VILLAGE OF OAK PARK TRANSPORTATION COMMISSION MEETING MONDAY, NOVEMBER 23, 2015 - 7:00 PM COUNCIL CHAMBERS - VILLAGE HALL

AGENDA

- 1. Call to Order
- 2. Non-agenda Public Comment up to 15 minutes
- 3. Agenda Approval
- 4. Approval of Draft Transportation Commission Meeting Minutes
 - 4.1 Draft October 26, 2015 Transportation Commission meeting minutes
- 5. CONSIDERATION OF POSSIBLE CHANGES TO THE PARKING PLAN AS CONTAINED IN THE INTERGOVERNMENTAL COOPERATION AGREEMENT WITH OAK PARK / RIVER FOREST HIGH SCHOOL DISTRICT 200 (CONTINUED FROM OCTOBER 26TH MEETING)
 - 5.1 Staff Commentary
 - 5.2 Received Public Testimony
 - 5.3 Existing and Proposed Parking Restrictions Around OPRF High School
 - 5.4 Village Manager Memorandum Regarding Intergovernmental Agreement with School District 200
 - 5.5 Intergovernmental Agreement Adopted In March 2003
 - 5.6 Ordinance 2003-O-19 Authorizing The Construction Of The Garage
 - 5.7 Ordinance 2009-O-46 Regarding Stadium Lights
 - 5.8 Ordinance 2009-O-47 Authorizing Stadium Lights
 - 5.9 Ordinance 2014-O-50 Amending Ordinance 2009-O-47
 - 5.10 Village Parking Surveys
 - 5.11 Carl Walker OPRF H.S. Special Events Parking Analysis
 - 5.12 Letter to Area Residents
- 6. OTHER ENCLOSURES
 - OE1 12 Months of P&T Traffic Action Item Activity Summary, Nov. 2014 Oct. 2015
 - OE2 Village Board of Trustees Action on Trans Com Recommendations Through 11/16/2015
- 7. Adjourn

Please call (708) 358-5724 if you are unable to attend

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DRAFT Meeting Minutes Transportation Commission Monday, October 26, 2015 Little Theater – Oak Park River Forest High School

Call to Order and Roll Call

Chair Jack Chalabian called the meeting to order at 6:59 PM.

Present: Jack Chalabian, Kyle Eichenberger, Will Gillespie, Joel Schoenmeyer, Mark

Patzloff, Michael Stewart, and Craig Chesney

Excused: None

Staff: Mike Koperniak, Mary Avinger, Tina Brown, Jill Velan, Commander Joe

Waitzman

There was no non-agenda public testimony.

Approval of Tonight's Meeting Agenda

Commissioner Gillespie motioned to approve the agenda as presented and was seconded by Commissioner Schoenmeyer. The motion was approved by a unanimous voice vote.

Approval of the Draft September 28, 2015 Meeting Minutes

Commissioner Eichenberger motioned to approve the draft September 28, 2015, Transportation Commission meeting minutes and was seconded by Commissioner Chesney. The motion was approved by a unanimous voice vote

Approval of the Draft October 5, 2015 Meeting Minutes

Commissioner Stewart motioned to approve the draft October 5, 2015, Transportation Commission meeting minutes and was seconded by Commissioner Patzloff. The motion was approved by a unanimous voice vote.

CONSIDERATION OF POSSIBLE CHANGES TO THE PARKING PLAN AS CONTAINED IN THE INTERGOVERNMENTAL COOPERATION AGREEMENT WITH OAK PARK / RIVER FOREST HIGH SCHOOL DISTRICT 200

Jill Velan, Parking and Mobility Services Director, gave a presentation on the Village's consideration of possible changes to the parking plan as contained in the intergovernmental cooperation agreement with Oak Park River Forest high school, District 200. Jill began with a recap of the agreement made in 2003 between the Village

and District 200 for a parking garage at Scoville and Lake Street. There are 460 spadesignated for high school staff including on-street parking, the parking lot at Pilgrim Church, and the garage at Lake and Scoville. Jill spoke about where staff and students parked and overflow staff parking.

The presentation also included scenarios for if the 300 space garage was demolished and the considerations of situations for special events such as Farmer's Market, football games, and graduations. A special events parking study conducted by consultant Carl Walker found that the garage was 90% to 100% filled during special events while on a typical school day approximately 75% of the garage was filled. Options for alternate parking if the garage was demolished included the proposal of using the south side of Chicago Avenue for staff and student permit parking, repurposing some north/south streets around the school as joint use staff/resident permit parking, as well as making part of South Blvd a high school staff permit parking area. While there are different options to consider Village staff would not recommend student parking in residential areas. In regards to daily visitors and special events, the Village would keep residential permit parking but allow two hour parking in areas for visitors and special events.

Jill also spoke about the option of using the Avenue Garage for special events. A survey done showed that the Avenue Garage has 267 available spaces.

Commissioner Schoenmeyer asked about the Avenue Garage and if Oak Park River Forest high school did a study about using the Avenue Garage for staff parking. He thought that there were 180 spaces available. Jill responded that the Avenue Garage is commuter parking and serves both businesses and commuters. Employee and customer parking are mostly used during the day but opens up after 5:00pm. Jill also stated that that the 180 spaces was just a snap shot of the potential availability.

Commissioner Chesney said he sees potential for possibly 11 spaces for student permit parking on the north side of Lake Street by the stadium. He mentioned that buses wanted to park there. Commissioner Chesney also mentioned that on North Boulevard west of East Avenue there appears to be available spaces. Jill responded that spaces on North Boulevard are 24 hour spaces and meters are sold out. Commissioner Chesney then asked about the spaces on South Boulevard that is currently designated for Fenwick high school and if they can be used for Oak Park student permit parking. Jill explained that Oak Park River Forest high school reduced the number of spaces and gave them to Fenwick. Commissioner Chesney also asked if Pilgrim lot was used for Friday night football games. Jill stated that the Village agreement with Pilgrim Church is only for Farmer's Market, Oak Park River Forest high school staff parking, and overnight permit parking.

Commissioner Eichenberger asked about a summary of what the parking situation was before the garage was built. Jill stated that she was not with the Village in 2003 but from what is known, majority of the area was parking by students and there were issues

with lots of debris and noise activity. Students were also hanging out at cars dul open campus lunch periods.

Commissioner Gillespie thinks it would be useful to do a questionnaire of people using the garage in order to determine if the walk was five minutes longer if that would change how they get to school. It could compare parking, walking, and carpooling to see what the demand of parking is. Jill spoke about Divvy bike parking and its status as well as car sharing.

Commissioner Stewart said it's good to see increased number of bike racks in front of schools and 100% usage. Also said they may want to consider covered bike parking.

Chair Chalabian asked what the cost of a parking pass for students and staff. Jill responded that students pay \$240 per year, August to mid-June, and staff does not pay for permits per the intergovernmental agreement. Chair Chalabian asked if staff knew how much it cost to operate and maintain a parking garage. Jill explained what the responsibilities are that the Village and District 200 have. Chair Chalabian stated that he was bringing it up because the Village is asking residents to take up parking impacts again. The Commission has to deal with impacts and overlaps between overnight permit parking, events, and staff/student parking. He also wanted to know if the Village looked at other opportunities to put cars on other than east/west streets. Jill explained that the Village has been looking at this for a while and that we are not out of options. The Avenue Garage is a paid option, and we are looking at on-street options. The Village looked at a shared parking approach and she spoke about opportunities south of the viaduct and 24-hour parking spaces.

After Ms. Velan concluded her presentation, Parking Restrictions Coordinator Tina Brown summarized written testimony from five letters that were sent to the Village via email or US mail from residents that were not present at the meeting but wanted their concerns heard. The letters are attached to these meeting minutes.

Oak Park River Forest High School Superintendent Steven Isoye gave a summary of the three year process for getting a new pool. He also submitted a written statement to the Commissioners for consideration.

Commissioner Chesney asked if there is a pool site plan available online. Superintendent Isoye explained there was nothing available online but that there are some sketches available in recent Board meeting minutes.

The floor was now opened for public testimony.

Ralph Lee of 333 N. Cuyler stated that he is a 36 year resident of the Village and a former School Board member. He does not think it's possible to build an Olympic size pool inside the school building. He feels Transportation Commission is auto-oriented and would like to see more pedestrian studies. He thinks that by the time pool is built

that 4500 pedestrians will be walking to/from school. Mr. Lee also talked about the snow and ice is not cleared well from streets and sidewalks.

Ms. Bell of 312 Linden stated that she liked Commissioner Schoenmeyer's comments about the 150 spaces in the Avenue Garage. Ten cars parking on blocks are too many. Nannies, service personnel, and visitors also park on these streets. She thinks areas to the south should be looked at for parking options. She was curious why streets north of Chicago Avenue and south of South Boulevard were not considered. She stated she agrees with Lacey Sikora that students park in two hours spaces and never get ticketed.

Tom Gillis of 426 N Elmwood thinks Village should investigate two blocks to the north, east, and west but not two blocks south of high school. To limit area only around the high school limits choices. Also feels parking should expand east of Ridgeland. He said we're looking at the distribution of 300 cars. Mr. Gillis feels that school should consider putting a garage under the pool.

Monica Sheehan of 626 Fair Oaks stated no parking should be allowed on Chicago Avenue. With all the parking already on Chicago Avenue it is dangerous for cars and pedestrians to cross the street. Ms. Sheehan also stated that students are already parking on the 500 block of Fair Oaks and other streets.

Dan Evans, a 2015 graduate of the school, questioned why a pool is needed. Superintendent Isoye responded why a pool is needed instead of a garage. The response included how the current pools are old and need many renovations that would still not meet standards. He also spoke about the benefits of a new pool facility and swimming and that there is a known positive value of swimming and water safety.

Karen Doty of 174 N Euclid feels District 200 should be required to use current zoning code of one parking space per classroom. Now that they use the garage they should no longer be grandfathered in and should comply with zoning laws. She feels the school should keep the garage and gave the reasons why. Ms. Doty submitted her full written testimony for the records and is attached to the minutes.

John Stekney asked about what the proposal was and how can people make comments on it. He wanted to know if there is going to be a plan to show the resident to comment on and thinks there is no plan. The letter sent to residents stated the parking area was lowa to Pleasant and tonight at the meeting changed to Chicago Avenue to South Boulevard. Mr. Stekney said it seems everyone was hired for pool but no consultant was hired to look at parking issues and making recommendations. Chair Chalabian agreed and said they should ask the Village and District 200 why no one was hired. The Board asked the Commission to review the intergovernmental agreement.

Ms. Vogel of 942 N. Lombard thanked Jill Velan and staff for their time. She stated they might not need all 180 spaces in Avenue Garage. She feels that if we lose the garage then the intergovernmental agreement is over and staff should have to pay for their

permits. Maybe a possible shuttle service like on college campuses could be used get staff or students from parking garage to school.

Al Bergren of 100 N. Elmwood bought here in 70's before there was the Pilgrim lot and couldn't find a space on his block. Neighbors petitioned for residential parking. He feels that if he was a private developer and told Village that he was going to get rid of 300 parking spaces they would say that he was crazy. Feels the school should put the pool on top of the garage. There are people that need to park in front of their house.

Ken Johnson of 425 N East spoke about the original agreement with the high school to build the garage and how the Village built it to benefit parking in the neighborhood. Now it's like benefits aren't needed anymore. He would like the Village to look at the cost benefit analysis then and now. He stated that Niles high school built a brand new pool and put tennis courts on top of the pool.

Joe Williams of the 200 block of South Maple stated that he is a three year resident of the Village and pays for off-street parking. He feels that with the increase in population and motor vehicles coming to Oak Park with new multi-unit buildings on Lake and Forest and on South Boulevard and Maple that it is something to keep in mind.

Marsha Borders of 108 Frank Lloyd Wright Lane feels the neighborhood is being asked to share a big burden. She feels Oak Park River Forest high school should consider bussing students in/out and teachers can park on South Blvd or in Avenue Garage. Also feels people should try carpooling and other non-driving options.

Nancy Leavy of 155 N Ridgeland is a former school board member. She stated that the parking garage was entirely the Village's idea. She feels that Oak Park River Forest high school cars should be allowed to park on public streets. The Village started adding resident permit parking. Ms. Leavy gave results of her only parking study today and stated that streets are the best option. Avenue Garage fills up on snowy and rainy days and it's more about the 400 adults working in the building.

Carrie Kalina of 208 S Scoville spoke about attempt to distribute staff parking on the 100 and 200 blocks of Scoville. Stated that no one should be parking on these blocks and other north/south blocks are very congested during the week. She spoke on how she did not originally agree to the parking garage but was told the parking garage could be used for events that couldn't be held otherwise.

David of the 300 block of North Elmwood is a 20 year resident and stated that he likes the garage and restricted off campus lunches. He feels that if blocks are made to have ten spaces per block then the cars will be crowded at the south ends of the block.

Mike Hoyer of 308 N. Elmwood is a nine year resident and feels that if the high school is going to create a problem with parking then they need to solve it. He doesn't know if the Avenue Garage idea will work but wants Commission to come up with a plan to minimize the burden.

Marie Greenwald of 312 N Elmwood thinks this is an impossible situation. She is in and out of the Avenue Garage you can't count on 180 spaces always being available. The garage fills up depending on weather. Chicago Avenue is a dangerous situation and feels the Village should be realistic about what we are asking staff to do. She thinks staff should be put on Chicago Avenue and students on South Boulevard. She also spoke about traffic problems on surrounding streets.

Ken Smith of 415 Linden stated that no one uses parking in front of their house. The 400 block of Linden has lots of driveways but they eventually petitioned for residential permit parking. He also spoke about the number of staff per block parking idea. He feels the Village should do a good parking study of the area.

Rob Gallogly of 233 S. Scoville thinks people will not be able to park on South Boulevard because Fenwick students take all the spots. When the garage was built the teacher's union wanted spaces close by for them.

Steve Tyler if 122 Francisco Terrace stated that he attended all the meetings about the parking garage in 2003. He would like the Commission to look at records from 2003 for specific findings that were made that to demonstrate a shortage of parking for the high school. He feels that people were misled about the parking needs. He also feels that the revenue doesn't cover the cost of garage operations.

Amanda Massie of 145 S East spoke about her background here and stated that she feels the high school should solve the problem not the Village. She also feels that the school should build the pool on top of the garage. Ms. Massie thinks the needs of the pool doesn't balance with losing the garage and will ultimately destroy neighborhoods. She feels it doesn't make sense that we shouldn't look at Ridgeland Commons.

Ralph Lee spoke again that it seems the audience is under the perception that area is only Chicago Avenue to South Boulevard and Ridgeland to Oak Park Avenue. He feels that Oak Park River Forest High School should also do a study for the area bounded by Augusta, Washington, Harvey and Oak Park Avenue.

Public testimony was closed out.

Chair Chalabian stated typically the Commission would give a recommendation but not in this case. He feels the Village needs to develop a plan and the burden is on District 200 who created this problem which was given to the Board then given to the Commission. The Commission should do a comprehensive study and the Board wants the Commission to look at permit parking in general.

Commissioner Patzloff stated that this can't be solved by the November 9th meeting and the Commission should push for a longer timeline.

Commissioner Schoenmeyer said it is a tight timeframe and he is not sure if every impacted was aware of the meetings. He said there are lots of options and things to consider.

Commissioner Chesney said the Commission needs more information to make an informed decision. November 9th is too soon. He feels it was very informative to hear parking issues and the Village needs creative solutions for alternate parking.

Commissioner Eichenberger stated that the Commission has had discussions on other areas and this got pushed on the Commission. He thinks the Commission should talk to the Board Liaison and push for more time.

Commissioner Gillespie fells time is short and the Commission needs more time to discuss this situation. The Commission needs to talk about a solution from District 200 and the Village. The focus is on 300 spaces of which 225 or so cars are being displaced. Some residents may agree to east/west parking and need to understand how many people are actually being displaced and have to pay for parking. He questioned how many will it discourage from driving and thinks there are alternate transportation options. The recommendation should include what the Village and District 200 can do to solve issues.

Commissioner Stewart stated that by reading the historical records, he saw the reasons for putting up the garage. He wonders why these reasons no longer apply. He thinks there are alternate healthy options for transportation and there is only small covered bike parking currently. Residents would like to see final recommendation before going to the Board.

Commissioner Chesney stated that the Commission needs to hear from the faculty about what they think. He also asked where staff comes in from.

Commissioner Patzloff stated when the garage comes down that pain will go up. District 200 should look for alternatives including considering low capacity bus to shuttle people and thinks covered bicycle parking would be a low cost solution.

Commissioner Schoenmeyer agreed with Commissioner Patzloff.

