

**DRAFT MINUTES - REGULAR BOARD MEETING  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON MONDAY, MAY 5<sup>TH</sup>, 2014 AT 7:30 P.M.  
IN THE COUNCIL CHAMBERS OF OAK PARK VILLAGE HALL**

**I. CALL TO ORDER**

President Abu-Taleb called the meeting to order at 6:34 P.M.

**II. ROLL CALL**

PRESENT: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb  
ABSENT: Trustee Ott

**III. CONSIDERATION OF MOTION TO ADJOURN TO EXECUTIVE SESSION  
TO DISCUSS EXECUTIVE SESSION MINUTES, SALE OF  
PROPERTY AND LITIGATION IN ROOM 130**

It was moved by Trustee Brewer and seconded by Trustee Salzman to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21) – approval of minutes of meetings lawfully closed under the Open Meetings Act; 5 ILCS 120/2(c)(6) – setting of a price for sale of property owned by the public body; and 5 ILCS 120/(c)(11) – litigation, in Room 130.

The roll call on the vote was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The motion was approved.

The Regular Meeting reconvened at 7:06 P.M.

It was moved by Trustee Tucker and seconded by Trustee Barber to enter into Executive Session pursuant to 5 ILCS 120/2(c)(5) – purchase or lease of real property for the use of the public body.

The roll call on the vote was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The motion was approved.

**IV. RETURN TO OPEN MEETING AT 7:30 PM IN COUNCIL CHAMBERS**

PRESENT: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb  
ABSENT: Trustee Ott

The Regular Meeting reconvened at 7:39 P.M.

## **V. AGENDA APPROVAL**

It was moved by Trustee Tucker and seconded by Trustee Brewer to approve the agenda for the meeting. Village Manager Cara Pavlicek noted that Item T had been moved from the Consent Agenda to the Regular Agenda as requested. A voice vote was taken and the agenda was approved as amended.

## **VI. MINUTES**

It was moved by Trustee Lueck and seconded by Trustee Tucker that the minutes of the Regular Meeting of April 7, 2014, Special Meeting of April 11, 2014 and Special Meeting of April 21, 2014 be approved. A voice vote was taken and the minutes were approved as presented.

## **VII. NON-AGENDA PUBLIC COMMENT**

Marijo Lopez, 927 Clinton. Ms. Lopez, a recent retiree of the Village and lifelong resident, spoke about the shortage of front line employees working at Village Hall.

Dawn Mueller, 43 South Blvd., #1N. Ms. Mueller discussed her plans to attend a meeting of the Chicago Crime Commission and expressed interest in forming a similar group in Oak Park.

Nick Karris, 1144 W. Lake. Mr. Karris, owner of the property located at 1144 W. Lake, thanked the Board and staff for considering the issuance of a special use permit for UFC GYM, a potential tenant in his building.

Tom Robbins, representing Pace Bus, Arlington Heights. Mr. Robbins discussed the ad shelter program and presented the Village with a \$16,887.19 check for their share of revenue.

John Kokoris, 111 W. Harrison, #2. Mr. Kokoris thanked the Board for increasing the number of overnight parking passes for residents.

## **VIII. PROCLAMATIONS, RESOLUTIONS, AWARDS AND PRESENTATIONS**

There were no proclamations, resolutions, awards or presentations.

## **X. VILLAGE BOARD COMMITTEES**

Village Clerk Teresa Powell announced that the next I-Gov meeting will be Saturday, May 31.

Trustee Barber stated that a meeting of the Collaboration for Early Childhood Governing Board is scheduled for this Wednesday, May 7.

Trustee Brewer reported that the Fair Housing Task Force held their first meeting; future meetings will be held on the second and fourth Wednesdays of the month.

Trustee Tucker stated that a meeting of the Finance Committee is scheduled for June 12.

**XI. CITIZEN COMMISSION VACANCIES**

President Abu-Taleb referred to the Board and Commission vacancy report and urged residents to volunteer.

