



**TENTATIVE Agenda**  
**President and Board of Trustees**  
**Monday, July 14, 2014**  
**Village Hall**  
**123 Madison Street**

**Special Meeting/Open Meeting at 6:30 p.m. in Room 130. The Village Board is expected to adjourn immediately into Executive Session in Room 130.**

- 
- I. Call to Order
  - II. Roll Call
  - III. Consideration of Motion to Adjourn to Executive Session to Discuss Police Deployment in Room 130
  - IV. Return to Open Session immediately following Executive Session in room 130
  - V. Agenda Approval
  - VI. Approval of Minutes - Special Village Board Meeting Minutes of June 9, 2014, Regular Village Board Meeting Minutes of June 16, 2014, Special Village Board Meeting Minutes of June 17, 2014, Special Village Board Meeting Minutes of June 23, 2014
  - VII. Public Comment

---

### **Instructions for Agenda Public Comment** (3 minutes per person; 3 items per person maximum)

Comments are 3 minutes per person per agenda item, with a maximum of 3 agenda items to which you can speak. In addition, the Village Board permits a maximum of three persons to speak to each side of any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body. These items are noted with a (\*).

---

#### **VIII. Adjourn**

For more information regarding Village Board meetings and agendas, please contact the Village Manager's Office at 708.358.5770. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358.5430 or e-mail [adacoordinator@oak-park.us](mailto:adacoordinator@oak-park.us) at least 48 hours before the scheduled activity. Agendas and agenda materials are now available electronically on the village web site. Visit [www.oak-park.us](http://www.oak-park.us) mouse-over News, then click on Board Agendas and Minutes.

**DRAFT MINUTES – SPECIAL BOARD MEETING  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON MONDAY, JUNE 9<sup>TH</sup>, 2014, 7:00 P.M.  
IN ROOM 101 OF OAK PARK VILLAGE HALL**

**I. CALL TO ORDER**

President Abu-Taleb called the meeting to order at 7:05 P.M.

**II. ROLL CALL**

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

**III. AGENDA APPROVAL**

It was moved by Trustee Ott and seconded by Trustee Barber to approve the agenda for the meeting. Trustee Tucker suggested that Item B, which appeared to be a shorter discussion, come before Item A. A voice vote was taken and the agenda was approved as amended.

**IV. PUBLIC COMMENT**

There was no non-agenda public comment.

**B. First Reading of an Ordinance Amending Chapter 12, Article 1, Section 7-1 and 7-2 of the Village Code to Shorten the Heating Season.**

Village Manager Cara Pavlicek stated that a resident who is present this evening gave public comment on this topic during the last Board meeting and at a Board meeting last year. This was intended to be brought back to the Board for consideration and was not.

Director of Development Customer Service Tammie Grossman explained that this ordinance would change the last day of the heating season in rental apartments and condos from June 1 to May 15. She noted that this is a heating ordinance, not a cooling ordinance and requires a minimum level of heat to prevent nighttime temperatures from dropping below 68 degrees in residential units. Ms. Grossman stated that there were evenings this year after May 15 when the outside temperature did drop into the 30's and 40's, which is why the building owner referred to in public comment hesitated to turn off the heat. In addition, some HVAC systems are not designed to immediately switch back and forth from heat to air conditioning. All things considered, staff believes that May 15 is a reasonable date.

Trustee Lueck did not disagree with the amendment, as it is difficult to choose an ideal cutoff date considering the variability in the weather patterns. However, next year may bring an unusually cold spring and it is more important to provide heat when people need it. There is still no requirement to provide air conditioning when it is hot so she was not sure that this was the solution.

It was moved by Trustee Salzman and seconded by Trustee Tucker to waive a Second Reading of the ordinance. A voice vote was taken and the motion was approved.

It was moved by Trustee Salzman and seconded by Trustee Ott that Ordinance 2014-0-31 entitled **ORDINANCE AMENDING CHAPTER 12, ARTICLE 1, SECTION 7-1 AND 7-2 OF THE VILLAGE CODE TO SHORTEN THE HEATING SEASON** be adopted.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: Trustee Brewer

The ordinance was adopted.