The Commissioners continued the discussion asking why a plan wasn't developed before that meeting and District 200's need to help solve the issue that will be created by losing the parking garage. The process should be slowed down and more research done. The Commission agrees that a plan should be developed and all alternate options explored.

Commissioner Shoenmeyer asked if the Village Board Liaison could come to the next meeting in order to get a better idea about what the Village Board is asking for.

1115-2 4.1 8/26

The discussion continued about moving the November 9th meeting, getting be notification out to residents in the affected areas about the next meeting, expanding the study area, determining if the garage parkers are willing to use alternate transportation, taking weather into account in the plan, and looking at parking demand.

A motion was made by Commissioner Chesney and seconded by Commissioner Schoenmeyer to adjourn the meeting.

The voice vote was unanimous to adjourn the meeting.

The meeting was adjourned at 9:51 PM.

Respectively submitted

Mary Avinger,

Mary Avinger

Administrative Secretary

Oak Park and River Forest High School District 200

201 North Scoville Avenue • Oak Park, IL 60302-2296

1115-2 4.1 9/26

ZOI NOITH SCOVING AVENUE - Oak Park, IL 60302-2256

TO:

Village of Oak Park Transportation Commission

FROM:

Dr. Steven Isoye, Oak Park and River Forest High School District Superintendent

DATE:

October 26, 2015

RE:

Pool Site Determination

District 200 began discussing the type and location of a pool in spring 2012, hiring pool consultant Stantec Consultants to facilitate a committee that would make recommendations to the Board of Education. In April 2013, after a year of meeting, some key ideas were taking shape. The committee found that there was no excess space on campus nor any clear solution for locating the pool. The committee studied the sites of the tennis courts, East Pool, Lake Street Field, Field House, West Pool, North Cafeteria, and the parking deck (not removing the structure but digging down and building a pool inside the lower level of the garage). The committee recommended three potential options, all requiring more study: expanding the East Pool into the south gym, building on the location of the garage, or expanding the West Pool into the field house. The committee also recommended a pool size, which was an eight-lane stretch pool.

The recommendations were given to the Long-Term Facilities Planning Committee (LTFPC) to finalize and bring to the Board of Education. Expanding the West Pool was dropped due to concerns about disruptions to and loss of existing programs and services, along with the potential costs. The LTFPC discussed the East Pool and garage (tearing down and rebuilding on the site), and added the tennis courts and baseball field. The final recommendation went to the Finance Committee and Board in September 2013. The LTFPC supported the recommendation for a stretch pool; however, the aquatics community was voicing a strong recommendation for a slightly larger, 50-meter pool.

The Board sent the issue back to the administration for further study. An internal review by administrators examined the logistics of the East Pool, garage, baseball field, and tennis courts. The size of the pool became a new consideration, with district needs and potential use by the community prompting a shift toward a 50-meter pool. The East Pool was discarded for reasons of cost and impact on the current facilities (offices, gym space, classrooms and the weight room). At its December 2013 meeting, the Board formed an administrative subcommittee and granted permission for a feasibility study on the garage, tennis courts, and baseball field. The garage site study included options with and without underground parking, and with and without tennis courts on the roof.

On April 24, 2014, the feasibility study was presented to the Board. The study examined the baseball field and the garage, as well as a new option involving Scoville Avenue south of Lake Street. The tennis court study was eliminated as the cost and relocation of fields and/or courts would be similar to the baseball field site. The redundancy was not necessary. This was the first time costs were examined and presented to the Board. Building parking under the pool was determined to cost slightly more than \$100,000 per parking space. The Board asked for an impact study of the sites, including relocating athletics teams, finding parking for the staff, limiting practices due to changes in field capacity, etc.

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At a special Board meeting on August 19, 2014, the impact study was presented; it included a recommend for the baseball field site, with a plan to retain all sports within a smaller area on the west fields. After reconsidering the field measurements, the recommendation was withdrawn and on August 28, 2014, after extensive discussion, the Board asked to reevaluate the various pool sites.

At its September 2014 Regular meeting, the Board of Education considered the garage site, the baseball field, and the Lake Street field but did not reach consensus. The Board decided instead to form a new committee charged with exploring alternatives and recommending a size and location for the pool. The committee comprised Board members, administrators, faculty/coaches, and community members and met from October 2014 through January 2015. The committee considered multiple options, including renovating the current pools, placing tennis courts on top of the pool building or the garage, incorporating parking into a new pool building, rebuilding the entire southeast corner of the athletic facility, and building a pool off site in partnership with other governmental bodies. In the end, at the January 13, 2015, Board meeting, the committee made the following recommendation:

To construct a new, attached, long course (50 meter) pool facility on the baseball field and to secure a site for the baseball program as a first priority or alternatively the softball or tennis program as a second and third priority by the April 23, 2015 Board meeting and if not build on the parking garage with a parking plan determined to be suitable at the April 23, 2015 Board meeting or build on the parking garage with an estimated 118 spaces within the building.

From January to April 2015, a small group examined the potential for relocating athletic teams. Four final pool site options were presented to the Board on April 23, 2015:

- 1. The baseball field, which would require moving softball to and partnering with Triton as it began an outdoor field renovation.
- 2. The garage with three potential options: a) off site-parking only, b) building a garage on Scoville, or c) adding a parking facility below the pool structure.

The Board voted to place the pool on the current parking garage site with no additional parking in the structure nor in a new structure on Scoville. Reasons for not accepting the other sites focused on not wanting to displace teams from the campus and cost considerations.

Furthermore, the Board stipulated that a parking plan for the displaced parking spots had to be in place and that the district would work with the Village of Oak Park in seeking the necessary changes. During summer 2015, administrators from both the Village of Oak Park and District 200 met to discuss the process necessary to change to permit parking in the neighborhood.

October 20, 2015

To the Representatives VOP/VTC & OPRF:

Re: VOP & OPRF Parking Plan Revisions

Enclosed please find public comments on the proposed changes to the OPRF parking plan under the D200 intergovernmental agreement with the VOP.

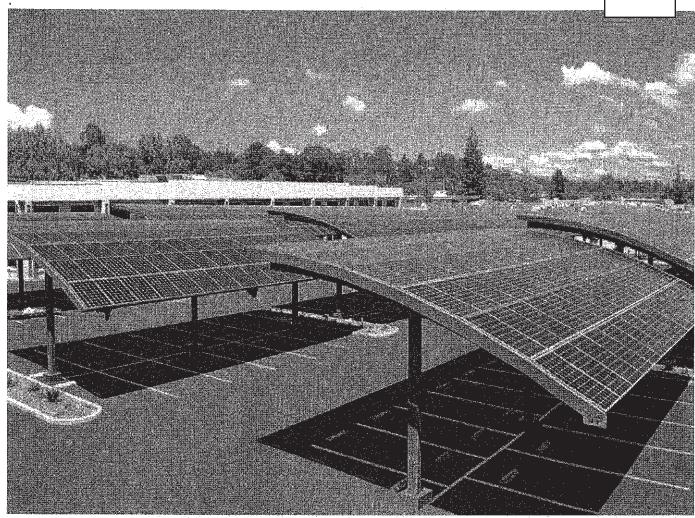
Putting aside the fact that we believe the proposed removal of a viable parking garage which provides proximate and necessary parking to OPRF staff and visitors is short-sited; a step backwards; and will, ultimately, not result in any cost savings to VOP or OPRF, we, nevertheless, offer the following comments in a good faith attempt to respond productively to the current parking dilemma. First, let us say we appreciate the fact that VOP has offered a public forum to the only major constituency yet to be heard in the Oak Park pool debate: the OPRF residential neighbors. Apparently, the OPRF neighbors will be the only ones to bear the cost shifting savings of the transfer of OPRF's parking obligations, so a public meeting/discussion with those most impacted by this decision is no doubt over-due. Based upon the prior history of disputes between OPRF and its neighbors, no one I know believes an individual, or small group of constituents, has the power to change the course of direction established, and ultimately preferred, by governmental bodies like OPRF and the VOP, nevertheless, we offer the following ideas/considerations that would mitigate the impact that any additional street parking near OPRF may have on the residential neighborhoods in the vicinity of the high school. Please consider that these are residential blocks already heavily burdened by significant VOP parking & traffic issues, in addition to those presented by the many thousand daily visitors to OPRF, e.g. the OP Farmers Market, year-round activities at Ridgeland Common, Green Line commuter parking, etc., i.e. it is already a dense area with limited parking. Accordingly, while we prefer that OPRF include underground or adjacent garage parking as part of the new pool project, we reluctantly would not object to a street parking solution as long as it has broad based community support, is equitable; has the support of OPRF staff, who will suffer the greatest impact of the removal of the garage; and which does not does not unfairly shift the burden, and many sacrifices, of a parking solution primarily upon the residential blocks in closet proximity to the high school.

Also, please let the record reflect that we support the building of a new OPRF pool and OPRF athletics in general.

Ideas for Consideration

1. A majority of the new parking should be located on the 1st blocks of Scoville and East Avenues south of Lake Street and on North and South Boulevards adjacent to the train tracks (w/ carports if feasible)

We suggest that a majority of any new street parking be located in areas that have the least impact on the residential neighborhoods surrounding OPRF. Several such locations are in close proximity to OPRF, i.e. are the areas of street parking on the 1st blocks of South Scoville and East Avenues, south of Lake Street, and on North & South Boulevards adjacent to the train tracks between Oak Park and Ridgeland Avenues. If these areas are viable locations for OPRF parking, we also suggest that VOP consider substantial improvements to these areas in order to fairly compensate the current users of the parking garage for the lost benefits due to its removal. One solution would be to install carports (as many as possible) in the areas referenced above. Carports would mitigate the impact on OPRF staff in having to move from covered garage parking to street parking. In addition, if feasible, the carports could have solar roofs which would make them more eco-friendly. While not as convenient as a parking garage next to the high school, this parking would at least provide some benefits to OPRF staff (as compared to street parking) and some additional general benefits to the community. Covered parking would be better for for OPRF staff than street parking in the Winter because it would reduce the burden of removing snow and ice from and in the Fall/Spring, the carports would keep vehicles cooler. Hundreds of desirable designated parking in these areas, acceptable to OPRF staff, would a long way to reduce the burden on OPRF neighbors whose streets are already under great parking stress due to the numerous OPRF & non-OPRF activities that occur on a regular and daily basis in this area, one of the most congested in Oak Park, Solar roofs on carports (if feasible) would presumably include electric vehicle charging stations which would benefit and likely meet other objectives of the community of Oak Park and could possibly be supported by grants or other outside funding. A sample of such a carport is attached below.



2. Parking on east & west streets ONLY

We suggest that any new street parking be on east & west streets ONLY. Parking along east & west streets only would substantially reduce the impact of additional street parking on the residential blocks near OPRF. Few houses in the proposed parking plan area face an east & west street and, if they do, under this plan they would still have access to spaces on adjacent north-south blocks that would continue to be resident only parking. As a result, adding parking on these streets would not have as great an impact as it would on north & south residential streets. One point to note is that new parking on east and west streets will make crossing at some intersections more dangerous, especially those without 4-way stops, as the parked cars will reduce visibility for cars and pedestrians crossing at these intersections. One solution would be to make any 2-way stop a 4-way stops at any intersection which is impacted by new east & west street parking.

3. No parking on arterial streets closest to OPRF that would impact auto traffic associated with OPRF student drop-off and pick-up.

We suggest that street parking be limited on the streets closet to OPRF that are heavily used for OPRF vehicle drop-off and pick-up. The impact of adding new parking on these streets most used by auto traffic during OPRF drop-off and pick-up should be discussed and considered as part of the parking plan revision analysis. Allowing any additional parking on the narrow streets closest to OPRF will no doubt have an negative impact on what is already significant vehicle congestion around OPRF during these periods of high vehicle traffic around OPRF, because such parking may end up reducing traffic on these streets to essentially one lane causing substantial additional congestion during certain times during the school day, resulting in the use of alleys and illegal parking, etc.. Please note that this proposal is not intended for the purpose of making drop off and pickup by auto any easier or desireable, rather, it is merely meant to protect the status quo, being the free-for-all it sometimes is. Also, integrated traffic lights, with turning lanes, at Elmwood & Lake Street and Scoville and Lake Street would help improve the flow of drop-off and pick-up traffic at the high school during high traffic periods and it would substantially improve the safety for pedestrians crossing Lake Street who patronize Ridgeland Common and the sports fields across from the high school.

4. Parking only on ONE side of all streets.

Also, we suggest that, regardless of where any new street parking is located, it only be allowed on ONE side of any street in close proximity to OPRF, as this will help to reduce traffic flow problems in the newly impacted areas and reduce the impact on the residents of such streets, as they and guests would at least be able to park on one side of the street.

5. Parking passes should be zoned by block or specific areas

Lastly, we suggest that any new parking passes should be zoned by specific blocks or limited designated areas rather than providing parking passes that may be used throughout the entire proposed parking area (between Oak Park, Riddgeland, Iowa and Pleasant). The result of providing passes that may be used throughout the entire new parking zone will be that the residential streets closet to OPRF will bear the greatest burden of the new plan because pass holders typically will park as close to OPRF as possible. In addition, we presume OPRF staff would prefer a designated area for parking rather than having to drive around a larger area each day to secure an open spot. Without such restrictions, the end result will no doubt be that the blocks closest to OPRF will always be parked up and those the furthest will only occasionally be parked up and OPRF staff would have no reasonable certainties to the location of daily parking.

Thank you,

John & Tina Steketee 151 N. Elmwood Avenue Oak Park, IL 60302 I'm unable to attend the October 26, 2015 public meeting. Following are comments/suggestions re thos elements of the parking plan that have been under consideration.

Traffic Flow on Scoville Avenue

The 100 and 200 blocks of Scoville Avenue are obviously within the zone under consideration for staff on-street parking. All day parking on the east side of the street would negatively impact traffic flow on Scoville during those weekday mornings when students are dropped off by private cars and in the afternoons when students are picked up by private cars at the end of the school day.

Recommend that parking be prohibited between 7:30 a.m. and 8:15 a.m. on weekday mornings and "standing only" be provided for on weekday afternoons between 2:30 p.m. and 3:15 p.m. on the east side of Scoville. If resident-only parking is abolished on these two blocks, suggest parking be provided only for the handicapped and visitors (using school-issued passes displayed in the car window.) This system would allow good traffic flow during the daily congestion caused by student arrivals and departures. Scoville provides the closest access to the main HS entrance for those with limited mobility

To further enhance traffic flow, the Oak Park Police Department should not park its vehicle(s) in the 200 block of Scoville until the start of the school day, since this parked car blocks traffic flow in the "parking" lane during the morning drop-off period. To further improve traffic flow, Ontario could be designated a one-way east-bound street (Mondays - Fridays) between 7:30 a.m. and 8:15 a.m., which would give south-bound drivers on Scoville and speedier left turn onto Ontario. Parking should be prohibited on this block of Ontario until 8:15 a.m., and then limited to the same categories as above: handicapped staff and visitors.

Lastly, the high school should re-schedule the arrival of special education buses, so that bus arrivals do not coincide with the peak arrivals of cars discharging students in the mornings and cars picking up students in the afternoons. The buses, when turning left into traffic after discharging students, greatly slow down the movement of cars on Scoville; many students, arriving or leaving by car, jaywalk in front of the moving buses, both mornings and afternoons - very hazardous.

If visitor parking is permitted on Scoville and Ontario, the High School should explore ways to keep those sidewalks shoveled. Currently, students tramp down any new snowfalls on the Scoville and Ontario sidewalks, making it difficult for homeowners to remove it. The HS staff is always prompt in clearing their walks as soon as snow begins to accumulate. Walking conditions would be improved for the mobility-impaired if this were done.

Constance Coleman 212 North Scoville Ave Oak Park, Il 60302

708-383 3276

From: Robert O'Hara [mailto:ohara_robert@hotmail.com]

Sent: Thursday, October 22, 2015 7:57 AM

To: Parking Services

Cc: Hotmail Me; BOE@oprfhs.org

Subject: Pool facility and the parking garage

Dear fellow villagers on the Transportation Commission,

I have lived in OP for 36 years.

I have yet to meet another villager who is in favor of spending the estimated \$50 million on the proposed High School swimming pool.

The golden opportunity of making Ridgeland Commons pool the solution for the HS was blown by the previous administrations.

Now there is a proposal for an elite/exclusive facility paid for with public funds but that will serve less than 1% of the population and will not be open to the public

The school board has decided to approve without a referendum.

So there needs to be a referendum to approve the sale of the garage and the IGA.

There also needs to be a petition effort during the public hearing and petition period "working cash bonds".

Of all the priorities for this Village stalled in the 1970's, a \$50 million pool for the HS students is not one of them.