**XII. CITIZEN COMMISSION APPOINTMENTS, REAPPOINTMENTS, REMOVAL, RESIGNATION AND CHAIR APPOINTMENTS**

It was moved by Trustee Tucker and seconded by Trustee Brewer to concur in the following appointments by President Abu-Taleb:

**Community Design Commission**

Appointment of Richard Katz, as Member, with a term to expire May 5, 2017

**Community Relations Commission**

Appointment of Katie Seitelman, as Member, with a term to expire May 5, 2015

**Environment & Energy Commission**

Appointment of Alex Frank, as Member, with a term to expire May 5, 2017

**Historic Preservation Commission**

Appointment of Christopher Payne, as Member, with a term to expire May 5, 2017

Appointment of Dan Moroney, as Member, with a term to expire May 5, 2017

Appointment of Don McLean, as Member, with a term to expire May 5, 2017

**Housing Programs Advisory Committee**

Appointment of Mina Gerall, as Member, with a term to expire May 5, 2017

**Plan Commission –**

Appointment of David Mann, as Chair, with a term to expire May 5, 2017

Appointment of Mark Gartland, as Member, with a term to expire May 5, 2017

A voice vote was taken and the motion was approved.

**IX. VILLAGE MANAGER REPORTS**

Village Manager Pavlicek stated that slightly more than 1,200 customers have opted into the green energy portfolio and reminded residents that May 8 is the deadline to do this. She acknowledged the three households that were displaced due to a fire early Sunday and extended thoughts to them on behalf of the Village. She referred to the updated calendar and noted several upcoming meetings.

President Abu-Taleb acknowledged the victims of the fire as well and added that he was at the scene. Trustee Brewer thanked the neighboring communities for sending their equipment and fire personnel, noting that the damage could have been much worse without their assistance. Trustee Lueck commented that donations for the families are being collected; Village Manager Pavlicek stated that she would get more information.

**XIII. REGULAR AGENDA**

*All Ordinances and Resolutions adopted herein are herewith ordered filed in the Office of the Village Clerk*

- B. It was moved by Trustee Brewer and seconded by Trustee Tucker that Resolution 2014-R-94 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH TRIGGI CONSTRUCTION, INC., FOR PROJECT NUMBER 13-00259-00-RS LOCAL STREET IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$1,324,664.86** be adopted.

Village Engineer Jim Budrick stated that this is the contract pertaining to the resolution previously adopted by the Board regarding \$1.2 million in Illinois Jobs Now funds through the State of Illinois. The project involves resurfacing of approximately ten blocks of local streets as well as restructuring the majority of them with new curbs and gutters. The Village's cost is approximately \$125,000. Mr. Budrick clarified that the bidding was done through the state.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The resolution was adopted.

- C. It was moved by Trustee Lueck and seconded by Trustee Barber that Resolution 2014-R-95 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A LOCAL AGENCY AGREEMENT FOR FEDERAL PARTICIPATION FOR RIDGELAND AVENUE IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED \$398,600** be adopted.

Mr. Budrick stated that the resurfacing of Ridgeland Avenue from Harrison to Division Street will be bid by the State of Illinois in June. This agreement qualifies the Village for Federal funds through the Federal Highway Administration through the state. He added that these types of Federal projects are generally a total cost split of 70/30. However, because the engineering work to design the project was done in-house by staff, the Village saved approximately \$190,000, resulting in an 80/20 split.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The resolution was adopted.

- D. It was moved by Trustee Salzman and seconded by Trustee Tucker that Resolution 2014-R-96 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH IMPERIAL LIGHTING MAINTENANCE COMPANY FOR THE INSTALLATION OF NEW ENERGY EFFICIENT LIGHT FIXTURES IN THE AVENUE AND HOLLEY COURT PARKING GARAGES IN THE AMOUNT OF \$346,628** be adopted.

Interim Manager of Parking Services Jill Velan stated that the Village received a \$40,000

grant from the Illinois Clean Energy Community Foundation towards this project. An additional \$259,971 is anticipated from the Illinois Department of Commerce and Economic Opportunity Program (DCEO). The Village is currently in the pre-approval process and if approved, their match will be \$46,657. The savings in energy and maintenance will be \$81,991 the first year; the Village will have a return on their investment in approximately six months. However, if not approved, the cost to the Village will be \$306,628 and the return will take approximately four years. Ms. Velan answered questions from the Board.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The resolution was adopted.