- A. It was moved by Trustee Lueck and seconded by Trustee Barber to **Receive and Discuss the Plan Commission's Recommendations and Findings of Fact for 1133 Chicago Avenue (Residences at Maple Place) to Approve the Applicant's Request for Planned Development Approval.**

Village Manager Pavlicek stated that the Board of Trustees referred a Planned Development Application for 1133 Chicago Avenue, currently an unimproved parking lot, to the Plan Commission on March 17. The Plan Commission has held a series of public hearings and is recommending approval of the application through their Finding of Facts. She noted that the Planned Development Application contains a request for eight specific allowances under the zoning ordinance. These include height, density of residential units on the property, setback variances, lot coverage, open space and landscaping.

James Beckwith, owner of FASTFRAME, 1120 Chicago Ave. Mr. Beckwith urged the Board to adhere to the zoning ordinance regarding the height of this development. Doing otherwise will set a precedent for other developers to disregard zoning regulations in commercial districts.

Brent Showalter, 800 N. East Ave., representing Doggie Day Play and Hometown Service Group. Mr. Showalter, whose family owns three businesses within the vicinity of the proposed development, stated that the building is uncharacteristic of the Frank Lloyd Wright District and noted several similar developments that included retail on the first floor. He asked that the Board reject this proposal and ask that it be modified.

Jill Showalter, 800 N. East Ave., representing Doggie Day Play. Ms. Showalter also noted that the proposed building is out of character with the area and too big for the space. In addition, it will prohibit her from expanding upwards her successful business next door.

Village Attorney Paul Stephanides interjected to advise the Board that because this item has been the subject of a public hearing, they are allowed to hear no more than three speakers per side on this topic. If the next person to comment is an objector, they must waive their requirement.

It was moved by Trustee Tucker and seconded by Trustee Salzman to waive the requirement of three speakers per side. A voice vote was taken and the motion was approved.

Steve Citko, 739 N. Marion St. Mr. Citko stated that the zoning laws are there to protect local businesses which will be hurt if this residential development is built. They are asking for too many variances.

Garret Eakin, 1000 Woodbine. Mr. Eakin, an architect, commented that the proposed development is too dense in terms of residential units for this area. He also was not in favor of placing the parking facility on the ground floor and suggested it be built below ground. The design of the building does not reflect upscale luxury housing.

Mike Streit, 1025 Linden Ave. Mr. Streit, manager of the LLC that owns 1135 Chicago (Doggie Day Play) as well as the owner of 1133 Chicago, which he is selling to the developers, stated that the height of the building will not impact the surrounding residential area. In addition, easement issues will not prevent expansion of the 1135 property, only restrict it.

Dea Rae, 641 Belleforte. As a resident within the Historic District, Ms. Rae stated that if she and her neighbors cannot even change out a window in their home, the developers of 1133 Chicago should have to abide by the rules as well. She and her neighbors would rather see something else on this property.

Steven Saraceno, 725 S. Kenilworth. Mr. Saraceno spoke in favor of the development, noting that once a building is three or four stories, the actual height is rarely noticed. He preferred that this development be on the property rather than no development. In addition, retail on this property would most likely not generate enough tax revenue to create significant impact.

Paul Zimmermann, 543 S. Euclid Ave., Partner, Altierra Development Group. Mr. Zimmerman stated that this project will turn a blighted empty lot into a luxury condominium development that will generate approximately \$180,000 in property taxes per year. In addition, it will capture its residents' income for local businesses and poses no impact to parking by including two parking spots per unit within the structure of the building. He addressed prior comments regarding location of parking and lack of retail; underground parking would be prohibitively expensive, space for retail would also be very expensive to rent, as no subsidies were requested to complete this project.

Trustee Barber asked if the site of the development is located in the Historic District and for clarification of what the impact on the adjacent property would be should this development proceed.

Property owner Mike Streit stated that the easement prohibits any structure from being built closer than ten feet, 2 inches from the west property line of the 1133 building. There are no restrictions to the east. Mr. Streit added that as the owner, he is the one impacted by the future value of the property. The Showalters, who lease the property, have tenancy rights but only as the property currently exists.