The Farmer's Market survived before the parking structure was built, but if it taken away today I am predicting it will have a large impact on attendance and the overflow will be into the neighborhood.

Respectfully, Robert O'Hara MD 303 South Humphrey Ave OP



DATE: October 24, 2015

TO: Transportation Commission

Village of Oak Park

FROM: Brian De Vinck, Gary Palese, Pamela Freese, Linda Glennie and Jill

Buckingham (Board of Directors)

RE: Changes to on-street parking due to demolition of OPRF parking deck
This memo is to inform you of our stance regarding demolition of the existing 300 stall parking deck and the resultant need to provide alternate parking accommodations for former deck users in the immediate residential neighborhood.

We are an18-unit, circa 1916 apartment building that was converted into condominiums in 1976. Designed by John S. Van Bergen (an associate of Frank Lloyd Wright) Linden Landmark is one of only two high Style Prairie apartment buildings ever constructed. The building received Landmark Status for its architectural and historical significance from the Village of Oak Park in 2009.

While we do not object to the High School's decision to locate the new Aquatic Facility on the site of the existing parking deck, we want to make it clear that the twelve parking spaces alongside our building (southwest corner of Linden Avenue and Ontario Street currently designated F7 & Y1 permits) must be permanently considered off-limits.

As a vintage apartment turned condominium, fewer than half of our units have dedicated offstreet parking, so we rely on access the twelve spaces along our frontage both day and night. Without these spaces our property values will plummet and our units will become unmarketable.

With an accessed value of well over \$1 million, our residents pay roughly \$100,000 annually to support the Village and High School. We ask that the Transportation Commission, Village Board and Oak Park River Forest High School recognize or hardship, the monetary and historical contribution we provide to the community, and do the right thing by continuing to grant us 24/7 access to the twelve aforementioned F7/Y1parking spaces upon demolition of the deck.

Dear Members of the Transportation Commission,

Our family lives on the 300 North block of East Avenue and we are writing to you regarding proposed parking permit changes to the area surrounding the high school due to the destruction of the parking garage for the planned pool. We urge you to please consider leaving in place the parking restrictions on the north south blocks surrounding the high school. We purchased our home 15 months ago, in part due to the strength of the parking permit zones. The OPRF parking situation can certainly be deemed a public nuisance for neighbors, and keeping the neighborhood permit parking only keeps some of the problems at bay. We have heard from many of our neighbors of the array of problems that plagued the neighborhood before restrictions were in place, and we have no interest in returning to those days.

Our block becomes a parking lot every afternoon from 2:50 until 3:15. Due to parents pulling into our alley to pick up their children and parents parking on both side of our block every day, I find it difficult to reach my house when picking up my children from school in a car. This situation will be exacerbated if you allow full-day parking on the block.

As dog owners who frequently walk in the neighborhood and with one of us working from home, we have the opportunity to see the neighborhood at all times during the school day. Currently, many of the parking zones on the east west streets are restricted to 2 hour parking or no parking from 8-10 a.m. Our impression was that these zones were created to allow visitors to the high school a place to park. Instead, these zones are full of high school students, who park there all day and seem to never receive a ticket. Every morning, we see the 2 hour zones filling with students before 8 a.m. Those same cars remain in those spots all day until school gets out, and then we see the students return to their free all-day parking to retrieve their cars. In the 8-10 a.m. zones, students move their cars there at 10 a.m. and remain parked there for the rest of the day, or park there all day and risk the occasional ticket.

If the destruction of the parking garage necessitates finding more area parking for teachers and staff of the high school, we urge you to consider rezoning the east west streets. Those streets from Ridgeland to Oak Park Avenue are already full of the cars of students every day. If student parking was actually disallowed between Ridgeland and Oak Park and Pleasant and Iowa, there would be many parking spots created for the teachers and staff.

If you determine that the parking restrictions should be lifted or altered on the 300 North block of East, despite the fact that removing or altering the restrictions will cause a public nuisance for residents, please promptly inform us so that we may pursue whatever recourse may be appropriate.

Sincerely, Lacey and John Sikora 321 N. East Ave. Oak Park, IL 60302

laceysikora@yahoo.com (708) 445-1575 (h) (708) 558-0050 (c)

1115-2 4.1 18/26

From: David Gulbransen [mailto:david@gulbransen.net]

Sent: Thursday, October 22, 2015 1:23 PM

To: Parking Services

Subject: Comments for the Transportation Commission Public Meeting

To Whom It May Concern:

I can't imagine that the plan to replace the parking spaces lost from the OPRF Community Garage is simply to replace it with "on street parking". How short sighted is that? Staff and faculty at OPRF are to hunt for street parking, clogging the neighboring streets even more when school is in session? Not too mention what happens during the season for the Farmer's Market, when that garage is *heavily* utilized. The neighboring streets are just supposed to absorb the overflow with no impact to the residents???

It's just absurd to think that losing 200-300 centrally located parking spaces which are by OPRF and also the Village of Oak Park for community events, with no *real* plan to account for those lost spaces is insanity.

David Gulbransen Oak Park Resident

1115-2 4.1 19/26

I will not be able to attend this meeting - however, I would stress that IF the parkin plan being reviewed involves parking on residential streets, it is important that suclearking is only allowed on one side of the street! The residents near the high school have to be able to have workmen park or guests park during weekdays.

Where is the proposed plan posted online?

Thanks,

Diane Menza 406 Linden Avenue Oak Park, Il

1115-2 4.1 20/26

Attached is a statement I hope to make this evening regarding park around the high school. I am sending it now in case for some work reason I am not able to make the meeting this evening.

Is there at this time a proposed plan for high school parking in the area? I could not find one on the village website. Thank you.

Carolyn Kalina 208 N Scoville, OP

I had heard before coming to this meeting that perhaps a new plan for accommodating staff parking on the streets around the high school would be to designate one side of each block in the immediate area for high school staff parking. That idea on first glance seems fair enough as every block (except Scoville) would have some some parking places available. I request that parking on the east side of the 100 and 200 blocks of Scoviile continue to be restricted because of the severe congestion at the start and end of the school day when families drop off and pick up their children. As one of my neighbors who could not be here today wrote to you, I do think special time-limited permits for the East side of Scoville might be given by the high school to their visitors, and especially handicapped visitors, at the time of their visit. I would also request that homeowners on these blacks continue to be able to purchase day permits to park on the block as we do now. They are rarely used, but in the event, for example, that a homeowner has several contractors meeting at once, or a family has a wedding or funeral which brings in out of town guests such that parking on the apron of the garage or an extra space is not enough to accommodate them— that we have some relief to park on the street.

As it is now, the 100 and 200 blocks of Scoville accommodate a large share of the parking needs of the high school even outside of school hours. The spaces are frequently completely filled in the evenings and weekends for high school events (which neighbors wholeheartedly support) or by night janitorial staff. I am not asking for a change there, but do wish that you take this into consideration when you are deciding how parking on the 100 and 200 blocks of Scoville should be handled during the school day.

One of the justifications quoted for such a large pool at the high school has been that it will be a resource for the community. I do hope you take into consideration where community members will be parking if they are allowed to use the pool. Another

... (No additional Page attached)

Koperniak, Mike

From:

Juliano, Jill

Sent:

Tuesday, October 27, 2015 8:59 AM

To:

Brown, Tina

Cc: Subject: Velan, Jill; Koperniak, Mike; McKenna, Bill

FW: message for the transportation commission

1115-2 4.1

22/26

Public testimony regarding OPRF High School. Please add to your list.

Jill Juliano Transportation Engineer Village of Oak Park, Illinois 708.358.5732 www.oak-park.us

----Original Message-----

From: Jakob Eriksson [mailto:jakob@uic.edu] Sent: Monday, October 26, 2015 9:39 PM

To: VOP Village Clerk

Cc: Juliano, Jill

Subject: message for the transportation commission

(cc: Jill Juliano, whom I have corresponded with before about oak park streets)

Ηİ,

I am out of the country for an extended period and cannot attend the transportation commission meetings. I would like to comment on a traffic-engineering concern for the new parking plan at the OPRF High School.

Every morning, around 8 am, there is a big rush of students coming down East Ave, by car, bicycle, foot and skateboard. The street is typically congested for about 30 minutes, and the East/Superior intersection, as well as the East/Erie intersections are hardly moving. Lots of close calls too.

According to the new parking plan map I have seen, staff permit parking will be allowed on Linden, East and Scoville from Erie to Chicago. This will dramatically cut already limited road capacity, and likely choke traffic enough to cause back-up onto Chicago (which will then probably back up to Oak Park Ave). Grid lock could ensue.

I think it would be a big mistake, traffic-engineering-wise, to allow parking 7-9 am on these streets. Please consider other options first.

Sincerely,

Jakob Eriksson 403 N East (East&Superior) 174 N. Euclid Ave. Oak Park, IL 60302

Village of Oak Park Transportation Commission 123 Madison St. Oak Park, IL 60302

October 26, 2015

Dear Traffic Commissioners,

The Zoning Ordinance of the Village of Oak Park requires a school to have one parking space per classroom. Although Oak Park River Forest High School District 200 may have been excused from complying with this requirement prior to the construction and use of the Oak Park River Forest High School and Community Garage, now that the Garage is used by School staff and visitors, District 200 should no longer be able to be "grandfathered in" and ignore zoning code requirements. District 200 should be required by the Village of Oak Park to either maintain use of the current Garage, or else required to construct an alternate parking facility to compensate for the replacement of the 300 parking spaces proposed to be eliminated as a result of the proposed demolition of the existing Garage.

The Intergovernmental Agreement that was signed in 2003 by District 200 and the Village of Oak Park, was the result of years of requests by District 200 Administration, students and families, and local neighbors to provide relief from the haphazard and sometimes hazardous conditions of multiple users competing to use residential streets as all-day parking lots. The agreement to construct a new Parking Garage that would contain 300 parking spaces was a cooperative venture between the tax payers of Oak Park, the Village of Oak Park and District 200, that would benefit the High School staff and visitors during school days, and would accommodate High School and community events during evenings and weekends.

Included in the Intergovernmental Agreement was the implementation of an area Parking Plan that supplemented the 300 spaces in the Garage, and introduced an orderly, systemic approach to providing additional on-street parking spaces for District 200 staff, students, visitors and those people requiring Accessible parking spaces, while also balancing the needs of the residential, commercial and other institutions' needs.

The Village championed this effort, as well as the construction of the Avenue Garage around the same time, not with economic profit in mind, but rather as a service to the neighboring community, in a comprehensive effort to meet the needs of a geographical area that includes the High School building, stadium and fields, in addition to stores, offices, restaurants and other businesses, and single family houses. Additionally, this area is home to many properties or events that have

inadequate or non-existent parking facilities: multi-family housing; the Park District's Cheney Mansion event location, Farmer's Market and Ridgeland Commons sports building and fields; churches; private schools; and art, music and dance academies. Many of these properties do not have garages, and rely on the few time-limited on-street parking spaces that are available to their visitors.

I remember former District 200 Superintendent Susan Bridge testifying before the Village Board that she wanted to help bring about a parking solution to area, that would allow her to focus on administering an academic institution instead of managing parking problems. I admired the months of work that she, District 200 staff, former Village Manager Carl Swenson, Village Staff, and volunteers from the neighborhood, invested in collaborating and negotiating an agreement, that managed to usher in a calming effect to the streets of this neighborhood. In fact the District 200 website boasts of the accomplishment in their website on the "School History" page. The District 200's 2007-2008 Budget Report also states that "this parking facility is intended to solve a 50-year parking problem in the school district's neighborhood for District staff, students, parents, and the community as a whole."

The KLOA Traffic Study commissioned by District 200 in 2014 does not seem to take into account the previous parking studies undertaken by the Village staff and Parking and Traffic Commission in 2003, as to the criteria used to determine if a block is eligible for parking restricted to residences. The streets that now have resident only parking, were determined to be eligible according to the standards related to the percentage of cars parked that were not owned by residents. It is inaccurate to now determine the level of parking availability based on an area with restricted parking. At any given time, a residence may host guests who would display the purchased Village Guest Parking Pass. Additionally, residence owners that previously had opted to not purchase on-street parking passes for their vehicles might move and be replaced by new owners who do purchase on-street passes. Events, such as held at Cheney Mansion, are also unpredictable as to their impact on parking. To impose the addition of OPRFHS employee parking on blocks that met the criteria for Residents-only parking, undermines the process put in place by the Village.

The KLOA study also did not take into account the fact that most north-south residential streets in the area have snow restrictions. The proposed plan calls for Distict 200 staff to park on one side of certain north-south residential streets. However, on days where two or more inches of snow fall, all cars must be parked on a designated side of the street, to allow for snow plowing. Are District 200 staff going to leave the building on those days and move their vehicles to the appropriate side of the street? This would also further restrict the availability of street parking for residents' use.

The OPRFHS Friday Night Football webpage currently directs participants to park in the Garage or the Pilgrim Church Lot. On Friday football game nights, the Village posts "No Parking from 5:00 to 10:30 p.m." signs on some of the neighboring streets, further diminishing available parking for residents, visitors and staff on those evenings.

The decision of District 200 to request, and the Oak Park Plan Commission and Village Board to approve, a Special Use Permit to light the Stadium for Friday Night football games, included conditions that were intended to mitigate neighbors' concerns that the neighborhood would be negatively impacted by the increased traffic and parking. These conditions include, or assume, the presence of the Parking Garage: "D.3. OPRFHS shall maximize the usage of all garages and surface lots.

13. Inbound traffic will be directed....the Village Garage

14. OPRFHS shall require buses to park between the field house and the parking garage". (This was intended to stop the practice of school buses idling on residential streets for hours at a time.)

Therefore, it is reasonable to assume that both the Village of Oak Park Board and the Plan Commission might not have approved the lighting of the Stadium if the presence of the Garage had not been part of the equation in considering the impact of increased parking and traffic on game nights.

The 2013 Natatorium Proposal that was presented to the OPRFHS Administration by coaches, athletes and parents of OPRFHS swimmers and divers, recommended the construction of a fifty- meter pool facility, that would include a parking garage. The District 200 Board packet from September 2014 indicated that a feasibility study determined that the option of a garage was too costly. According to a November 2014 District 200 Board memo, "This committee has also discussed the possibility of incorporating the garage space into a larger renovation to meet longer –term needs". However, by the April 2014 announcement of the final decision, the integrated garage plan was no longer an option, and the Village was working with District 200 to put the parking on the streets.

The Village of Oak Park needs to go back to the drawing board with District 200 to create a permanent, long-term approach to parking. This District 200 proposed plan disrupts the existing Parking Plan carefully put in place by the Village in 2003, and also assumes the never-ending ability to use the Pilgrim Church parking lot.

As you deliberate, please inform the community of your answers to these questions:

- 1. Has this Commission and/or Village staff researched the parking issues that existed in this neighborhood prior to the 2003 Intergovernmental Agreement?
- 2. Have you studied the solutions that were implemented and are now in place?
- 3. Have you examined the potential effects of changing those solutions?

- 4. Why would you help eliminate 300 garage parking spaces that have helped District 200 to be closer to meeting zoning requirements, and have been proven essential for this school and community, and why would you help to put those 300 cars back on residential streets?
- 5. On the District 200 Website is a page devoted to parking instructions. Two of the four instructions for "Visitor and Disabled Parking" refer to the garage, including garage passes for parents and visitors needing time for appointments longer than the one- hour on-street metered parking. Where are those parents and visitors going to park under the proposed plan? And where are the students, staff and visitors who currently park in the garage in the evening for school and community events going to park?
- 6. In addition to removing 300 parking spaces with the demolition of the garage, the addition of the new pool, according to the August 14, 2014 District 200 Board FAQ claims that an "expanded aquatics facility will expand opportunities for community use of the pool". A description of the pool includes potential capacity for 500 spectators. Where will additional pool users and spectators park?

The Village should return to balancing the needs of the neighborhood with the expanding needs of the high school, and not allow District 200 to ignore their fiduciary duty to their constituents and the neighbors by continually expecting the neighborhood to bear the burden of increased high school developments.

Sincerely,

Karen Doty

Karn Doty

Village Of Oak Park Transportation Commission Agenda Item

Item Title:	Parking Plan as Contained in the Intergovernmental Cooperation Agreement with Oak Park/River Forest High School District 200
Review Date:	November 22, 2015
Prepared By:	Jill Velan

Abstract (briefly describe the item being reviewed):

The Transportation Commission's continued review of possible changes to the Parking Plan as contained in the Intergovernmental Cooperation Agreement with the Village and the Oak Park/River Forest High School District 200 will be held on Monday, November 23, 2015.

