

APPROVED MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK
HELD ON MONDAY, JUNE 29TH, 2009 AT 7:00 P.M.
IN THE COUNCIL CHAMBERS OF OAK PARK VILLAGE HALL

OFFICIAL RECORD:

PRESENT: Trustees Brewer, Hale, Hedges, Johnson, and Lueck; President Pope
ABSENT: Trustee Pate
QUORUM: President Pope called the meeting to order at 7:10 P.M. and declared that a quorum was present.

AGENDA

President Pope asked that the Agenda dated June 29, 2009, be approved. It was moved and seconded that the agenda be approved. A voice vote was taken and the agenda was approved.

ANNOUNCEMENT

President Pope reminded residents that Tuesday, June 30, is the deadline for purchase of a vehicle sticker for each vehicle housed in Oak Park. As of July 1, fees will double.

REGULAR AGENDA

A. REPORT ON RECOMMENDATION FOR THE SPECIAL USE CONDITIONS FOR THE OPRF HIGH SCHOOL STADIUM LIGHTS ORDINANCE(S)

Village Manager Tom Barwin provided a summary of the process and recommendations of the Stadium Neighborhood Advisory Committee regarding installation and use of lights at Oak Park and River Forest High School and noted that 90 % of the recommendations achieved general consensus. Five community members spoke regarding these recommendations.

After reviewing all recommendations, the Board accepted those recommendations that had achieved consensus. They reviewed areas of disagreement in the Usage category and determined that all but two were not applicable for the coming year.

Trustee Lueck moved that lights be limited to 55 nights per year. There was no second.

Trustee Hale moved that in addition to the three consensus bullet points in the Usage section, that the recommendations adopt the high school lights use schedule proposed by the high school for 2009-2010 as a guide for usage for the coming year and moved that the recommendations be approved as modified. This motion was seconded. Following discussion of this as a compromise, the vote was taken.

The roll call on the recommendations as modified was as follows:

AYES: Trustees Hale, Hedges and Johnson
NAYS: Trustees Brewer and Lueck; President Pope
ABSENT: Trustee Pate

Trustee Brewer moved that the recommendations be amended to allow lights for a total of 60 nights during the 2009-2010 school year. This motion was seconded by Trustee Johnson.

The roll call on the recommendations as amended was as follows:

AYES: Trustees Brewer, Johnson and Lueck; President Pope

NAYS: Trustees Hale and Hedges

ABSENT: Trustee Pate

The amended recommendations were approved.

A motion to direct the development of a text amendment and special use permit for lights on the athletic field subject to a set of conditions consistent with what has been discussed and amended this evening was moved by Trustee Johnson and seconded by Trustee Lueck.

The roll call on the development of a text amendment and special use permit as amended was as follows:

AYES: Trustees Brewer, Hale, Hedges, Johnson and Lueck; President Pope

NAYS: None

ABSENT: Trustee Pate

The development of a text amendment and special use permit as amended was approved.

- B. It was moved and seconded that Ordinance 2009-O-043 entitled **ORDINANCE AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND LAKE STREET INVESTORS, LLC, FOR THE NORTHEAST CORNER OF LAKE STREET AND FOREST AVENUE** be adopted, true and correct copies of said Ordinance herewith being ordered filed in the Office of the Village Clerk.

The roll call on the Ordinance was as follows:

AYES: Trustees Brewer, Hale, Hedges, Johnson and Lueck; President Pope

NAYS: None

ABSENT: Trustee Pate

The Ordinance was adopted.

Sertus Capital Partners LLC and Epstein and Sons provided an overview of the proposed development, which will allow the Village to replace its current deteriorating garage structure with a new enclosed garage, while leveraging this replacement with a new development that will provide added density, vitality and tax revenues.

Village Manager Tom Barwin noted that competing proposals were solicited; only one was received and it did not meet the requirements of the Downtown Master Plan. Village Planner Craig Failor presented the planned development process timeline. Redevelopment Manager Bob Clements and Interim Parking Manager Cara Pavlicek presented parking plans and answered questions about parking.

SB Friedman, represented by Mark Angelini, reviewed the economic and financial plans for the development. The appraised value of the land contributed by the Village will be part of the total contribution. In contrast to the typical 15-20% municipal contribution for developments of this type by other communities, the Village contribution without the land will represent only 3% of the total cost of the development.

Rich Carollo of the Oak Park Area Convention and Visitors Bureau presented the hotel and meeting plans and noted the T R Mandigo study of hotel demand and the National Trust Historic Preservation Heritage Tourism study supported the need for increased hotel supply and meeting space for Oak Park. Additional funds from new taxes can support existing hotels and increase marketing support.

Mike Fox of the Carleton Hotel expressed concern that the addition of another hotel with attendant subsidies would be a serious blow to current hotels by adding supply without increasing demand and asked that the Board reconsider this project.

CONSENT AGENDA

- C. Amendment to Resolution 2009-R-092 entitled **RESOLUTION AUTHORIZING THE EXTENSION OF A REVOLVING LINE OF CREDIT WITH PARK NATIONAL BANK-BARRIE PARK INVESTMENT PROGRAM IN THE AMOUNT OF \$917,365.03**
- D. Resolution 2009-R-101 entitled **RESOLUTION AUTHORIZING THE EXTENSION OF LOANS RELATED TO THE ACQUISITION OF THE COLT AND WESTGATE PARCELS IN THE AMOUNT OF \$7.6 MILLION**
- E. Resolution 2009-R-102 entitled **RESOLUTION DECLARING A DISTRIBUTION OF \$1,562,099.68 IN TAX INCREMENT REVENUES FROM THE DOWNTOWN OAK PARK TIF DISTRICT TO TAXING DISTRICTS BASED UPON 2007 TAX RATES**
- F. Resolution 2009-R-103 entitled **RESOLUTION DECLARING A DISTRIBUTION OF \$566,976.49 IN TAX INCREMENT REVENUES FROM THE MADISON STREET TIF DISTRICT TO TAXING DISTRICTS BASED UPON 2007 TAX RATES**
- G. Ordinance 2009-O-044 entitled **ORDINANCE AMENDING THE 2009 ANNUAL BUDGET**

Approval of the Consent Agenda

It was moved and seconded to approve the items under the Consent Agenda. True and correct copies of the Resolutions and Ordinance 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 and Lueck,; President Pope

NAYS: None

ABSENT: Trustee Pate

The Consent Agenda was approved.

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 11:43 P.M. Monday, June 29th, 2009.

SUBMITTED AND RECORDED IN THE OFFICE OF:

Teresa Powell, Village Clerk

By: MaryAnn Schoenneman
Executive Secretary