Village Manager Pavlicek confirmed that the commercial properties south of Chicago and east of Maple are excluded from the Historic District. However, some residential properties south of this site are included in the District.

Trustee Salzman commented that this commercial district is directly adjacent to the Frank Lloyd Wright Historic District. The fact that this building is not in the Historic District does not mean it won't impact people's experience of the district, as they have to pass by it when coming from the west.

There was a discussion regarding zoning in general and a possible review of the zoning ordinance.

Trustee Lueck asked what makes this location not conducive to commercial development when it has been successful in other new developments in Oak Park.

Jonathan Shack of Altierra Development stated that most of the more recent developments are in Downtown Oak Park where higher rental rates are customary. These are also larger buildings that could absorb some of the losses should they not fill all rental spaces. In addition, sellable space is not selling at the same rate as when those developments were built.

Trustee Lueck commented that it is not unusual for a building to extend from lot line to lot line along the sides of a building; however it is unusual for it to extend to the rear lot line. Typically, the Planned Unit Development ordinance requires some kind of buffer between the building and the neighbor to the rear. Mr. Shack stated that there is a 14 foot space in the back of the building for access to the garage. Trustee Lueck stated that some type of vegetation is required.

Trustee Tucker, although intrigued by the option the building is trying to introduce to Oak Park, stated that the Board has received much written testimony in addition to public comment this evening that stresses the importance of maintaining the integrity of this very significant gateway to the community. He noted that it will fulfill a niche as well as bring tax dollars to the community. However, he would like to see some alterations that would address the scale of the building.

Trustees Barber and Ott agreed.

Trustee Tucker asked if some minor changes could be made addressing the overall sense of height and mass as well as the design. Perhaps the developer would be willing to confer with other architects and develop some concepts that will address massing concerns about this project.

Village Manager Pavlicek stated that she has had experience in utilizing other professionals to interact with a developer and evaluate other alternatives regarding design, etc. It is an appropriate way to address the Board's concerns.

President Abu-Taleb stated that the Board has a responsibility to the community as a whole. Oak Park wants to be business friendly, but not at the expense of current businesses and residents. He believed Trustee Tucker's suggestion was worth considering and asked the architect, John Schiess, and the developers if they would be open to the idea of addressing the height and design concerns with revisions to the proposal. Mr. Schiess, Mr. Zimmerman and Mr. Shack said that they were willing to do this.

Following further discussion, President Abu-Taleb suggested that Mr. Eakin, the architect that gave public comment this evening, be part of the consulting group. In addition, he would like an architect selected by staff and another by the development team as well.

**ADJOURN**

It was moved by Trustee Lueck and seconded by Trustee Salzman to adjourn. A voice vote was taken and the motion was approved. The meeting adjourned at 8:43 P.M. Monday, June 9, 2014.

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

By: MaryAnn Schoenneman  
Deputy Village Clerk

---

Teresa Powell, Village Clerk

**DRAFT MINUTES - REGULAR BOARD MEETING  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON MONDAY, JUNE 16<sup>TH</sup>, 2014 AT 6:30 P.M.  
IN THE COUNCIL CHAMBERS OF OAK PARK VILLAGE HALL**

**I. CALL TO ORDER**

President Abu-Taleb called the meeting to order at 6:30 P.M.

**II. ROLL CALL**

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

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

It was moved by Trustee Salzman and seconded by Trustee Ott to enter into Executive Session pursuant to 5ILCS 120/25(c)(5) - purchase of real estate; 5 ILCS 120/2(c)(1) – the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body and 5 ILCS 120/2(c)(21) – approval of minutes of meetings lawfully closed under the Open Meetings Act, in Room 130.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: Trustees Barber and Brewer

The motion was approved.

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

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

ABSENT: Trustee Barber

The Regular Meeting reconvened at 7:30 P.M.

**V. AGENDA APPROVAL**

It was moved by Trustee Salzman and seconded by Trustee Lueck to approve the agenda for the meeting. A voice vote was taken and the agenda was approved as presented.