During the meeting, staff will present its parking usage survey data collected between the boundaries of Ridgeland to Oak Park Avenues and South Boulevard to Chicago Avenue in March this year. Also, this month an additional parking survey was performed as a result of recent inquiries regarding insufficient parking supply along the east/west streets within the subject boundaries. Both surveys are attached to this commentary. Lastly, staff will present the enclosed primary findings of an analysis of the OPRFHS special event parking and transportation demand management (TDM) provided by Carl Walker engineering consultants.

Please note that staff does not propose expanding parking outside the already approved parking plan area in the current Intergovernmental Agreement due to the existing parking generators adjacent to the OPRF High School area (see attached map). In addition, the current boundaries are major streets and are natural barriers to a parking area. There are also safety concerns related to designating parking areas north of Chicago Avenue as the Village does not encourage students crossing a high traffic street at non-signalized intersections.

Staff Recommendation(s):

Based on thorough review of the various data collected by staff and the Carl Walker engineering consultants, staff recommends adding visitor parking and S2/S3 Permit Parking along the designated areas as contained in the attached proposed parking map. Staff also recommends working with District 200 relative to an agreement for the use of the Avenue Parking Garage for special events. This recommendation would be an alternate parking plan amendment to the Intergovernmental Agreement in the event that the current parking garage is removed.

Supporting Documentation Is Attached

Transportation Commission, Village of Oak Park 123 Madison Street Oak Park, IL

John A. Neu, P.E., S.E. 1015 Linden Ave. Oak Park, IL 11/11/2015

Re: High School Parking

About 13 years ago the then superintendant of Oak Park River Forest High School, Dr. Susan Bridge, went before the Village of Oak Park to ask the Village to build a parking garage for the high school at Lake Street and Scoville Ave. Her arguments were to relieve parking around the school, to provide parking for events at the school and for teachers. This was something that the high school district deemed they had to have, and the village built the parking garage for approximately \$5 million dollars.

Now, this parking garage is used not only by teachers, staff and students but by the Farmers Market. It has relieved the congested parking around the school and is capable of having more levels to be added in the future.

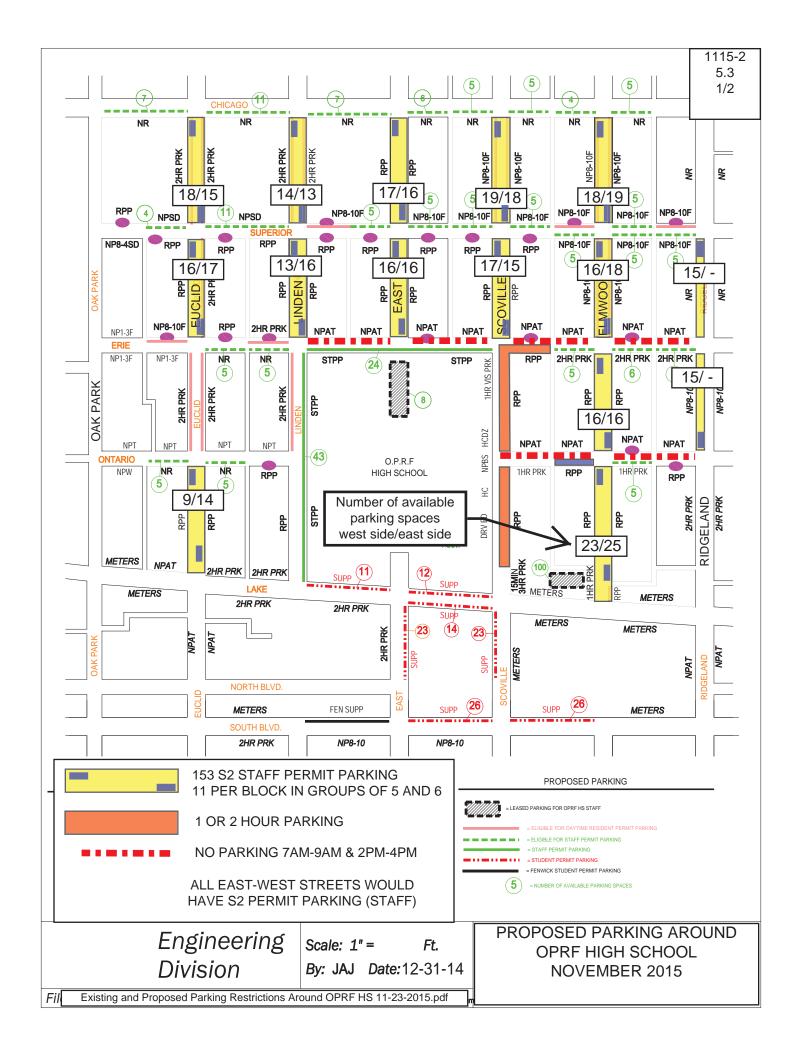
District 200 now wants to bulldoze the parking garage and construct an Olympic sized swimming pool in its place. It claims that this is the best location based on a study that was conducted largely by proponents of the swimming pool, administrators and staff. The district has now thrown the parking problem that will result from the demolition of the parking garage back at the village so that the village can re-solve the problem for them yet again. The District has done this assuming that the parking garage demolition and swimming pool construction are a given. There are other locations that can be used, such as the current tennis courts with tennis courts being built atop the new natatorium, such that the parking garage need not be sacrificed.

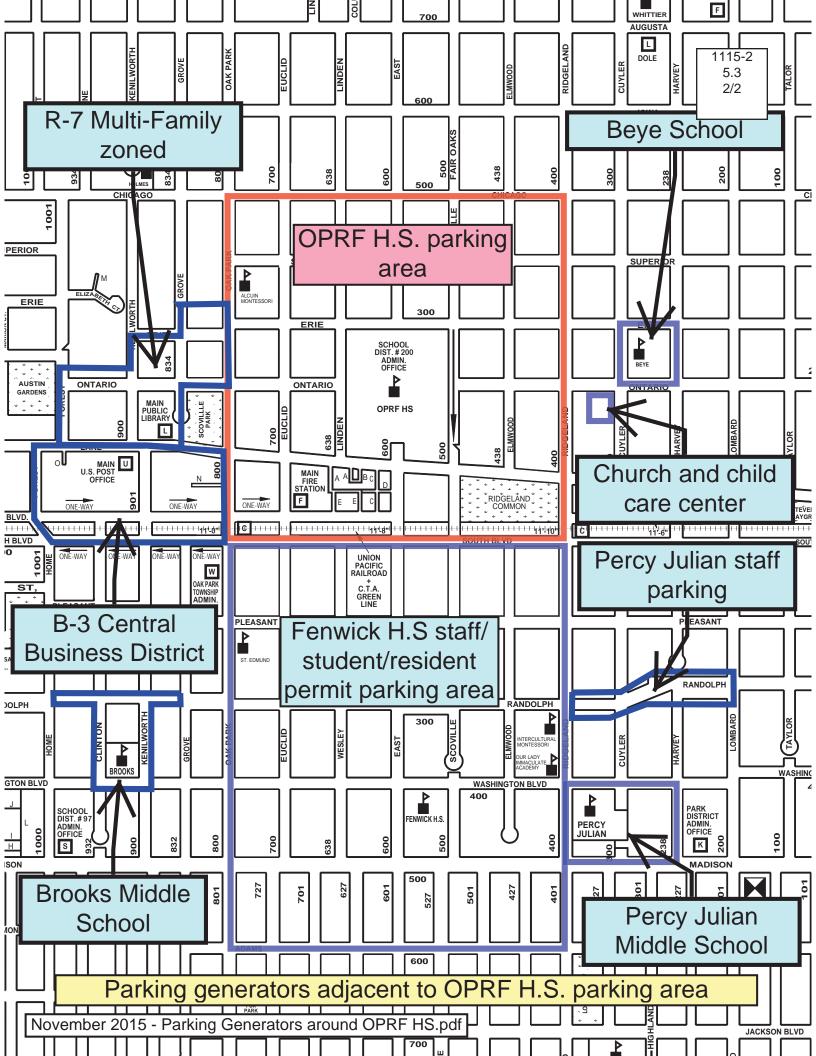
I urge the Transportation Commission to recommend that the Village Board reject this request by District 200 to reintroduce the parking problem at the high school and to send District 200 back to restudy the natatorium location.

On a separate issue, District 200 owes the people of Oak Park a referendum on the proposal due to:

- 1) the amount of money to be spent for this project.
- 2) consideration for taxpayers' money already spent years ago (and possibly wasted) for the current parking structure.
- 3) the fact that the proposed natatorium will be a 'stand alone' building, although adjacent to the existing high school building.

John A. Neu





Memorandum

To: Cara Pavlicek, Village Manager

From: Jill Velan, Parking and Mobility Services Director

Date: April 6, 2015

Subject: Intergovernmental Agreement with School District 200

Over the last several months School District 200 (D200) has been reviewing options for the construction of a new pool facility on their campus. One of the options being considered is the current location of the OPRF Parking Garage.

To date the discussions have included D200 acquiring the parking garage facility from the Village and either replacing it with just a swimming pool facility or a swimming pool facility that includes 118 parking spaces. Therefore, D200 is inquiring about the feasibility of an on-street parking plan to accommodate between 180 - 300 vehicles.

Current Parking Conditions in the Area bounded by Chicago Avenue on the north, South Blvd on the south, Ridgeland Avenue on the east and Oak Park Avenue on the west (the area):

- 467 permitted parking spaces dedicated to D200 staff during school attendance days (400 off-street, 67 on-street)
- 135 permitted parking spaces dedicated to D200 students during school attendance days (98 off-street, 37 on-street)
- 480 residential daytime on-street permit parking spaces
- 380 time-restricted on-street parking spaces
- 50 unrestricted on-street parking spaces
- Currently special event parking is accommodated by using the OPRF Parking Garage and east-west streets in the area.

Possible options that could be considered for additional day-time permit and shared parking in the area:

- 50 unrestricted on-street parking spaces on the south side of Chicago Avenue could be designated permit parking for staff or a shared student/staff parking area if the student parking area on South Blvd was also shared.
- 100 time-restricted on-street parking spaces could be designated permit parking for staff on the east-west streets without residential frontage. This option is available under the current Intergovernmental agreement.

- 150 of the remaining 760 time-restricted and residential daytime permit on-street
 parking spaces could be shared with D200 staff permit parking. This could be
 accomplished by sharing approximately 10 spaces per block on the north-south streets
 throughout the area.
- Special event parking would most likely move to available unrestricted parking inside and outside the area, or additional shared parking options would need to be considered.

The Process for considering amendments to the Intergovernmental Agreement:

- D200 would make a request to the Village Board to consider changes to the Intergovernmental Agreement.
- According to the Village Board's current process permit parking requests are referred to the Transportation Commission for review and public meeting(s) with the community/neighborhood.
- The Transportation Commission would send their recommendation to the Village Board for consideration.
- The Village and D200 would come to an agreement on any amendments to the Intergovernmental Agreement.
- After the request is received by the Village, this process would take approximately 3 to 6 months depending meeting schedules.

1115-2 5.5 1/32

RESOLUTION AUTHORIZING EXECUTION OF INTERGOVERNMENTAL COOPERATION AGREEMENT WITH OAK PARK/RIVER FOREST HIGH SCHOOL DISTRICT 200

OBJEJIS BE IT RESOLVED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, that the Village President and Village Clerk are hereby authorized to enter into an Intergovernmental Cooperation Agreement with Oak Park/River Forest High School District 200 for the 25 year lease of District 200 land (with optional extensions) to the Village for the construction, operation and maintenance of a 300 space parking structure and the leaseback of the 300 parking spaces during school contract days to District 200 for the use of District 200 employees, which Agreement shall conform substantially to the Agreement attached hereto.

> THIS RESOLUTION shall be in full force and effect from and after its adoption and approval as provided by law.

> ADOPTED by me this 10th day of March 2003, pursuant to a roll call vote as follows:

AYES:

Trustees Carpenter, Ebner, Hodge-West, Kostopulos and

Turner and President Trapani

NAYS: Trustee Gockel

ABSENT:

None

APPROVED by me this 10th day of March 2003.

ATTEST:

Village President

Sandra Sokol, Village Clerk

1115-2 5.5 2/32

INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE VILLAGE OF OAK PARK, COOK COUNTY, ILLINOIS, AND OAK PARK/RIVER FOREST HIGH SCHOOL DISTRICT NUMBER 200, COOK COUNTY, ILLINOIS

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "Intergovernmental Cooperation Agreement") is hereby made and entered into as of the 10th day of March, 2003 by and between the VILLAGE OF OAK PARK, Cook County, Illinois, a municipality and political subdivision of the State of Illinois and a "home rule unit" pursuant to Article VII, Section 6 of the Illinois Constitution of 1970 (the "Village"), and OAK PARK & RIVER FOREST HIGH SCHOOL DISTRICT NUMBER 200, Cook County, Illinois, a high school district and body politic and corporate of the State of Illinois ("School District").

WITNESSETH:

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act of the State of Illinois, 5 ILCS 220/5, authorize the Village and the School District to contract to perform any governmental service, activity or undertaking or to combine, transfer, or exercise any powers, functions, privileges or authority which any of such public agencies is authorized to perform; and

WHEREAS, the Village Board has determined that it is in the public interest to construct a parking garage in the vicinity of Lake Street and Scoville Avenue in the Village; and

WHEREAS, the School District owns a parcel of vacant property on the northwest corner of the intersection of Lake Street and Scoville Avenue (the "Subject Property"), legally described in Exhibit A hereto; and

1115-2 5.5 3/32

WHEREAS, the Board of Education of the School District has determined that a parking garage at the location of the Subject Property will serve the needs of the School District and the community by providing badly needed parking facilities; and

WHEREAS, the School District is authorized by Section 22.11 of the School Code (105 ILCS 5/10-22.11) to lease, to a municipality, School District property not required for school purposes for a period of not to exceed twenty-five (25) years and is authorized by Section 22.12 of the School Code (105 ILCS 5/10-22.12) to lease, from others, private property necessary for school purposes, for a period of not to exceed ninety-nine (99) years; and

WHEREAS, the School District is willing to lease the Subject Property to the Village, on terms and conditions hereinafter set forth, to permit the Village to construct a parking garage (the "Garage") thereon, in the manner hereinafter described, and to lease the Garage from the Village on terms hereinafter set forth;

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, receipt of which is hereby acknowledged, the Village and the School District agree as follows:

1. Recitals.

The foregoing recitals are incorporated herein as though fully set forth.

2. Ground Lease.

The School District grants to the Village a non-exclusive lease of the Subject Property for a period of twenty-five (25) years from the effective date of this Agreement and authorizes the Village to construct, operate and maintain thereon a parking garage in accordance with the engineering plans attached hereto as Exhibit B, and incorporated

1115-2 5.5 4/32

herein. The lease may be renewed for additional periods of not to exceed ten (10) year each by agreement of the parties hereto.

3. Building Lease.

The Village grants to the School District an exclusive lease of three hundred (300) spaces, on the days and during the hours specified in Section 7 hereof, in the Garage to be constructed on the Subject Property for a period of twenty-five (25) years from the effective date of this Agreement, for the purpose of parking of vehicles operated by such School District employees as may be authorized by the School District. The lease may be renewed for additional periods of not to exceed ten (10) years each by agreement of the parties. The School District shall not reserve spaces for, or sublease spaces to, any person or entity other than its own employees.

4. Contribution of the School District

The Village shall pay all costs of design and construction of the Garage. The School District agrees to contribute the sum of three hundred thousand dollars (\$300,000.00) to the Village for construction costs and for payment of any and all parking permit fees which may accrue during the life of this Agreement.

5. Design.

The Village shall prepare, or cause to be prepared, design drawings of the Garage, consistent with the preliminary design drawings attached hereto as Exhibit C and incorporated herein, and submit such design to the School District for approval. The design shall be for a two-level (one-and-one-half levels above ground, expandable to three levels) structure of pre-cast concrete providing parking for not less than 300 vehicles. The design shall provide for vehicular ingress and egress only from Scoville

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Avenue. The design shall include appropriate lighting and light-spillage control, accordingly control, security features and landscaping.

6. **Bidding and Contracting.**

The Village shall prepare, or cause to be prepared, bid specifications, shall solicit bids, select responsible contractors, execute all contracts in the name of the Village, and supervise all construction, in cooperation with and subject to the reasonable approval of the School District and in consultation with the School District's on-site representatives.

7. Employee Parking.

- (a) School District employees shall be permitted to park in the Garage free of charge at all times. The parties hereto may from time to time determine the method to be used to identify vehicles which are entitled to park free of charge. School employees shall have exclusive use of the Garage between six (6) a.m. and four (4) p.m. on faculty attendance days.
- (b) In consideration of the contribution specified in Section 4 hereof, the Village grants to all School District employees the right to park free of charge in designated spaces on streets at the perimeter of the school campus, as shown on Exhibit D hereto, between six (6) a.m. and four (4) p.m. on faculty attendance days. At the beginning of each school year, the School District Director of Operations shall notify the Village Supervisor of Parking Enforcement of the designated faculty attendance days. The Village shall erect and maintain appropriate signs designating these areas as reserved for School District employees, and enforce such regulations. The parties hereto may from time to time determine the method to be used to identify vehicles which are entitled to park free of charge in permit areas.

