



Village President and Board of Trustees Study Session

Thursday, September 21, 2006

7:00p.m.

Community Room 101

The President and Board of Trustees welcome you. This is a working session of the Village Board and no public comment will be taken.

Agenda

1. Colt Building Follow-up Discussion

In July, the consultant to the Board to restore the Colt Building delivered and presented their findings to the Village Board. At that time the Board announced that they would use the next month to study the report and then have a follow-up meeting in September with the consultant to further discuss the options in more detail and determine next steps. Since July the independent analysis was also received by the Village and also posted on the Village web site. Information related to this project is available on the Village's web site at www.oak-park.us, mouse over to DEPARTMENTS, then scroll down to PLANNING and then click on the COLT BLDG icon.

2. Harlem & South Boulevard RFP Responses

The Board previously gave direction to staff to prepare an RFP for this site. During this meeting the Board will review the proposals and determine next steps.

Adjourn

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To: Tom Barwin Village Manager

From: Bob Clements, Acting Director Development Services *Be*

cc: President Pope and the Board of Trustees; Ray Heise, Village Attorney; Lisa Shelley, Deputy Village Manager

Date: September 12, 2006

Re: Update on Colt Building Study in preparation for the September 21 Meeting

The Colt Building Study Final Report was presented to the Board on July 31. It was up on the Village's Web Site by Friday August 4. Henry Zimoch of HPZS delivered the *Independent Cost Estimate* for the Colt Building Renovation on Friday August 18 and it was placed on the Village's web site on Monday August 21. Hard copies of both the Final Report and the *Independent Cost Estimate* were mailed out to the Board previously. If anyone needs or would like another copy, please let me know. Since the last update on August 29, staff has received two comments via email from the public against going forward with the restoration. These are attached.

Mr. Zimoch and his consultant team ready to return for further discussion on the Report and the Independent Cost Estimate on September 21. They have asked to have you submit any questions or other items you want clarification on, to me ahead of time so that they can come to the meeting next week ready to respond.

Clements, Bob

From: Failor, Craig
Sent: Tuesday, September 05, 2006 8:50 AM
To: Clements, Bob; Daly, Loretta; Barwin, Thomas
Cc: Walsh, Johan
Subject: FW: Colt Bldg renovation [SB QUAR: Mon Sep 4 20:10:55 2006]

FYI...message from a resident regarding the Colt Building

Thanks
C r a i g

-----Original Message-----

From: Katherine Bateman [mailto:kbateman@comcast.net]
Sent: Monday, September 04, 2006 8:10 PM
To: VOP Planning
Subject: Colt Bldg renovation [SB QUAR: Mon Sep 4 20:10:55 2006]

Based on the cost estimates for renovation in each of the scenarios presented by HPZS vs. the historic quality of the Colt Building, it is not appropriate for the Village to undertake the expense to save the structure. The Colt Building should be razed to provide access to a new parking facility on North Blvd and to facilitate the traffic flow throughout the downtown area (Lake, Westgate, North Blvd, Marion) as suggested in the C-A Plan. The Village Trustees should then reconsider the four-corners retail/residential long-term revitalization plan for Downtown Oak Park proposed by the Planning Committee.

Katherine Bateman
300 N Grove

Clements, Bob

From: Failor, Craig
Sent: Tuesday, September 12, 2006 2:29 PM
To: 'Michele Zurakowski'
Cc: Clements, Bob; Walsh, Johan; Barwin, Thomas
Subject: RE: colt building renovation plans [SB QUAR: Tue Sep 12 13:54:32 2006]

Thanks for your comments Michele. I will pass this along to the Village Manager's office and redevelopment office for their consideration.

Thanks
 Craig

-----Original Message-----

From: Michele Zurakowski [mailto:flanikowski@sbcglobal.net]
Sent: Tuesday, September 12, 2006 1:54 PM
To: VOP Planning
Subject: colt building renovation plans [SB QUAR: Tue Sep 12 13:54:32 2006]

Hello,
 I just read the entire planning study for the Colt/Westgate buildings that is posted on the village web site. Reading this study left me wanting to scream "STOP!"

The Colt building seems to be an historical nightmare for downtown retailers. Although I find the original elevation drawings to be lovely, apparently this building has never consistently been able to attract/maintain retail businesses. It just doesn't work as a retail center. Numerous renovations over the years have failed to fix the original problem. The arcade is just too narrow. These kind of spaces are uninviting to shoppers--witness the inability to get a viable business going in the "alley" between Erik's and Magic Tree Bookstore on Oak Park Avenue. At one time there was a candle shop there, I believe. I like candles! I never went in there--it seemed somehow too "creepy."

Putting aside my own gut reactions to narrow spaces, the plan to renovate the Colt seems misguided. The study notes that "there is a limited amount of original historic fabric that still exists or remains exposed." And even with implementation of the "A" scenario, "the restored building's potential net operating income at stabilized occupancy does not appear to be sufficient to support debt services." Yes, we can make it easier on developers by cutting deals with them on purchase price of the Colt, extending the TIFF, etc, but WHY??? *We've got shreds of the shell of a building that has never worked the way people want it to.* Let's just cut our losses and move on. Not every old building is historically worth saving. This one certainly isn't.

Thanks for listening,

Michele Zurakowski
 1000 S. Kenilworth
 Oak Park, IL 60304

Michele Zurakowski
 flanikowski@sbcglobal.net

9/15/2006