**VI. MINUTES**

It was moved by Trustee Lueck and seconded by Trustee Tucker that the minutes of the Special Meeting of May 27, 2014 and the Regular Meeting of June 2, 2014 be approved. A voice vote was taken and the minutes were approved as presented.

**VII. NON-AGENDA PUBLIC COMMENT**

Dawn Mueller, 43 South Blvd., #1N. Ms. Mueller expressed appreciation that flowers were placed in the planters at Austin and Lake. She noted that the Park District Gymnastics Center is near that area and urged residents to help keep children safe.

**VIII. AWARD – OUTSTANDING SERVICE AWARDS**

Jim Kelly, Chair of the Citizen Involvement Commission, presented the award for Outstanding Chairperson to John Shuler of the Civic Information Systems Commission and the award for Outstanding Commission to the Plan Commission. Former Chair Linda Bolte and current Chair David Mann accepted the award on behalf of the commission.

Trustee Salzman thanked Mr. Shuler for the work that he has done, adding that this is a new commission and he is the first Chair. President Abu-Taleb thanked all who volunteer.

**VII. NON-AGENDA PUBLIC COMMENT**

Barbara Mullarkey, 204 S. Elmwood, representing OPEN (Oak Park Environmental Network). Ms. Mullarkey asked the Board to direct staff to address her questions regarding the former Forestry Commission, pesticide spraying, smart meters, North Boulevard street closure, community gardens, black tank railroad cars, railroad infrastructure, maintaining diversity in recently proposed upscale buildings, a TIF for Roosevelt Road, and bike paths on Ridgeland.

**IX. VILLAGE MANAGER REPORTS**

Village Manager Cara Pavlicek noted that a walking tour of North Avenue is scheduled to begin at 5:00 p.m. tomorrow; this is posted as a public meeting, as Board members will be present. In addition, there is a Board Meeting scheduled for Monday, June 23 at 7:00 p.m. that will serve as an introduction to the budgetary process.

**X. VILLAGE BOARD COMMITTEES**

There was nothing to report.

**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**

There were not appointments, reappointments, removals, resignations or chair appointments.



**XIII. REGULAR AGENDA**

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

- A. It was moved by Trustee Brewer and seconded by Trustee Lueck to **Receive the FY 2013 Comprehensive Annual Financial Report (CAFR) and Auditor's Communication to the Board of Trustees.**

Dan Berg, of the independent auditing firm Sikich LLP, gave an overview and noted that the audit was completed on time and ran exceptionally well in comparison to recent years.

Trustee Tucker stated that Village Manager Pavlicek, CFO Craig Lesner and their staffs should be commended for the improvement this year. He asked Mr. Berg to discuss expenses versus revenues as well as some of the general weaknesses identified.

Mr. Berg stated that nearly \$500,000 has been added to the General Fund balance. In addition, the Parking Fund has reduced its liability to the General Fund; as a result the Village is a year ahead of schedule in paying down the outstanding balance. The Water and Sewer Fund turned a profit this year as well. Conversely, the Self Insurance Fund continues to have a deficit balance, entirely due to claims payable that have been recorded and are not necessarily a current liability. These cases often continue for an extended period of time. The Village transfers resources into that fund as payments come due, as settlements are made or as cases come to fruition. There was an increase in claims payable over last year.

Trustee Salzman asked how the Self Insurance Fund's deficit of approximately \$2.3 million was arrived at.

Mr. Berg explained that, along with the Legal Department, a case-by-case estimation of liability is conducted, for legal fees, the actual claim, and the probability of paying or not paying a claim. The claims payable amount is the total of those estimations. He added that the number is probably conservative, but that is what the standards require.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: Trustee Barber

The motion was approved.

- B. It was moved by Trustee Brewer and seconded by Trustee Tucker to **Discuss the Existing Direction Rejecting the Creation of a Living Wage Ordinance in 2010 and Set a Future Date for Review.**

Village Manager Pavlicek noted that Trustees Lueck and Salzman requested that this be placed on the agenda. The Community Relations Commission presented their recommendation to adopt a living wage ordinance to the Board in 2010. The Board accepted that report and no further action was taken. Since the 2013 election, residents

have requested that the Board discuss this matter to determine if there was interest in holding further meetings on the topic.