8. Public Parking.

The public shall be permitted to park in the Garage on such terms as the Village from time to time may determine, between four (4) p.m. and six (6) a.m. on faculty attendance days and at any time on all other days.

9. Parking Revenue.

The Village shall collect and retain any and all revenue generated by parking fees.

10. Indemnification and Insurance

- (a) The Village shall indemnify, defend and hold harmless the School District against any claim of loss or injury arising out of the construction of the Garage, except any injury proximately caused by the willful and wanton misconduct of the School District, acting through its officers. The Village shall provide for property and liability insurance covering the Garage in the same manner as the Village insures other Village facilities and shall include the School District as an insured. The School District shall provide for auto and liability insurance covering the land in the same manner as the School District insures its other premises, and shall include the Village as an insured.
- (b) Nothing contained herein shall be taken as altering, changing, modifying, enlarging or diminishing any right, obligation, duty, privilege or prerogative of any party to seek indemnification or contribution from any other party as may be permitted by law. It is understood and agreed that neither party to this Agreement shall be legally liable for negligent or wrongful acts, either of commission or omission, chargeable to the other, unless such liability is imposed by law, and that this Agreement shall not be construed either to enlarge or diminish any obligation or duty owed by one party against the other or against third parties.

11. Security.

The Village shall install, maintain and operate security cameras or other such security monitoring devices in and around the Garage in the same manner as the Village provides security in other Village facilities, and shall monitor such security devices at all times. The Village shall have primary responsibility for responding to emergency situations involving the Garage facilities at all times. School District security personnel shall assist Village emergency personnel when possible, and may conduct such security checks or investigations as may be appropriate. Any student who may be involved in a disciplinary infraction on the premises of the Garage shall be subject to School District disciplinary procedures in the same manner as on all other areas of the campus.

12. Maintenance and Repair.

The Village shall be primarily responsible for major maintenance, snow and ice control, repair and capital improvement of the Garage, shall pay all utilities, shall keep the Garage in good repair at all times, and shall not permit the Garage to become unsightly or unsafe. The School District shall be responsible for routine upkeep, such as cleaning, and replacement of light bulbs, and shall be primarily responsible for maintenance of landscaping.

13. Removal.

Upon expiration of the original lease period or any extension thereof, the Village shall, at the option of the School District, either demolish the Garage and restore the Subject Property to its prior condition at the expense of the Village, or convey ownership of the Garage to the School District. If at any time the Garage is damaged to the extent of fifty percent (50%) or more of its cost of replacement, the Village, at its option, shall either

2003-R-73 1115-2 5.5 8/32

demolish the Garage and restore the Subject Property to its prior condition, or replace the

Garage, in either case at the expense of the Village.

14. Agreement as to Parking Plan

The parties hereto acknowledge that the terms of this Agreement are an integral part of a larger Plan for accommodating the demand for parking in the neighborhood of the school campus. Other parts of the Parking Plan include the terms of Ordinance No. 2003-O-07, providing for permit parking at the perimeter of the school campus, and an agreement between the School District and Pilgrim Church for use of the Church parking lot. The Village agrees that, during the term of this Agreement, the Village shall not diminish or relocate the permit parking designated in the Ordinance, without approval of the School District, unless the Village designates an equal number of parking spaces for school employees in an equally convenient location, on the same terms of use applicable to the spaces designated in the Ordinance. The School District agrees that, during the term of this Agreement, the School District shall maintain in effect a lease with Pilgrim Church for use of Church parking facilities, unless the Church elects not to renew the lease on terms comparable to those in effect as of the date of this Agreement, subject to reasonable periodic cost increases. In the event the School District elects to voluntarily abandon use of the Church parking facilities, the School District shall provide an equal number of offstreet parking spaces for parking by its employees.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Cooperation Agreement to be executed and attested by their proper officials thereunto duly authorized and their official seals to be hereto affixed, all as of the date first above written.

VILLAGE OF OAK PARK

Cook County, Illinois

By:

Village President

ATTEST:

Village Clerk

[SEAL]

OAK PARK/RIVER FOREST HIGH SCHOOL DISTRICT NUMBER 200

Cook County, Illinois

Bv:

President, Board of Education

ATTEST:

Secretary, Board of Education

EXHIBIT A

1115-2 5.5 10/32

Legal description: Lots 10, 11, 12, 13, 14, 15, and 16 in Block 28 in the Village of Ridgeland, a subdivision of the East ½ of the East ½ of Section 7 and the Northwest ¼ and the West ½ of the West ½ of the Southwest ¼ of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. 16-07-221-008-0000

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Exhibit B

A full set of engineering plans is available for review with District 200 Superintendent, Susan Bridge, with Village Manager, Carl Swenson, and with Village Engineer, Jim Budrick.

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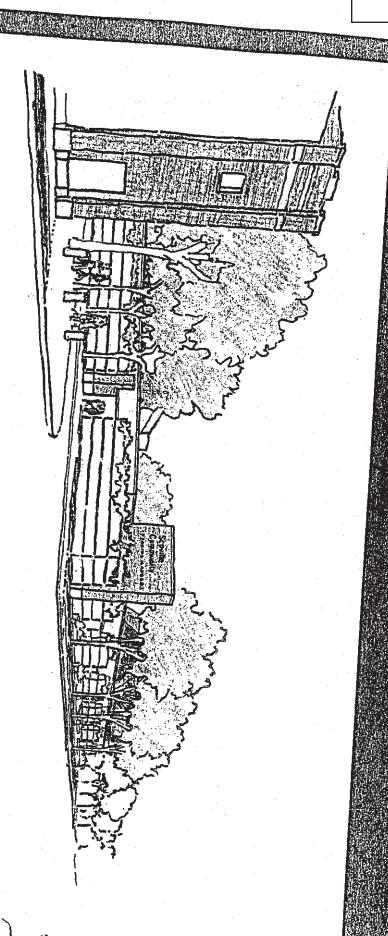
IN Parking Garage

-ake Street and Scoville Avenue



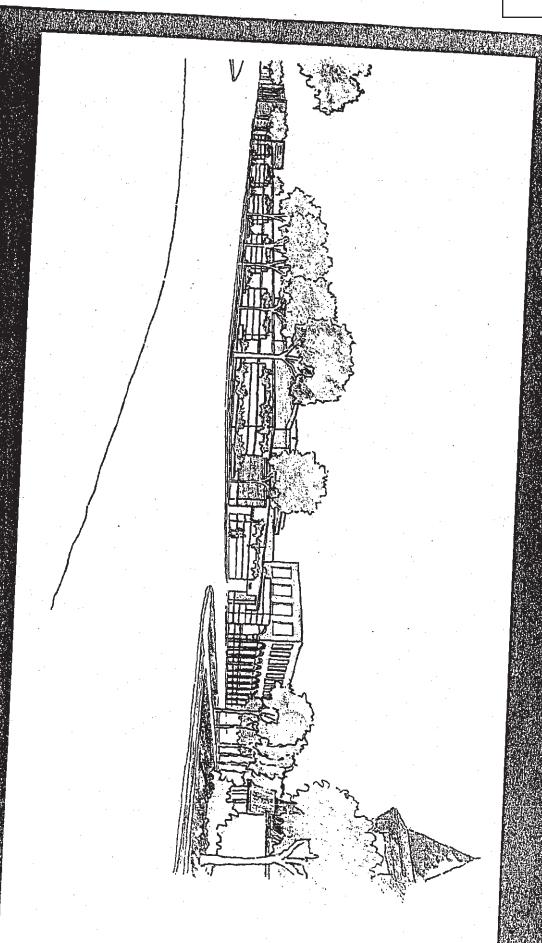
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View Northeast @ East Avenue

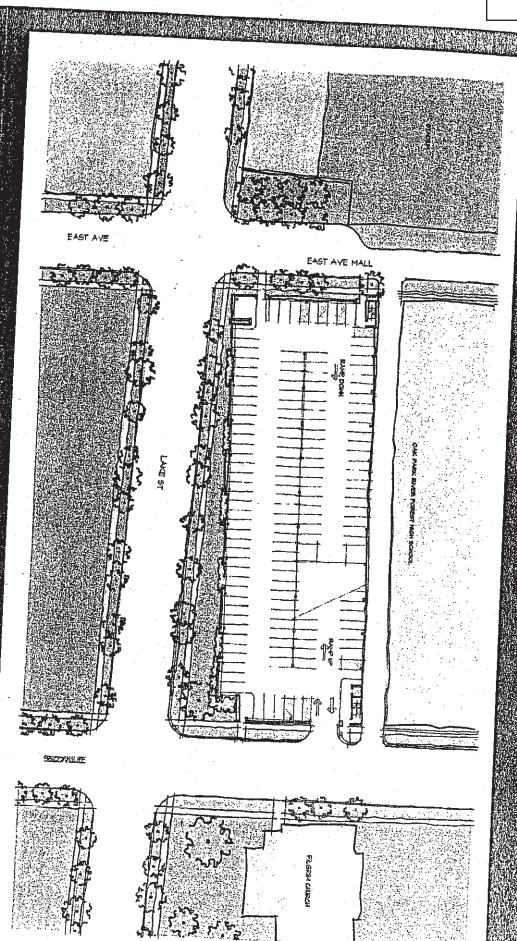


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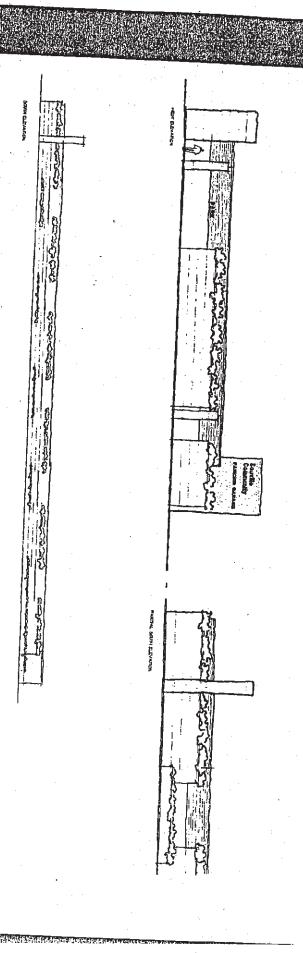
View Northwest @ Scoville



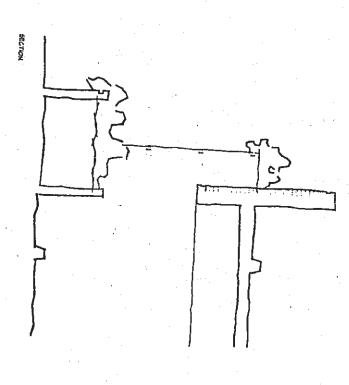
FLOOR PLAN

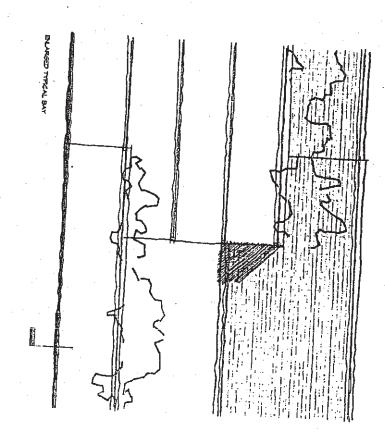


ELEVATIONS



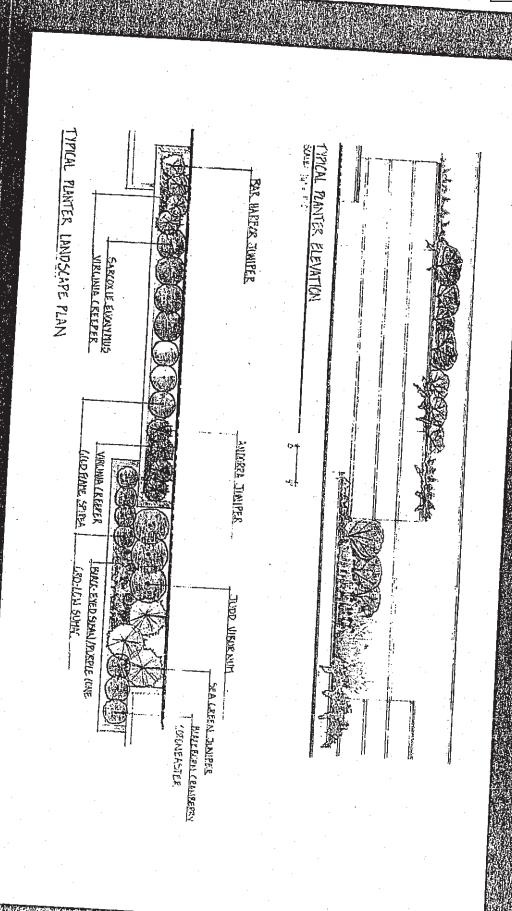
PLANTERS



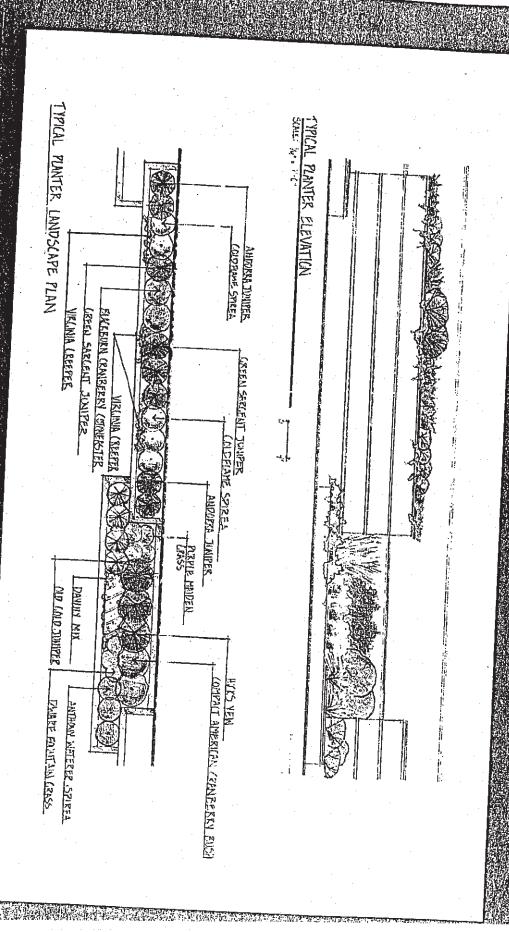


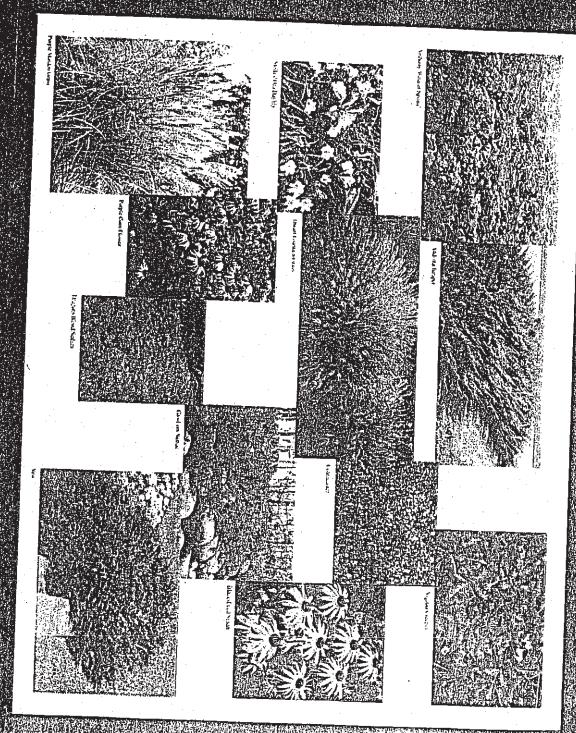
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LANDSCAPING DETAIL









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EXHIBIT D

2003-0-07

ORDINANCE AUTHORIZING PERMIT PARKING

BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, in accordance with the Home Rule Powers granted to it under Article VII, Section 6 of the Constitution of the State of Illinois (1970), as amended, as follows:

A. Findings

- 1. That because of excessive parking demands in the Oak Park and River Forest High School area by employees and students using residential streets for parking of vehicles to use the high school, it is in the best interest of the Village:
 - a. to reserve the streets set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and "Exhibit C" which are adjacent to residential frontages for the use of residents;
 - b. to allow limited parking relief for employees on those portions of the streets set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and Exhibit "C" in the area not having residential frontage; and
 - c. to allow limited parking relief for students on those portions of the streets set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and "Exhibit C" not having residential frontage.
- 2. That restricting parking on those portions of the streets set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and "Exhibit C" with residential frontage to the use of adjacent residents and providing limited employees and student parking on streets adjacent to Oak Park and River Forest High School and on east-west streets in locations which are not adjacent to residential frontages will reduce hazardous traffic conditions resulting from the uncontrolled use of streets within areas

zoned for residential uses for the parking of vehicles by persons using the high school; will protect those districts from polluted air, excessive noise, and trash and refuse caused by the entry of such vehicles; will protect the residents of those districts from unreasonable burdens in gaining access to their residences; will preserve the character of those districts as residential districts; will promote efficiency in the maintenance of those streets in a clean and safe condition; will preserve the value of the property in those districts; and will preserve the safety of children and other pedestrians and traffic safety, and the peace, good order, comfort, convenience and welfare of the inhabitants of the area.