**E. Discussion regarding Agreement between the Village of Oak Park and Energy Choices, P.C. for consulting services related to the Village's electrical aggregation program.**

Trustee Salzman wanted clarification of the terms of this agreement in regards to ongoing market monitoring services and contract administration services. Village Manager Pavlicek explained that this includes reporting on electrical aggregation rates of comparable communities and trends based upon price variances. Trustee Salzman stated that if these services have been contracted for, the Village should get them. Also, he wanted clear details regarding what services Energy Choices contemplates providing in any subsequent contract, as he wants to be sure that they're in the position to provide it in a more timely and efficient manner than how they provided services prior to the recent reverse auction. Upon expiration of the contract, Trustee Salzman wanted a range of options evaluated, including whether a consultant is needed at all when there is a current staff member who is well versed on this subject, or perhaps filling the Sustainability Manager position.

Village Manager Pavlicek recommended that staff take requests for qualifications from consultants prior to the expiration of the contract. Also, other communities participating in electrical aggregation have flat fee contracts that are significantly less than the Village's current contract, which is a percentage of actual consumption. She suggested that all options available be looked at and then compared to staff alternatives.

Trustee Brewer was under the impression that this was brought before the Board to determine whether the contract may have been breached, based on what occurred with the reverse auction. He referred to the limitations of liability, noting that it may address any damage caused by having to do a second reverse auction, which may have resulted in higher prices coming to the Village. Trustee Salzman expressed concern as well, but noted the language in the limitations of liability section may eliminate the Village's options. However, he was open to an attorney's opinion whether there is cause for action. He also wanted more information regarding the events of April 7, the day of the first auction.

Village Manager Pavlicek stated that the Village Attorney will do a written review on the question raised by Trustee Brewer and staff will provide a timeline on the events of April 7 from approximately 2:00 p.m. until the start of the meeting at 7:00 p.m.

Trustee Tucker expressed concern that the Village did not have the most competitive process; the definition of this should be clear going forward.

- T. It was moved by Trustee Brewer and seconded by Trustee Barber to **Authorize Additional Services with GovTemps USA to Perform Part-Time Temporary Plan Review Services and Police Department Recruitment Services in an Amount Not to Exceed \$37,000 and Direct Staff to Prepare the Necessary Budget Amendment and Contracts.**

Director of Development Customer Service Tammie Grossman stated that the Village has used GovTemps since 2012, when they issued an RFP for entities that could assist in locating qualified applicants for certain positions. Staff is seeking additional funding for a part-time plan reviewer to work during the busy construction season in order to have plans reviewed in a more timely manner.

President Abu-Taleb asked how many positions are currently filled by GovTemps employees and how many have been filled to date. Ms. Grossman stated currently, there are two; there have been approximately seven to date, noting that these have all been temporary positions.

Village Manager Pavlicek added that the Village has always used a number of outside firms to aid in the recruiting process. To hire a full-time employee to respond to the cumbersome work for recruitment of police officers and firefighters and their promotional testing, for example, wouldn't be the most efficient way to manage the budget. Also, utilizing outside sources to do executive interim positions helps with continuity of services. GovTemps has access to a number of people that are in between careers or retired individuals who have given great input while staff can complete a competitive search for a position to be filled.

President Abu-Taleb asked if there were any conflicts of interest with this firm. Village Manager Pavlicek stated that she did not know them until she became employed at the Village. Trustee Lueck commented that ultimately, it is the Board that approves the budget and the number of positions in it, as well as which ones will be outsourced. Trustee Tucker asked if it was reasonable to re-bid this after three years to see where the market stands. Village Manager Pavlicek replied that it is her understanding that the Board's request is that no contract extend beyond three years.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The motion was approved.

- W1. It was moved by Trustee Tucker and seconded by Trustee Lueck that Ordinance 2014-0-22 entitled **ORDINANCE APPROVING THE THIRD AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND LAKE STREET INVESTORS, LLC FOR THE NORTHEAST CORNER OF LAKE STREET AND FOREST AVENUE, OAK PARK, ILLINOIS DATED AUGUST 4, 2011** be adopted.

Village Manager Pavlicek stated that the development partners Golub and Wood, have

resolved the items that were beyond their control relative to property acquisition and ownership. They have requested an extension in regards to finance confirmation, closing and commencement of construction. She added that the property would close in August and construction would begin by September 30.