Bob Simpson, 323 S. East Ave. Mr. Simpson spoke in favor of a \$15 per hour living wage, adding that poverty wages contribute to crime and are detrimental to a person's health.

Tom Broderick, 201 S. Ridgeland. Mr. Broderick asked for clarification of direction from the Board in 2010 regarding this report.

Bill Barclay, 150 N. Lombard. Dr. Barclay urged the Board to revisit this subject and indicated 60% of Oak Park voters were in favor of this 2008 ballot referendum.

Ron Baiman, 205 S. Humphrey. Mr. Baiman thanked Trustees Lueck and Salzman for requesting that this be put on the agenda. He urged the Board to quickly adopt this ordinance, noting that Oak Park has a reputation as a progressive community and this is a first step in addressing economic issues such as inequality, diversity and integration.

Sydney Baiman, 201 Lake St. Ms. Baiman indicated that Oak Park is a wealthy community and financially capable of paying a living wage.

Trustee Salzman asked that this be revisited after he reviewed the records and transcripts from the 2010 discussion. He noted that four years have passed; Oak Park is in a different situation now and noted that other municipalities in the state and around the country that have adopted ordinances such as this. In addition, the 2010 discussion did not provide much detail regarding the economic impact of a living wage ordinance. There are ways to tailor the ordinance to reflect the best values of the community and to minimize any harmful impact. Trustee Tucker agreed.

Trustee Lueck remembered that financial impact was minimally discussed during the 2010 meeting. There was more discussion regarding what impact it would have to those who had contracts with the Village. A great deal of new data has become available since that time; she wanted the Board to move this forward to a date certain. Trustees Brewer and Ott agreed.

President Abu-Taleb stated that it was important to give staff time to collect this information, as well as reaching out to the Business Community and the Chamber of Commerce to get their feedback. He suggested agreeing to discuss this without a date certain and allow staff to set the date. Perhaps hiring an independent consultant to do the study would provide a more objective analysis.

Trustee Lueck asked Village Manager Pavlicek if she felt that the staff has the capacity to bring back that information and for a time frame to complete analysis.

Village Manager Pavlicek replied that she believed that staff could quantify what the impact is to the Village based upon current thresholds. Staff could come back with an outline within a few weeks and a recommendation of whether additional outside services are needed as well as the time frame.

Trustee Brewer suggested that staff have information back to the Board by Friday, July 11. Trustee Tucker commented that it could be discussed during the July 14 Board Meeting.

It was moved by Trustee Brewer and seconded by Trustee Tucker to direct the Village Manager to bring back on or before July 11 a report regarding the ability of staff to conduct an analysis in a reasonable time frame, set a date certain and whether additional independent work is required.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: Trustee Barber

The motion was approved.

- C. It was moved by Trustee Salzman and seconded by Trustee Lueck to **Accept the Plan Commission's Recommendations as Proposed within their Findings of Fact for 1133 Chicago Avenue (*Residences at Maple Place*) to Approve the Applicant's Request for Planned Development Approval and to Adopt an Ordinance Authorizing the Issuance of a Special Use Permit to Allow a Major Planned Development.**

Village Manager Pavlicek stated that during last week's Special Meeting, a preliminary discussion regarding this development was held. At the conclusion of that meeting, there was consensus that it would be helpful for the developer's architect to consult with other members of the architecture community. Those conversations were held last week and some modifications to the design were made. They address comments from residents and Trustees last week regarding massing of the building within the context of the district.

Sera Alioto, 1118 Chicago Ave. Ms. Alioto, owner of the business directly across the street from the proposed building, looked forward to having that empty lot filled and felt it would not only enhance property values but also bring new vitality to the area.

Dea Karok, 641 Belleforte. Ms. Karok stated that approval of the eight variances in this development will set a precedent that can change local businesses into a development of high rise residential buildings in a commercial district. It is important that retail be included in that building.