B. <u>Parking Permits</u>

- 1. The streets set forth on the map attached hereto as "Exhibit A" are hereby designated as either eligible permit parking areas for residents established by the procedure under paragraph 4 herein or established permit parking areas for employees or permit parking areas for students prior to completion of construction of either a new parking garage or parking lot on the presently vacant High School property adjacent to and north of Lake Street between Scoville Avenue on the east and East Avenue on the west.
- 2. The streets set forth on the map attached hereto as "Exhibit B" are hereby designated as either eligible permit parking areas for residents established by the procedures of paragraph 4 herein or established permit parking areas for employees or permit parking areas for students upon completion of construction of a new parking garage at the location set forth in Section B.1 above.
- 3. The streets set forth on the map attached hereto as "Exhibit C" are hereby designated as either eligible permit parking areas for residents established by the procedures of paragraph 4 herein or established permit parking areas for employees or permit parking areas for students upon completion of a parking lot at the location set forth in Section B.1 above

- 4. The procedure for establishing residential permit parking in the eligible areas designated in "Exhibit A", "Exhibit B" and "Exhibit C" is for 75% of the owners of properties in the block to sign and deliver to the Village Clerk a petition requesting such residential parking permits on the eligible residential permit parking street frontage of the block. More than one owner of a property shall be counted as one owner for purposes of calculating the 75% of owners of property signing the petition.
- Permits will be issued by the Village to employees and -5. students at Oak Park and River Forest High School who present current certificates issued by the High School, certifying that the person is currently an employee or student at the High School, which certificate will allow them to park on the streets surrounding Oak Park and River Forest High School ("O.P.R.F.H.S.") and set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and "Exhibit C" and on designated east-west streets in areas not adjacent to residential frontages in the permitted area from 6:00 A.M. to 4:00 P.M., Monday through Friday during the school year, beginning on August 15th of each year and ending on June 15th of each year. No such permit shall be issued for employees or student permit parking in front of any lot having a residence fronting on
- 6. Permits will be issued to residents on an annual basis, allowing them to park one car per dwelling unit on designated portions of the streets set forth on the maps attached hereto as "Exhibit A," "Exhibit B" and "Exhibit C" from 6:00 A.M. to 4:00 P.M., Monday through Friday during the school year.
- 7. Current parking restrictions will remain in effect in the permit parking area, but the permits will supersede any 8:00 A.M. 10:00 A.M. or Two Hour parking limit.
- 8. There is hereby created an Implementation Committee comprised of the stakeholders with regard to the OPRFHS staff and student parking plan including representatives of the adjacent residential neighborhoods, churches and institutions and representatives of the High School and Village. It shall be the responsibility of the

Manager or his designee to extend invitations to persons and entities in the above categories to participate on the Implementation Committee.

The Committee shall remain in place until the parking plan has been fully implemented and shall participate with Village staff in defining the implementation issues developing implementation schedules and managing strategic outcomes and timetables.

It shall further be the responsibility of the Implementation Committee to provide monthly progress reports to the Village Board for the duration of the project.

C. Fees

Fees for parking permits for students and employees shall be \$5.00 a month per vehicle. Fees for parking permits for residents shall be \$10.00 a year per vehicle. Fees for disposable, temporary one-day visitor parking permits shall be available to residents of residential permit parking areas for their guests and shall be 10 cents each. Fees are established solely to cover the costs of administering the permit parking program.

D. <u>Designation of Permit Spaces</u>

The Public Works Department shall post signs in the permit parking area indicating the designated permit parking spaces and further indicating that no person shall park in such a space or area without a permit.

E. Penalty and Payment to Avoid Prosecution

Any person violating the provisions of this Ordinance by unlawfully parking in a designated permit parking space or otherwise shall be fined in accordance with the provisions of Section 15-5-1B of the Village Code.

THIS ORDINANCE shall be in full force and effect from and after its adoption, approval, publication and the posting of appropriate signs until the Sunset Provision herein.

ADOPTED this 3rd day of February 2003, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 3rd day of February 2003.

ATTEST:

Barbara Ebner President Pro Tem

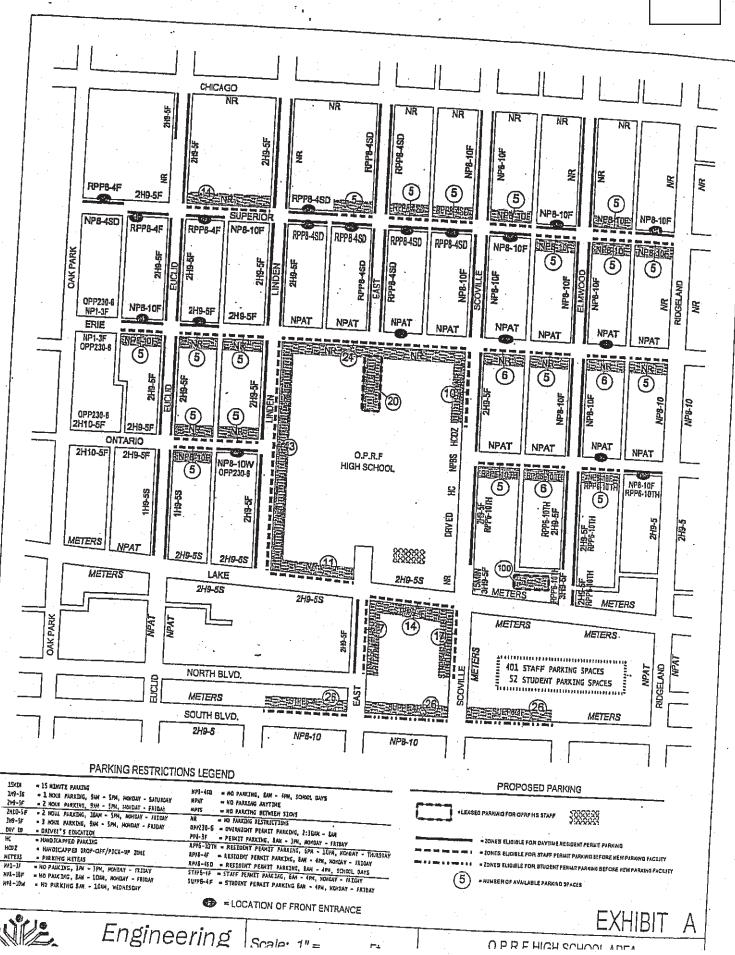
Sandra Sokol Village Clerk

Published by me according to law this 28 day of February, 2003.

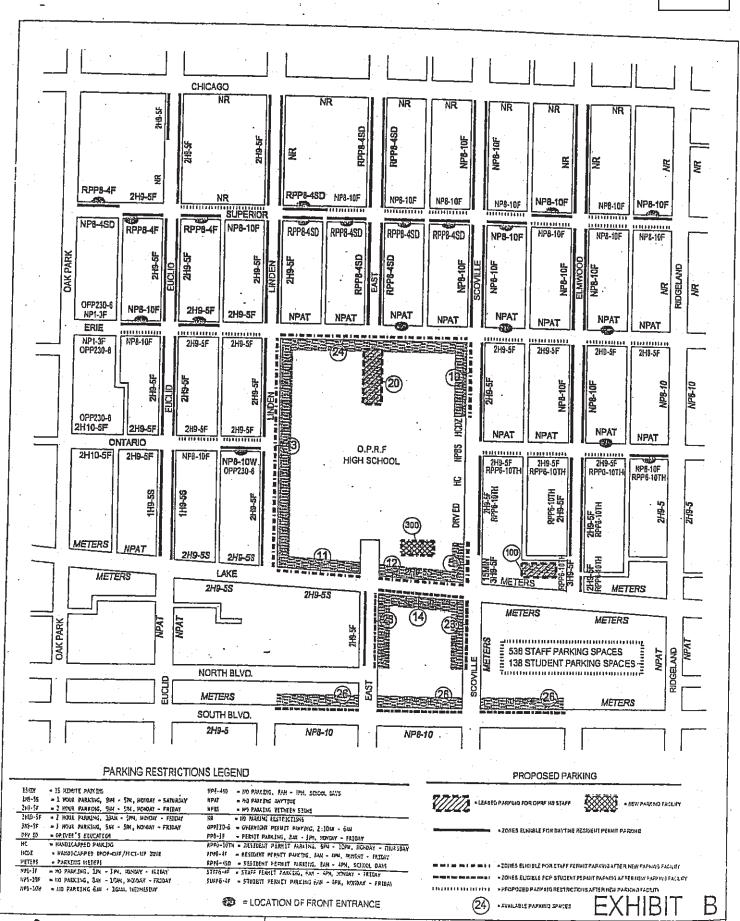
Sandra Sokol Village Clerk

OPRFHIGH SCHOOL AREA

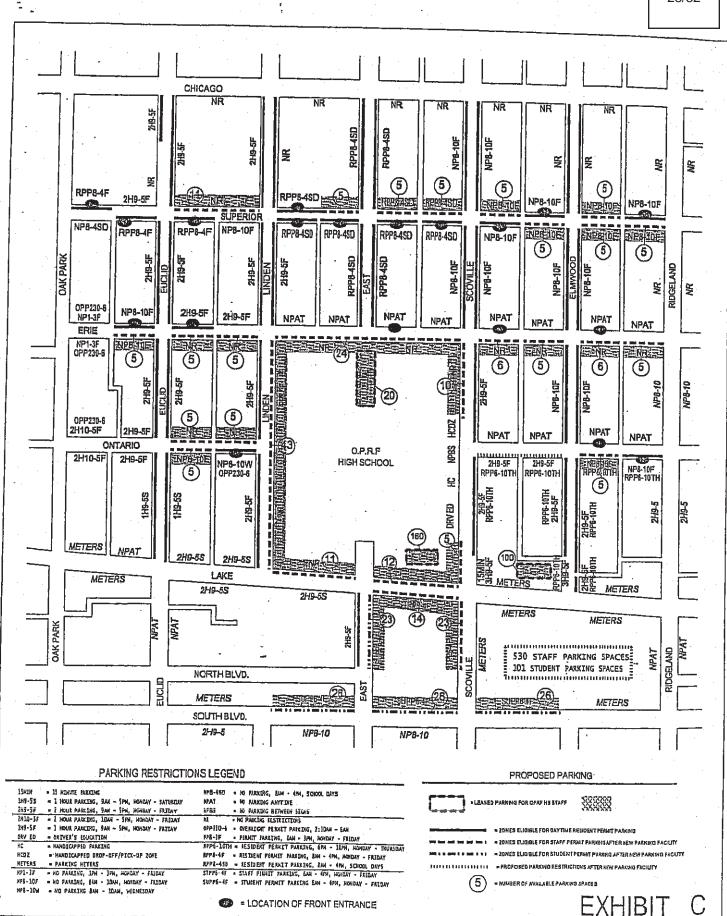
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Engineering | Scale: 1" =

Ft.

O.P.R.F HIGH SCHOOL AREA

PARKING LOT LEASE BETWEEN PILGRIM CONGREGATIONAL CHURCH AND OAK PARK and RIVER FOREST HIGH SCHOOL

This Lease (this "Lease") made this 17th day of July 2008 between Pilgrim Congregational Church of Oak Park, a religious corporation under the laws of the State of Illinois, (hereinafter referred t as the "Lessor") and District 200/Oak Park and River Forest High School (hereinafter referred to as the "Lessee".)

Lessor, for and in consideration of the agreements hereinafter set forth to be performed by Lessee, does hereby lease to Lessee the use of the primary Pilgrim Congregational Church parking lot at 460 lake Street (the "Parking Lot"), subject to the terms, conditions, and restrictions set forth herein. This Lease shall commence on August 15, 2008 and end June 15, 2010 (but shall be subject to termination, as hereinafter provided.)

This Lease is made and entered into, subject to the following expressed covenants, conditions and agreements, all of which are accepted by and binding upon the Lessor and Lessee, as integral parts of this Lease.

I. Use/Restrictions

Lot at 7:00 am.

A. <u>Daytime Use</u>. The Parking Lot shall be used by the Lessee for parking of private passenger vehicles, between the hours of 7:30 am and 6:00 pm Monday through Friday from <u>September 1st to June 15th of each school year</u>. Lessor will make the Parking Lot available to Lessee from August 15th through September 1st of each school year, subject to availability.

<u>In addition</u>, the authorized high school faculty and staff may park in the Parking Lot from 7:00 am to 7:30 am to the extent that spaces are available. Lessee acknowledges that because overnight parking permit holders are authorized to

The use of the Parking Lot will be restricted to faculty and staff of the Lessee. Unauthorized vehicles may be towed.

park in the Parking Lot until 7:30 am, a number of cars will still be in the Parking

- B. Spaces Reserved by Lessor. The following parking spaces are reserved by Lessor: (a) The handicapped spot and the five (5) spaces on the west side of the Parking Lot adjacent to the playground and (b) five (5) spaces on the east end of the Parking Lot that are currently let to the Village of Oak Park for overnight parking. Lessor will mark these spots as reserved. Lessor reserves the right to designate other spots as reserved, provided that at all times Lessor continues to provide at least 100 parking spaces for Lessee.
- C. <u>Shared Use of Premises during Evening Hours.</u> The Parking Lot shall be used by the Lessee for parking of private passenger vehicles of students attending Triton College classes at Oak Park and River Forest High School. Lessee may utilize up

to 80 spaces Monday-Thursday between the hours of 6:00 pm and 10:00 pm. During this time period, those 80 spaces may also be used by Lessee's faculty, staff and guests attending other evening programs at Oak Park and River Forest High School. Lessor reserves the right to reduce the number of parking spaces available for Lessee's evening use. If Lessor reduces the number of spaces available to Lessee a prorate adjustment will be made in the rental rate.

- D. Priority in Use of the Parking Lot. The Lessor's use of the Parking Lot for weddings, funerals and other scheduled activities will take precedence over the Lessee's usage of the lot. The Lessor shall provide the Lessee with two weeks prior written notice of church activities that require the Lessee to vacate the parking lot, with the exception of funerals. The Lessor will also be responsible for posting an appropriate notice at the Parking Lot entrance to indicate the necessary restricted use. Such occasions will be limited to five (5) times per year.
- E. The District may request and be granted weekend access up to four (4) days. Such days shall include graduation day. The request will not interfere with the Farmers Market on Saturdays nor the Lessor's activities on Sunday mornings.

II. Rental Rate and Charges.

- A. Annual Rent. Rent will be paid in advance of the school year. The first payment in the amount of \$53,590 will be paid on or before September 1, 2008.
- B. Escalation. Rent shall be adjusted annually based on any increase in the Consumer Price Index (U.S. City Average, All Urban Consumers, All Items, 3-year average 1982-84, equaling a base of 100, from the U.S. Department of Labor, Bureau of Labor Statistics, Washington D.C., the "CPI-U"all items, less food and energy), between the month of May in the immediately preceding that no annual increase shall be more than five percent (5%) per year. No adjustment to the rent shall be made in the event of decreases in the CPI Index. If the United States Department of Labor ceases publishing the CPI-U, the parties shall use another index which is a reasonable substitute for the CPI-U all items, less food and energy.
- C. <u>Late Payments</u>. Past due payments will accrue an interest charge of 1% per month.
- III. Indemnification. Lessee assumes all liability and agrees to indemnify and hold harmless the Lessor and its affiliates, and any of their officers, directors, employees, vendors and contractors, from all claims asserted against them, and any attorneys' fees and costs incidental thereto, on account of personal injury, death, or property damage directly or indirectly sustained by any person or entity in connection with the performance of this Lease or the use of the Parking Lot by Lessee; its students or faculty or their families; its vendors, suppliers, agents, employees or persons conducting business with Lessee; or any persons affiliated with Triton College.