Michael Glazier of Golub & Company reported that they have contractual control over the note for the first mortgage on the property, as well as commitment for equity and debt. A new general contractor has been selected, as there were scheduling conflicts with the original.

Mr. Glazier and Executive Vice President Lee Golub answered questions from the Board.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The ordinance was adopted.

- W2.** It was moved by Trustee Lueck and seconded by Trustee Brewer that Ordinance 2014-0-23 entitled **THIRD ORDINANCE AMENDING ORDINANCE NUMBER 2013-0-61 FURTHER AMENDING ORDINANCE 2010-0-14, AS PREVIOUSLY AMENDED BY ORDINANCE 2010-0-91 AND 2011-0-15. AND 2012-0-05 AUTHORIZING ISSUANCE OF AN AMENDED SPECIAL USE PERMIT TO PERMIT A PLANNED DEVELOPMENT FOR A MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT WITH RESIDENTIAL APARTMENTS, RETAIL SPACE AND PUBLIC PARKING (940-954 LAKE STREET, 938LAKE STREET AND 170 FOREST AVENUE) LOCATED AT THE NORTHEAST CORNER OF LAKE STREET AND FOREST AVENUE** be adopted.

Village Manager Pavlicek clarified that this ordinance pertains to the zoning entitlements relative to the site. The amendments simply coordinate the project dates included in the restated redevelopment agreement with dates in the planned development ordinance.

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The ordinance was adopted.

#### **XIV. CONSENT AGENDA**

It was moved by Trustee Tucker and seconded by Trustee Brewer to waive the reading of the Consent Agenda. A voice vote was taken and the motion was approved.

It was moved by Trustee Tucker and seconded by Trustee Barber to approve the items under the Consent Agenda:

- F.** Resolution 2014-R-97 entitled **RESOLUTION AUTHORIZING A PARKING LOT LICENSE AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND JOSEPH DOMBROWSKI FOR THE USE OF LOT #116**

- G. Resolution 2014-R-98 entitled **RESOLUTION AUTHORIZING A PARKING LOT LICENSE AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND FENWICK HIGH SCHOOL FOR THE USE OF LOT #116 AT NORTHEAST CORNER OAK PARK AVENUE AND MADISON STREET AND LOT #SB5 ON THE NORTH SIDE OF SOUTH BOULEVARD BETWEEN WESLEY AND EAST AVENUES**
- H. Resolution 2014-R-99 entitled **RESOLUTION AUTHORIZING SUBORDINATION OF A LIEN FOR THE PROPERTY LOCATED AT 328 WISCONSIN AVENUE**
- I. Ordinance 2014-O-24 entitled **ORDINANCE AUTHORIZING THE SALE OF SURPLUS PROPERTY OWNED (BICYCLES) BY THE VILLAGE OF OAK PARK**
- J. Resolution 2014-R-100 entitled **RESOLUTION APPROVING THE PROGRAM YEAR 2014 ACTION PLAN AND AUTHORIZING SUBMISSION OF THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**
- K. Resolution 2014-R-101 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH PIPE-VIEW LLC OF LAPORTE, INDIANA FOR PROJECT 14-10 FOR SEWER CLEANING AND INSPECTION**
- L. **Motion to Accept the Transportation Commission's Recommendation to Approve a Request to Establish Parking Restrictions along the Harvard Street Side of the West Suburban Montessori School and Direct Staff to Prepare any Necessary Ordinances**
- M1. Resolution 2014-R-102 entitled **RESOLUTION AUTHORIZING SUBORDINATION OF LIEN ON PROPERTY LOCATED AT 1111 LYMAN AVENUE**
- M2. Resolution 2014-R-103 entitled **RESOLUTION AUTHORIZING SUBORDINATION OF LIEN ON PROPERTY LOCATED AT 1107 SOUTH LOMBARD**
- M3. Resolution 2014-R-104 entitled **RESOLUTION AUTHORIZING SUBORDINATION OF LIEN ON PROPERTY LOCATED AT 1005 LYMAN AVENUE**
- N. Resolution 2014-R-105 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE OAK PARK EDUCATION FOUNDATION FOR THE HOSTING OF A TWO WEEK SUMMER CAMP AT THE PUBLIC WORKS CENTER**
- O. Ordinance 2014-O-25 entitled **ORDINANCE AMENDING CHAPTER 7 ("BUILDING REGULATIONS"), ARTICLE 9 ("HISTORIC PRESERVATION"), SECTION 7-9-8 ("DESIGNATION OF HISTORIC LANDMARKS AND INTERIOR HISTORIC LANDMARKS") OF THE OAK PARK VILLAGE CODE TO DESIGNATE THE EXTERIOR OF THE HOUSE AND GARAGE LOCATED AT 300 FOREST AVENUE AS AN HISTORIC LANDMARK**
- P. Resolution 2014-R-106 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A ONE YEAR CONTRACT WITH G.A. PAVING COMPANY, INC. OF OAK BROOK, ILLINOIS FOR VILLAGE WIDE UTILITY PAVEMENT PATCHING SERVICES IN AN AMOUNT NOT TO EXCEED \$150,000 IN FISCAL YEAR 2014**



