has received briefs from the NRA regarding the Supreme Court appeal and is distributing these to the Municipal League and moving ahead with preparations.

ADJOURN

It was moved and seconded to adjourn the meeting. A voice vote was taken and the motion was approved. The meeting was adjourned at 9:45 P.M. Monday, November 23rd, 2009.

SUBMITTED AND RECORDED IN THE OFFICE OF:

Teresa Powell, Village Clerk

By: MaryAnn Schoenneman
Executive Secretary