- IV. Maintenance. Lessor has entered into an agreement with the Village of Oak Park pursuant to which the VOP has agreed to maintain and repair the parking lot, including the provision of snow removal surfaces. Lessor agrees to enforce its rights under the agreement with VOP, but shall not be liable for any failure by the VOP to properly repair and maintain the premises.
- V. Electricity. The Lessor shall provide electricity for lighting the Parking Lot and shall pay the cost of providing said electricity.
- VI. Termination. This lease may be terminated by either Lessor or Lessee upon one hundred eighty (180) days written notice.
- VII. No alterations, Modifications or Improvements by Lessee. Lessee shall not make any alterations, modifications or improvements to the Parking Lot without the prior written consent of Lessor.
- VIII. Sublease/Assignment. Lessee shall make no assignment of this Lease, nor shall it sublease the Parking Lot to any other person or entity without the prior written consent of Lessor.
- IX. No Third Party Beneficiaries. This Lease is intended to benefit only the parties signing below. This Lease grants no rights to any other persons or entities, and no other persons or entities are intended beneficiaries thereof.
- X. Retained Rights of Lessor. Lessor retains all rights not expressly granted to Lessee hereunder. Notwithstanding any other provision of this Lease, Lessor further retains the right to use and access the Parking Lot for construction, repair or improvement of sewers, water pipes and mains, drainage tiles and pipes, gas mains and pipelines, telephone or cable lines or electric lines.
- XI. Notices. All notices required hereto shall be in writing and given by certified mail.

 Notices to Lessor shall be mailed to Lessor at the Pilgrim Congregational Church,
 460 Lake Street, Oak Park, IL 60302, and notices to Lessee at Oak Park and River
 Forest H.S., 201 North Scoville Avenue, Oak Park, IL 60302, Attn: Business
 Manager.

The Parties hereto executed this agreement as of the date first written above.

LESSOR:

PILGRIM CONGREGATIONAL CHURCH

OF OAK PARK

By: Thelip of Tetan

Name: Ph-lip L. Bittman

Title: Treasurer, Vilgrim Church

LESSEE:

OAK PARK AND RIVER FOREST HIGH SCHOOL

By: Calpy H. hel

Name: Kalluh H. Lee

Title: Secretary of the Board of Education

5.6 1/17

AN ORDINANCE

AUTHORIZING ISSUANCE OF A SPECIAL USE PERMIT TO PERMIT THE CONSTRUCTION OF A MUNICIPALLY OPERATED, TWO LEVEL PARKING GARAGE ON OAK PARK RIVER FOREST HIGH SCHOOL PROPERTY LEASED TO THE VILLAGE AND LOCATED ON THE NORTH SIDE OF LAKE STREET BETWEEN SCOVILLE AND EAST AVENUES IN THE VILLAGE OF OAK PARK

BE IT ORDAINED by the President an Board of Trustees of the Village of Oak Park, Cook County, Illinois, as follows:

SECTION 1: The Village Board finds as follows:

- A. That a public hearing was held pursuant to notice of the Village Board, sitting as a Zoning Commission, of the Village of Oak Park for a request for issuance of a special use permit authorizing the construction of a 300 parking space, two level municipally operated parking garage on Oak Park River Forest High School property leased to the Village and located on the North side of Lake Street between East Avenue and Scoville Avenue.
- B. That this Board approves and adopts the Findings of Fact and Recommendations of the Zoning Commission set forth in its Report dated March 17, 2003, attached hereto as Exhibit A.

SECTION 2: That a special permit be granted for the special use described in Section 1-A above, subject to the conditions and restrictions listed in the Recommendations set forth in the Zoning Commission's Report attached hereto as Exhibit A.

SECTION 3: The Village Planner is hereby authorized and directed to revise the Official Zoning Map of the Village to reflect the existence and

boundaries of the new planned development authorized herein by special use permit.

SECTION 4: That in the event any of the foregoing conditions and restrictions shall not be fulfilled at any time in the future, the then owner shall be deemed to be in violation of said Zoning Ordinance and the Zoning Administrator shall take appropriate action, and this special permit shall be subject to revocation.

THIS ORDINANCE shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 17th day of March 2003, pursuant to a roll call vote as follows:

AYES: Trustees Carpenter, Ebner, Hodge-West, Kostopulos and

Turner and President Trapani

NAYS: Trustee Gockel

ABSENT: None

APPROVED by me this 17th day of March 2003.

Joanne E. Trapani Village President

ATTEST:

Sandra Sokol

Village Clerk

Published by me in pamphlet form this 20th day of March 2003.

Sandra Sokol

Village Clerk

March 17, 2003

President and Board of Trustees Village of Oak Park 123 Madison Street Oak Park, Illinois 60302

Re: Application of Oak Park and River Forest High School and the Village of Oak Park for a Special Use Permit Allowing a Parking Garage in the 500 Block of Lake Street, Oak Park, Illinois

Dear Ladies and Gentlemen:

By letter dated February 25, 2003, the Board of Education of School District 200 ("High School") and the Village of Oak Park, ("Village") (hereinafter sometimes collectively called the "Co-Applicants") filed an application for issuance of a special-use permit, pursuant to Section 4.5.2(P) of the Zoning Ordinance of the Village of Oak Park, as amended, authorizing the construction of a parking garage on the premises commonly known as the 500 block of Lake Street, Oak Park, Illinois (hereinafter "the Subject Property"). This matter was referred to the Zoning Board of Appeals, sitting as a Zoning Commission, (hereinafter sometimes called "this Commission") to hold the required public hearing.

A public hearing was scheduled for March 14, 2003 at 8:00 p.m. in the Council Chambers of the Village Hall, Madison and Lombard, Oak Park, Illinois. Notice of the time and place of this public hearing was published on February 27, 2003 in the "Chicago Tribune," a newspaper of general circulation in the Village of Oak Park. Letters were

also mailed by the Secretary of the Zoning Board of Appeals to the Village water service users within 250 feet of the Subject Property advising them of the proposal and the public hearing to be held.

The Zoning Board of Appeals, sitting as a Zoning Commission, held a hearing at such time and place, at which a quorum of the Commission was present.

This application follows an earlier, similar application by the Village of Oak Park, which was withdrawn to allow the filing of a joint application with the High School.

Having heard and considered the testimony and evidence received at the public hearing, this Commission makes the following findings of fact:

FINDINGS OF FACT

- 1. That the Subject Property is a trapezoidal shaped vacant lot which measures 366.7'/367.5' in length by 130.5'/154.98' in depth. The Subject Property is located in the "R-7" Multiple Family District and is bounded on the north by a vacated east/west service alley across which is the High School Field House building; on the east by Scoville Avenue, which has an eighty (80) foot right-of-way and across which lies Pilgrim Church and its 100 space parking lot; on the south by Lake Street, a secondary arterial street which has an eighty (80) foot right-of-way and across which lies the High School's athletic fields ("South Fields"); and on the west by the stub of N. East Avenue, which is vacated from the service alley north to Erie Street and across which lies the High School Stadium.
- 2. That the Subject Property is currently used as a practice field for field sports. The Subject Property is not a regulation field and may not be used for varsity athletic contests,

because it narrows to the point where the fence along Lake Street, which angles in, becomes the out-of-bounds.

- 3. That the Village of Oak Park is an Illinois municipal corporation and a home rule unit of local government.
- 4. That the Oak Park and River Forest High School District Number 200, Cook County, Illinois is a high school district and a body politic and corporate of the State of Illinois.
- 5. That the High School recently purchased and then razed buildings which contained an automobile dealership, a funeral home, a contractor's shop, an Everest Health Care Facility, and a restaurant across Lake Street, opposite the Subject Property. The High School converted this 300' by 330' tract into athletic fields ("South Fields") which are more than adequate to conduct the athletic uses formerly conducted on the Subject Property.
- 6. That the Subject Property is part of the High School campus which is generally bounded by Erie Street on the north, Scoville Avenue on the east, Lake Street on the south and Linden Avenue on the west; the campus also includes the South Fields which are bounded by Lake Street, Scoville Avenue, the CTA Green Line/Union Pacific embankment and N. East Avenue.
- 7. That the High School is the third largest employer in the Village. It employs 456 employees and contract with 58 individual independent contractors. Nearly 3,000 students attend the High School; on a seasonal basis, approximately 145 students drive to the High School, most of whom work after school.

- 8. That the High School campus has 38 on-site parking spaces for its faculty and staff. The High School also leases the 100-space parking lot at Pilgrim Church during weekdays for faculty and staff.
- 9. That the High School has been at its present location since the early 1900's, before the automobile became a necessity.
- 10. That the hundreds of faculty, staff, students, and High School visitors who are unable to park on the campus or in the Pilgrim lot, park on the public streets. The Village and the High School have an elaborate on-street permit parking system for faculty, staff and students. A copy of a map of the area around the High School showing the various zones eligible for such parking is attached as Exhibit A. The evidence indicated that these zones do not satisfy the demands for parking generated by activities and events conducted at the High School. There was considerable anecdotal evidence of faculty, staff and students moving their cars during the school day in non-permit areas to avoid citations for violating the two-hour parking restrictions prevalent in the area or other parking restrictions.
- 11. That the High School Director of Operations testified that:
 - a) in the current school year, the High School will offer more than 60 performing arts events open to the community at large;
 - b) this does not include any of the more than 435 sports contests hosted by the High School;
 - c) this does not include any of the more than 20-plus major convocations, parent open houses or parent/teacher meetings that draw large numbers of parents and students;
 - d) the High School alone averages more than two major crowd-generating events a week during the school year;

- e) when the High School is not using its facilities, community groups generally are;
- f) the Park District; youth baseball and softball, including Windmills; Rapids and Strikers soccer; Pee-Wee football and wrestling; a police and fire department basketball league; T.O.P.S. swimmers and others have a regular presence in the High School's facilities and host major events there;
- g) Oak Park middle school graduations and concerts fill the 1,700-seat High School auditorium;
- h) the Academy of Music and Movement's annual spring recital attracts a large crowd;
- i) of the more than 50 major outside community events held at the High School last year, more than half drew well over 500 participants on an evening or weekend, including the annual Friends of the Library Book Fair, the Women's Exchange Holiday Craft Fair, Oak Park and River Forest Symphony Orchestra concerts and Fenwick High School football games;
- the High School is the largest satellite for Triton College's Adult Evening Education classes, serving up to 900 people a semester Tuesday through Thursday evenings;
- k) sports camps held at the High School attracted 1,800 non-high-school participants last summer;
- 1) eleven hundred (1,100) high school students attended summer school last summer;
- m) Saturday mornings in the fall typically find neighborhood streets virtually impassable as Farmer's market (held in the Pilgrim Church parking lot) patrons and sports fans on their way to football, field hockey or soccer games at the High School vie for a place to park their cars; and
- n) thanks to the High School's careful development of the South Fields and the stadium renovation, the High School is able to responsibly offer use of the Subject Property for construction of a community parking garage.
- 12. That the High School and Village have entered into an Intergovernmental Agreement for a 25 year lease of the Subject Property by the Village for the construction, operation and maintenance of a 300 space parking garage and the leaseback of the 300 parking spaces during school contract days (6:00 a.m. to 4:00 p.m.) to the High School

for use of its faculty and staff. This Intergovernmental Agreement was entered into by the parties on or about March 10, 2003. Representatives of both the Village and High School acknowledged that although not explicitly stated, both parties understood that the agreement was subject to the granting of zoning relief needed to construct the proposed parking garage.

- 13. That this Commission has recommended amendments to the text of the Zoning Ordinance which establish municipally owned or operated parking garages located within 300 feet of any "R-7" District as a special use. The Co-Applicants are proceeding with their special use request and Intergovernmental Agreement on the assumption that these text amendments will be approved by the Village President and Board of Trustees.
- 14. That the proposed parking garage is a low profile, 15 foot high pre-cast facility, which provides two levels of parking (150 spaces per level), a below grade parking level and an upper level parking area accessed by ramps. The proposed garage can accommodate a third level for future expansion. Vehicular ingress and egress to the facility are proposed to be on Scoville Avenue just north of Lake Street. The budgeted cost of the facility is \$4.1 million. The proposal contemplates that Scoville will continue to be one way southbound from Erie to the east/west vacated service alley south of the field house building. A partial cul-de-sac will be installed near the entrance to the proposed parking garage; two-way traffic will be permitted south of the partial cul-de-sac, thereby allowing traffic from Lake Street to enter the garage. All traffic exiting the garage will be required to turn right (west) onto Lake Street. Southbound Scoville traffic opposite the High School is currently required to turn right (west) at Lake Street. The Village's representative testified that the Village would monitor this intersection and, as

warranted, consider alternative traffic arrangements for this intersection. Pedestrian entrances and exits are located at all four corners of the proposed facility. Buses will no longer be parked on the street, but will be parked in the service alley behind the garage; this service alley will be widened four feet (to 24 feet) to allow emergency vehicles to pass the parked buses.

- 15. That the proposed parking garage will be equipped with security features, including closed circuit television, emergency call stations and directional lighting with minimum overspill. The intensity of lighting may be reduced electronically later in the evening.

 The facility will feature a layering of masses, so that there is not one long mass, with a "garden wall" with year around planting facing the public right-of-ways.
- 16. That the evidence indicated that the proposed parking garage is desirable to provide a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood and the community. Oak Park and River Forest High School has been an educational and cultural center for the Village and surrounding communities for over 100 years. Only a tiny portion of the High School's parking needs is provided by the 38 parking spaces provided on the campus. The proposed parking garage will help relieve the considerable shortage of parking at the High School.
- 17. That the evidence indicated that the proposed parking garage will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. Although the proposed parking garage will not absorb all of the parking demand at the High School, it will satisfy a considerable portion of that demand. Attached to this report as Exhibit B is a map of the High School neighborhood

showing a large reduction in the number of permit on-street parking zones for faculty, staff and students if the parking garage is approved. The proposed parking garage will allow much greater use of the public streets by homeowners and their guests and substantially eliminate the traffic "cruising" for a parking space in these residential streets. The Village Engineer testified that the higher traffic counts in the High School neighborhood are indicative of people jockeying around, moving their cars on a regular basis. There was considerable anecdotal evidence that people presently must drive around the area searching for a parking space. For example, the Director of Food Service at the High School states in her March 11, 2003 letter that at 10:00 a.m. when 34 of her employees arrive, there is no parking for them. She goes on to state that recently she had five of her employees quit, "because they were tired of trying to find a parking space." That the evidence indicated that the proposed parking garage is within 250 feet of 18. Pilgrim Congregational Church, an Oak Park Landmark. Consequently, the Historic Preservation Commission ("HPC") reviewed and commented on the proposed parking garage. Among the comments in the HPC's March 5, 2003 report are the following:

- a) The material selection of brick, limestone and concrete complements the high school and the stadium. The materials and colors visually relate the garage to the school facilities, making it appear as a natural part of the complex.
- b) The articulation of the façade through the use of garden walls at alternating heights and depth appropriately provides a visual break along Lake Street. The effect of a long blank wall is avoided with this design. The Commission also felt that the site plan, which allows for the triangular setback area at the corner of Lake and Scoville, effectively reveals views of Pilgrim Church as one travels east on Lake Street.
- c) The design appears to visually block views of the cars that will be parked in the garage. It was noted that this design does not look like a traditional parking garage, while at the same time does not mimic the historic architecture nearby.

- d) The proposed 15-22 foot height of the garage is appropriate in relation to the 53-92 foot Pilgrim Church and the 49-foot High School stadium. The relatively low height also allows for views of Pilgrim Church as one travels east on Lake Street. The Commission did express concern that one or more levels might someday be added to the garage, which would block views of the Church.
- e) The Commission compliments the intention to place lighting so as to avoid "spillover" beyond the confines of the garage. While adequate lighting for safety is necessary, the Commission encourages the continued development of the lighting design so as to prevent a bright glow that might overpower the more subtle light effects from the illuminated stained glass windows at the church.
- f) Although not representing the Pilgrim Church congregation, it was noted that there may be benefits to the church. Such benefits might include additional parking for church services and functions. Additional parking west of the church may also encourage greater use of the main entrance to the church, which is on the west elevation. The Commission also noted the potential benefits for increased parking at the Farmer's Market.

The Commission concluded, "it is the consensus of the Commission that the proposed parking garage is compatible with the character and scale of Pilgrim church and the High School Stadium. The Historic Preservation Commission agrees that the proposed parking garage design is an elegant solution to a difficult problem and is in favor of the application for special use."