Garret Eakin, 1000 Woodbine. Mr. Eakin stated that he was originally opposed to this project. However, as one of the architects that met last week with the developer's architect, he believed the six modifications that address the issues discussed last week would turn this building into a good addition to the Village.

Linda Sahagian, 1001 Fair Oaks. Ms. Sahagian questioned the Plan Commission's method of voting on the developer's application. She also expressed concern that by not considering the needs of the business owners at 1135 Chicago, the Village is sending the wrong message to the business community.

Mike Streit, 1025 Linden Ave. Mr. Streit, owner of 1133 and 1135 Chicago, stated that he is a proponent of the development, as it will bring high end, high net-worth individuals to the existing retail. He spoke about the new design, adding that it is a great response to the Board's requests.

Monika Robinson, 408 N. Maple. Ms. Robinson emphasized that this area is the Chicago Harlem Avenue Business District; this building compromises the existing businesses.

John Harris, 415 Forest Ave. Mr. Harris stated that this development will not only create more density and walkability, but will provide an opportunity for empty nesters in the neighborhood to stay in the community. Although retail or mixed use would be desirable, there have been no developers interested in pursuing those options.

Paul Zimmermann, 543 S. Euclid. Mr. Zimmermann thanked the Plan Commission for their input on this project. He also commended John Schiess, the architect of the development, for working with the assigned architectural team.

Mr. Schiess gave a presentation of the new design. The primary change addressed the bulk of the building by eliminating the brick columns at the corners. The balconies will be supported instead by slender metal columns. The height has been reduced four feet by moving some of the mechanical functions to a partial basement. The top floor is set back ten feet on the east and west and eight feet on the north. In addition, green space and decks are added to the two top floors. The design incorporates hanging green gardens on the balconies at the rear of the building to provide a buffer for the building to the south. Addressing the entryway of the building is in progress.

Mr. Eakin noted that the addition of retail at the first floor corners was discussed. Village Manager Pavlicek clarified that this was not included in the ordinance and was subject to the sale of the condominiums and accessible-designated parking space requirements. If applicable, retail use may come back to the Board as an amendment to the Planned Development Ordinance.

Following additional comments by the Board, Jonathan Shack of Altierra Development, clarified that the revised height of the building is 58 feet, not 57 feet as noted in the ordinance.

Trustee Salzman withdrew the original motion to address the correction.

It was moved by Trustee Salzman and seconded by Trustee Lueck that Ordinance 2014-0-32 entitled **ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO ALLOW A MAJOR PLANNED DEVELOPMENT** be adopted with the amendment of 58 feet.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: Trustee Barber

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 Ott to approve the items under the Consent Agenda:

- D. Resolution 2014-R-126 entitled **RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH ADDISON CONCRETE, INC. FOR PROJECT 14-3, SIDEWALK AND CURB AND GUTTER REPLACEMENT IN AN AMOUNT NOT TO EXCEED \$150,000**
- E. Ordinance 2014-0-33 entitled **ORDINANCE ESTABLISHING PREVAILING WAGES FOR PUBLIC WORKS IN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS**
- F. Ordinance 2014-0-34 entitled **ORDINANCE AUTHORIZING CHANGES TO THE METER HOURS ALONG THE SOUTH SIDE OF THE 700 BLOCK OF LAKE STREET**
- G. Motion Directing Staff to Prepare any Necessary Ordinances to Change Parking Restrictions on the East Side of the 100 Block of North Kenilworth Avenue between Lake and Ontario Streets Adjacent to the First United Church of Oak Park
- H. Resolutions 2014-R-127 – 2014-R-141 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF CDBG AGREEMENT** with the Following Sub-recipients:
  - 1. Catholic Charities with \$9,000 CDBG grant
  - 2. Children’s Clinic with \$18,000 CDBG grant
  - 3. Community Support Services with \$12,500 CDBG grant
  - 4. Heartland-Vital Bridges with \$4,000 CDBG grant
  - 5. Hephzibah with \$11,500 CDBG grant
  - 6. NAMI Metro-Suburban with \$6,000 CDBG grant
  - 7. Oak Park Regional Housing Center Fair Housing with \$75,000 CDBG grant
  - 8. Oak Park Regional Housing Center Administration with \$104,000 CDBG grant
  - 9. OPRF Food Pantry with \$25,000 CDBG grant
  - 10. Parenthesis Mothering on Our Own with \$10,000 CDBG grant
  - 11. Parenthesis Parenteen with \$10,500 CDBG grant
  - 12. Sarah’s Inn with \$9,000 CDBG grant
  - 13. UCP-Seguin Services with \$19,708 CDBG grant
  - 14. West Suburban PADS Emergency Shelter with \$32,409 CDBG grant
  - 15. West Suburban PADS Employment Readiness with \$8,500 CDBG grant
- I. Resolution 2014-R-142 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE PRICE AGREEMENT WITH GALLAGHER MATERIALS FOR UPM HIGH PERFORMANCE COLD PATCH ASPHALT FOR 2014 IN AN AMOUNT NOT TO EXCEED \$40,000.00**
- J. Resolution 2014-R-143 entitled **RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH SUPERIOR ROAD STRIPING FOR THERMOPLASTIC PAVEMENT MARKINGS IN AN AMOUNT NOT TO EXCEED \$50,000.00 AND WAIVING THE VILLAGE’S FORMAL BID PROCESS**
- K. Motion to Accept the Village Board Goals and Protocols
- L. Ordinance 2014-0-35 entitled **ORDINANCE GRANTING APPROVAL FOR 2014 GALA FOURTH OF JULY FIREWORKS DISPLAY**
- M. Motion to Approve the Bills in the amount of \$466,777.00 from May 30, 2014 – June 12, 2014