- Q. Resolution 2014-R-107 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT FOR 2014 TREE WATERING WITH MCADAM LANDSCAPING, INC. OF FOREST PARK, ILLINOIS, IN AN AMOUNT NOT TO EXCEED \$30,000**
- R. Ordinance 2014-O-26 entitled **ORDINANCE GRANTING A SPECIAL USE PERMIT PURSUANT TO OPERATE A HEALTH, ATHLETIC, RECREATION AND AMUSEMENT FACILITY AT 1144 LAKE STREET**
- S. Resolution 2014-R-108 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF SETTLEMENT AGREEMENTS IN WORKER'S COMPENSATION CASE NOS. 09 WC 45905 AND 12 WC 37141**
- A. Resolution 2014-R-109 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT IN WORKER'S COMPENSATION CASE NO. 09 WC 38299**
- U. Resolution 2014-R-110 entitled **RESOLUTION AUTHORIZING THE RELEASE OF A MORTGAGE FOR THE PROPERTY LOCATED AT 1010 MADISON STREET**
- V. **Motion to Approve Monthly Treasurer Report for All Funds**
- X. **Motion to Approve Bills in the Amount of \$1,379,358.91 for the Week Beginning April 4<sup>th</sup> through May 1<sup>st</sup>**

The roll call was as follows:

AYES: Trustees Barber, Brewer, Lueck, Salzman (Abstain – Item A) and Tucker; President Abu-Taleb

NAYS: None

ABSENT: Trustee Ott

The motion was approved.

#### **CALL TO THE BOARD AND CLERK**

Trustee Tucker spoke about an event he attended with the Sugar Beet Co-op and expressed enthusiasm that they will soon have a brick and mortar location on Madison Street.

Trustee Lueck reminded residents that they have until May 8 to opt into the green energy plan and commended staff for their thorough promotion of this. She thanked outgoing Chair Linda Bolte for her years on the Plan Commission. In closing, Trustee Lueck suggested that Oak Park adopt an ordinance modeled after Chicago in regards to the use of plastic bags.

Trustee Brewer thanked District 97 for inviting the Board to participate in the Diversity Parade this past weekend. He announced that the Board will meet to review Board goals to date at the Carlton Hotel on Sunday, May 18, from 8:00 a.m. to 12:00 p.m. He also noted that Chicago was looking at an ordinance in regards to health issues associated with E cigarettes and suggested that the Board become better educated regarding E cigarettes as well.

Trustee Salzman supported both the plastic bag and E cigarette suggestions. He recommended that the Environment & Energy Commission and the Board of Health look into these issues.

Trustee Barber asked that the Finance Committee look at the functions of the Health Department to decipher whether the benefits of having this department are worth the expenses and

whether some of these roles can be carried out by the county or other entities. In regards to the May 18 meeting, he noted that the time may be inconvenient if residents wished to attend, but this was the only time that all Board members were available to meet for three to four hours.

**ADJOURN**

It was moved by Trustee Tucker and seconded by Trustee Salzman to adjourn. A voice vote was taken and the motion was approved. The meeting adjourned at 9:08 P.M. Monday, May 5, 2014.

**SUBMITTED AND RECORDED IN THE OFFICE OF:**

By: MaryAnn Schoenneman  
Deputy Village Clerk

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Teresa Powell, Village Clerk