**N. Motion to Approve the Monthly Treasurer's Report for All Funds**

The roll call was as follows:

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

NAYS: None

ABSENT: Trustee Barber

The motion was approved.

**CALL TO THE BOARD AND CLERK**

Village Clerk Powell spoke about her attendance at the Community Leadership Event at Dominican University, the screening of a video created by children in the 8 To 9 Program, the Hephzibah Garden, the Ridgeland Commons Re-opening and the Food Truck Rally.

Trustee Lueck thanked all who volunteer of Boards and Commissions and noted that worthy candidates received awards this year. She added that the Board needs to make sure that commission openings are filled promptly.

Trustee Brewer agreed with Trustee Lueck. He congratulated the Park District on the opening of Ridgeland Commons and noted that it is important to have developments that make use of public dollars as the Park District does.

It was moved by Trustee Salzman and seconded by Trustee Tucker to adjourn. A voice vote was taken and the motion was approved. The meeting adjourned at 9:25 P.M. Monday, June 16, 2014.

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

By: MaryAnn Schoenneman  
Deputy Village Clerk

---

Teresa Powell, Village Clerk

**DRAFT MINUTES – SPECIAL BOARD MEETING/WALKING TOUR  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON TUESDAY, JUNE 17<sup>TH</sup>, 2014, 6:30 P.M.  
COMMENCING AT SOUTHEAST CORNER OF HARLEM AND NORTH AVENUES**

**I. CALL TO ORDER**

Special Meeting/Walk commenced at 6:30 P.M.

**II. ROLL CALL**

PRESENT: Trustees Brewer, Ott and Salzman; President Abu-Taleb (joined at East Avenue)  
ABSENT: Trustees Barber, Lueck and Tucker

**II. WALKING TOUR OF NORTH AVENUE (HARLEM TO AUSTIN)**

Village Manager Cara Pavlicek congregated the group that included Village staff and representatives of the North Avenue Business Association and North Avenue Neighborhood Association. She noted that the group would proceed east to Austin Boulevard; a Park District minibus will travel alongside the group to provide transportation to anyone who becomes tired or wishes to ride part of the way. The bus will also transport the group back to the starting point at the conclusion of the walk.

President Abu-Taleb joined the walk accompanied by Alderman Deborah Graham.

The group proceeded down North Avenue and stopped at various points to listen to comments from local residents and businesses. Topics included maintenance of the parkways and median, installation of additional decorative street lighting to extend beyond Oak Park Avenue, vacant building concerns, safety along and crossing North Avenue and parking issues.

**III. ADJOURN**

When the group reached Austin Boulevard, participants dispersed or took the minibus back to the starting point at 7:45 P.M. Tuesday, June 17, 2014.

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

By: MaryAnn Schoenneman  
Deputy Village Clerk

\_\_\_\_\_  
Teresa Powell, Village Clerk

**DRAFT MINUTES – SPECIAL BOARD MEETING  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON MONDAY, JUNE 23<sup>RD</sup>, 2014, 7:00 P.M.  
IN ROOM 101 OF OAK PARK VILLAGE HALL**

**I. CALL TO ORDER**

President Pro-Tem Barber called the meeting to order at 7:05 P.M.

**II. ROLL CALL**

PRESENT: Trustees Barber, Brewer, Lueck, Ott, Salzman (7:06) and Tucker  
ABSENT: President Abu-Taleb

**III. AGENDA APPROVAL**

It was moved by Trustee Tucker and seconded by Trustee Ott to approve the agenda for the meeting. A voice vote was taken and the agenda was approved as presented.

**IV. PUBLIC COMMENT**

There was no non-agenda public comment.

**V. PRELIMINARY DISCUSSION REGARDING THE FY2015 BUDGET**

Village Manager Cara Pavlicek stated that in recent years, she and CFO Craig Lesner have initiated the budget season by having a preliminary discussion with the Village Board to review historical budgetary information and present a proposed schedule for the budgetary process for the fiscal year. She added that after the presentation, they would like Board consensus in terms of the general overview of the process as well as confirmation that the proposed meeting dates and times are convenient.

Village Manager Pavlicek gave an overview of Chapter 2 of the Village Code, which establishes the budget process. The budget must be adopted by January 1 of each year and presented to the Board on or before their first Regular Board Meeting in November. She summarized the functions of the General Fund, Enterprise Funds, Capital Funds, Internal Service Funds, Grant Funds and Special Revenue Funds.

CFO Craig Lesner gave a presentation indicating General Fund revenue and expenditure trends since 2001 and a breakdown of General Fund expenditures for 2013. He answered questions from the Board regarding breakdowns by departments. Mr. Lesner gave an overview of General Fund revenues and a breakdown of Equalized Assessed Values, noting that the burden of property taxes has increasingly been on homeowners. He discussed the breakdown of Village levied property taxes; there was specific discussion regarding the Library. The Fund Balance Policy was discussed. Mr. Lesner explained that this is to respond to unexpected emergencies and annual cash flow requirements. The goal is to have an unreserved fund balance of no less than 10% and no more than 20% of the current year's estimated operational expenses. In addition, cash and investments should compose no less than 60% of that amount.

Mr. Lesner discussed debt service and explained General Obligation Bonds and the abatement



process. General Obligation Bonds, which are filed with the county, use property taxes as collateral and are issued at a lower rate. However, if the Village is actually using, for example, water revenue to pay down the debt, the Water and Sewer Fund allocates monies to reimburse the General Fund for the amount that would otherwise come from property taxes. An abatement is issued for the amounts the Village will use for these payments, and the property taxes required for debt payment are lower than the full debt amount. Village Manager Pavlicek noted that the Board abates the taxes by ordinance, typically in December when the budget is adopted. The amount recommended to be abated is the amount of debt to be paid by these funds in the next fiscal year. The Village's current debt was discussed.

Mr. Lesner spoke about Police and Fire Pensions and IMRF obligations. The IMRF is generally well funded. Fire and Police obligations continue to grow as people retire and wages increase. Village Manager Pavlicek added that Home Rule authority does not allow for modification to any of the pension requirements, as they are established by state law. There was discussion regarding the Police and Fire Pension Funds. Mr. Lesner noted that the Village is trying to close the gap between the obligation and funded amounts and that all local governments in Illinois share this concern.

Village Manager Pavlicek briefly summarized the tentative budget schedule, which included Finance Committee meetings and internal staff meetings and deadlines.

#### **VI. 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 8:12 P.M. Monday, June 23, 2014.

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

By: MaryAnn Schoenneman  
Deputy Village Clerk

---

Teresa Powell, Village Clerk