- 19. That the proposed parking garage will be located one-half block west of the Farmer's Market site located in the 100 space Pilgrim parking lot. The Farmer's Market begins the first Saturday in June and ends the last Saturday in October each year. In its letter dated February 20, 2003, the chair of the Farmer's Market Commission expressed the Commission's support for the proposed parking garage.
- 20. That the proposed parking garage will have a positive impact upon adjacent property, the neighborhood, traffic conditions and other matters affecting the health,

safety and welfare of area residents. Also, by providing additional conveniently located parking in the neighborhood, the proposed parking garage contributes to public safety by reducing the distance people must walk to their destination. Traffic congestion will be reduced, because people would no longer need to cruise the neighborhood looking for a parking space.

- 21. That the evidence indicated that if the project is approved, the Village would make overnight parking permits available in the proposed parking garage to neighborhood residents, as there are a number of multiple-family dwellings in the area which lack parking.
- 22. That the evidence indicated that the proposed parking garage will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations. The proposed parking garage is sited along Lake Street, away from the residential uses which surround the High School on the other three sides. Property to the east and west of the Subject Property is zoned "R-7" Multiple Family District, while property to the south of the Subject Property is zoned "C" Commercial. The High School controls the neighboring property to the north (field house building), south (South Fields) and west (stadium). As noted earlier, the proposed garage will benefit Pilgrim Church by providing additional parking, especially on Sundays.
- 23. That the proposed parking garage complies with the more specific standards and criteria established for the particular building or use in question by Section 4.5 of the Zoning Ordinance. The proposed parking garage will be municipally owned or operated

and is located within 300 feet of an "R-7" District as required by Section 4.5.2(P), as amended.

- 24. That the Co-Applicants have requested two allowances: 1) the setback along Lake Street must be 15 feet pursuant to Section 3.6.3(B)(4) of the Zoning Ordinance; because Lake Street runs at an angle and the proposed parking garage is parallel to the existing field house building, the proposed garage is set back 25 feet from Lake Street at its southeast corner and 10 feet at its southwest corner; and 2) because the proposed parking garage is on a through lot, with frontage on Scoville and East Avenues, a minimum 10 foot setback on each frontage is required pursuant to Section 6.2.1(E) of the Zoning Ordinance; the proposed garage conforms its east/west dimension with the field house building and consequently is not set back from either Scoville or East Avenue.
- 25. That the two allowances requested by the Co-Applicants are compatible with surrounding development and consistent with the requirements and welfare of the Village.
- 26. That the evidence indicated that the proposed parking garage is consistent with certain goals and objectives of the Comprehensive Plan: Objective B of Chapter III "Transportation and Parking" of the Comprehensive Plan of 1990 states as an objective: "To provide adequate parking for residents, shoppers, commuters and visitors, including persons with disabilities." Objective B is followed by several policies, the first of which states: "The parking needs of different types of parkers should be given priority depending upon the nature of the area," (1990 Comprehensive Plan, p. 33) The discussion of this policy concludes, in part:

The provision of off-street parking is a key tool for alleviating Oak Park's parking problems. More off-street parking is particularly needed in higher density residential areas and in many business districts. (p. 34)

The proposed parking garage will help alleviate the parking shortage around the High School, for employees, residents, students and visitors. It should be noted that the Comprehensive Plan also notes that people chose to live in Oak Park because of its quality of life — a quality that is sustained by a high level of public services and facilities provided by the School Districts and other public bodies. The proposed parking garage will enhance the accessibility to the public services provided by the High School as an educational institution and as a cultural/athletic center.

- 27. That the evidence indicated reasonable assurance by the Co-Applicants that proposed parking garage will be constructed and completed in a timely manner, if authorized. The Co-Applicants presented drawings and preliminary plans for the proposed parking garage. The application states that sufficient funds have been budgeted in the Village's Budget Capital Improvement Plan to pay for the parking garage.
- 28. That the evidence indicated that the issuance of a special-use permit for construction of a parking garage on the Subject Property is in the best interests of the Village of Oak Park.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, this Zoning Board of Appeals, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees that a special-use permit be granted pursuant to the provisions of Section 4.5.2(P) of the Oak Park Zoning Ordinance, as amended, to authorize the construction of a parking garage on the

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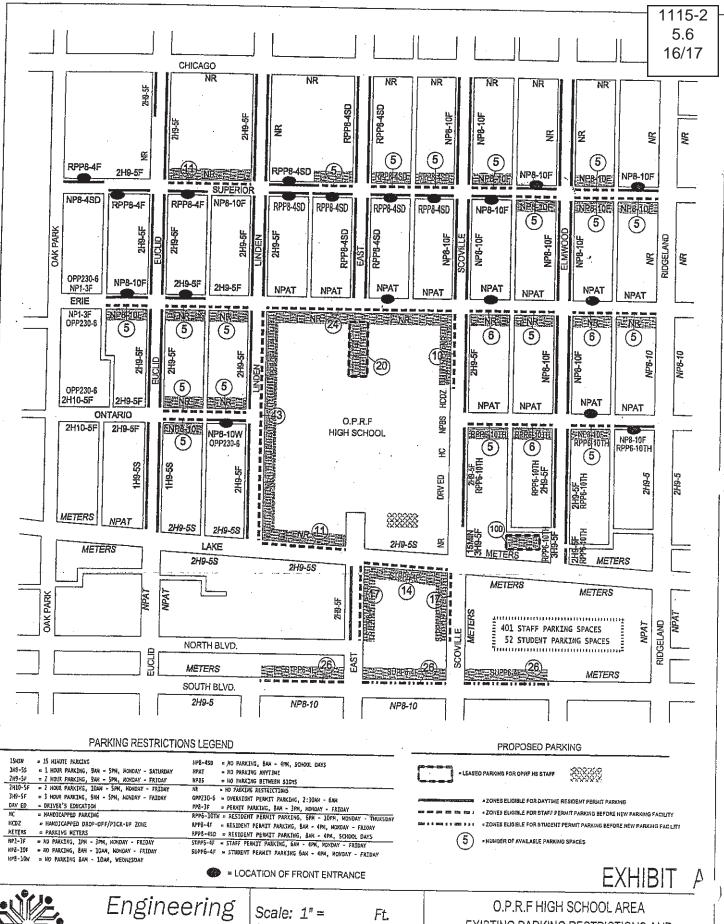
500 block of Lake Street (north side of Lake Street, between N. Scoville Avenue on the cast and N. East Avenue on the west), SUBJECT TO the following conditions and restrictions:

- That the parking garage be constructed, operated and maintained in substantial conformity with the site plan dated February 17, 2003 by Urban Design Group and the elevations submitted with the application.
- 2. That the Subject Property be landscaped is substantial conformity with the landscape plan dated February 20, 2003, by the Urban Design Group and the elevations and descriptive material submitted with the application.
- 3. That the maintenance and operation of the parking garage be in accordance with the standards of the Village of Oak Park Parking Lot Ordinance and with substantial conformity with the Intergovernmental Agreement as may be amended from time to time.

4. That in the event that any of the foregoing conditions and restrictions shall not be fulfilled at any time in the future, said events shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

Ralph Gerbie, Chairperson
Zoning Board of Appeals
Sitting as a Zoning Commission

This report adopted by a 5 to 1 vote of the Zoning Board of Appeals sitting as a Zoning Commission, the morning of this 17th day of March, 2003.



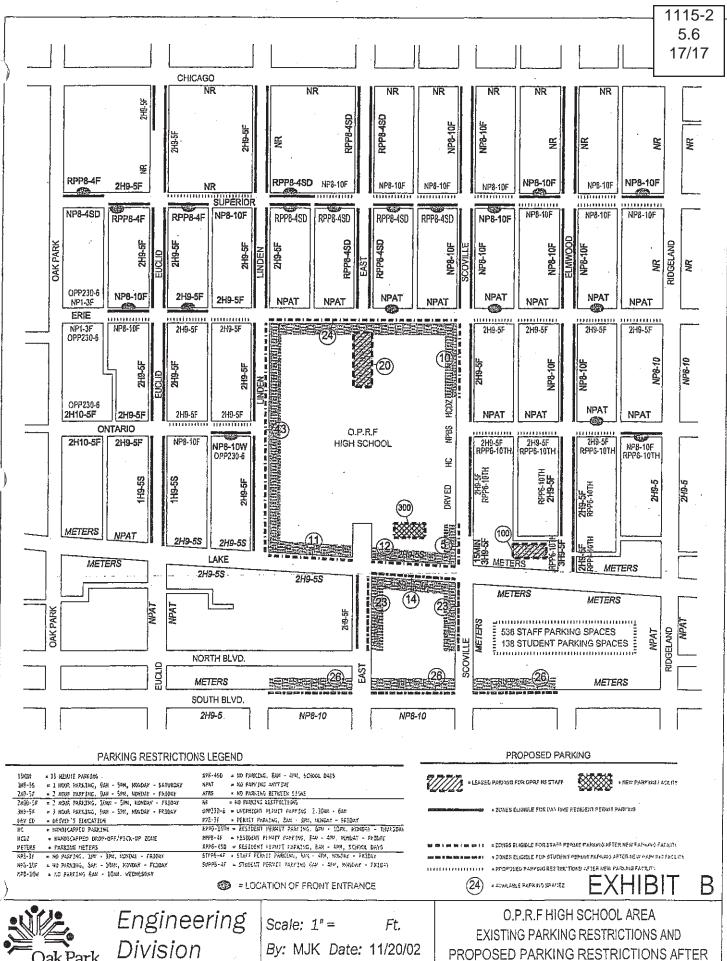
Oak Park

Division

By: MJK Date: 11/20/02

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EXISTING PARKING RESTRICTIONS AND PROPOSED PARKING RESTRICTIONS BEFORE THE ADDITION OF A NEW PARKING FACILITY



By: MJK Date: 11/20/02

Filename: p:\Parking_and_traffic\P&T Commission\2002 agendas\1202-1 meeting\Parking Around OPRF HS Exhibit B.dr

EXISTING PARKING RESTRICTIONS AND PROPOSED PARKING RESTRICTIONS AFTER THE ADDITION OF A NEW PARKING FACILITY

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AN ORDINANCE AMENDING THE VILLAGE OF OAK PARK ZONING ORDINANCE REGARDING STADIUM LIGHTS

WHEREAS, Oak Park River Forest High School - District 200 ("District") is the owner of the property located at 201 North Scoville, Oak Park, Illinois, and legally described in Exhibit A ("Property"); and

WHEREAS, the Property is located in the R-2 Single Family District and the R-7 Multiple Family District and is currently developed and used for the Oak Park River Forest High School ("High School"); and

WHEREAS, the District desires to install four stadium lights ranging from 80 to 100 feet tall on that part of the Property located on the north side of Lake Street between East Avenue and Linden Avenue and currently used as an athletic stadium; and

WHEREAS, the District has applied for an amendment to Subsection 4.5.2 of the Village of Oak Park Zoning Ordinance to permit stadium lights in the R-2 Single Family District and the R-7 Multiple Family District pursuant to a special use permit; and

WHEREAS, the District has also applied for a special use permit to allow the installation and maintenance of the stadium lights on the Property; and

WHEREAS, pursuant to notice duly published, the Oak Park Plan Commission commenced a public hearing on July 17, 2008, which public hearing was continued to August 21, 2009, September 18, 2008, October 8, 2008, October 30, 2008, November 6, 2008, November 20, 2008, December 11, 2008, December 18, 2008, January 15, 2009, January 29, 2009, February 5, 2009, February 19, 2009, March 5, 2009, and April 16, 2009, for the purposes of hearing and considering testimony on the District's requested text amendment and special use permit to permit the stadium lights on the Property; and

WHEREAS, during the public hearing, the Plan Commission made certain findings of fact contained in a letter dated April 16, 2009, a copy of which is attached to this Ordinance as Exhibit A ("Plan Commission Findings"); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission deliberated on the District's application for approval of a text amendment and special use permit to allow stadium lights on the Property and voted four to three in favor of the District's application; and

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WHEREAS, pursuant to the Plan Commission's Rules of Procedures concurring vote of five members of the Plan Commission is necessary to recomming favor of a special use permit or text amendment; and

WHEREAS, consequently, the Plan Commission forwarded a negative recommendation on the District's application to the Village Board of Trustees; and

WHEREAS, the Village Board of Trustees received the Plan Commission's recommendation at its regular meeting on May 18, 2009; and

WHEREAS, after hearing additional comments from the District, objectors to the District's application, and members of the public, the Village Board of Trustees voted unanimously to direct preparation of an ordinance approving the District's application for a text amendment and special use permit to allow stadium lights on the Property, subject to numerous conditions as detailed in the ordinance approving the special use permit; and

WHEREAS, the Village Board of Trustees adopts the Plan Commission Findings attached as Exhibit A, to the extent that the Plan Commission Findings are consistent with the Village Board's discussions and deliberations at its May 18, 2009 meeting, the minutes of which are attached as Exhibit B; and

WHEREAS, the President and Board of Trustees have determined that an amendment to the Village of Oak Park Zoning Ordinance to allow stadium lights as a special use permit is necessary, desirable and appropriate;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, as follows:

<u>SECTION ONE</u>. <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

<u>SECTION TWO</u>. <u>Amendment</u>. Subsection AA, entitled "Light Standards," of Section 4.5.2, entitled "Authorized Special Uses," of Article 4, entitled "Use Regulations," of the Village of Oak Park Zoning Ordinance shall be and is hereby amended as follows:

AA. Light Standards

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 Central Business District or less restrictive district, and for illuminating public high school athletic stadiums in the R-2 Single Family Residential District and the R-7 Multiple Family Residential District.

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<u>SECTION THREE</u>. <u>Effective Date</u>. This Ordinance shall be in force and effect after its passage, approval, and publication in pamphlet form it manner provided by law.

ADOPTED this 6th day of July, 2009.

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

NAYS: None

ABSENT: None

APPROVED this 6th day of July, 2009.

David G. Pope

Village President

ATTEST:

Teresa Powell Village Clerk

1115-2 5.7 4/42

EXHIBIT A

Plan Commission Findings of Fact

April 16, 2009

President and Board of Trustees Village of Oak Park 123 Madison Street Oak Park, Illinois 60302

Re: Application of Oak Park and River Forest High School for a
Text Amendment and Special Use Permit to Permit the Use of
Light Standards at the High School's Stadium, and Request for
the Vacation of a Portion of East Avenue

Dear Ladies and Gentlemen:

By a submittal dated June 12, 2008, Oak Park and River Forest High School (hereinafter sometimes referred to as "the Applicant", "High School" or "OPRF") filed an application for an amendment to the Zoning Ordinance to establish a special use for light standards not exceeding 100 feet for illuminating athletic fields in the R-2 Single Family District and R-7 Multiple-Family District and for the issuance of a special use permit pursuant to the proposed text amendment to permit the installation of four stadium light towers at a height of approximately 80 to 100 feet for the athletic field at the High School Stadium located on the north side of Lake Street between East Avenue and Linden Avenue, Oak Park, Illinois (hereinafter sometimes referred to as "the Stadium" or the "Subject Property").

The two light towers proposed for installation at the north "corners" of the Stadium are proposed at 80 feet high and are located in the R-2 Single-Family District. Section 3.5.2(A)(2) of the Zoning Ordinance imposes a 30 foot height limitation in this district; however, schools, churches and temples may be erected at a height not to exceed

45 feet, provided such school, church or temple is set back at least one additional foot from the required setback for each two feet of additional building height. The two light towers proposed for the south "corners" of the Stadium are proposed at 90 feet (the Applicant reduced its request for the light tower proposed for the southeast corner from 100 feet to 90 feet) and are located in the R-7 Multiple-Family District. Section 3.6.3(A)(2) imposes a height limitation in this district of 45 feet, but allows schools, churches and temples to be built to a height of 55 feet, provided the setback is increased one foot for each two feet of additional building height.

The proposed light tower nearest the southwest corner of the Stadium is located in the 15 foot side yard setback required by Section 3.6.3(B)(4)(a) of the Zoning Ordinance.

As part of its special use permit application, the Applicant seeks an allowance to permit the installation of this light tower 4.58 feet from the west property line of the Stadium.

The Applicant also applied for a vacation of a portion of East Avenue, just north of Lake Street. The light tower proposed for the southeast corner of the Stadium would be located in the west half of the East Avenue right-of-way proposed for vacation.

These matters were referred to the Plan Commission, sitting as a Zoning Commission (hereinafter sometimes referred to as "this Commission") to hold the required public hearing.

A public hearing was scheduled for July 17, 2008, at 7:00 p.m. in the Council Chambers of the Village Hall, Madison and Lombard, Oak Park, Illinois. Notice of the time and place of this public hearing was published on June 25, 2008 in the "Oak Leaves," a newspaper of general circulation in the Village of Oak Park. A notice was posted at the Subject Property and letters were also mailed to owners of record within

500 feet of the Subject Property as provided by the Applicant, advising them of the proposal and the public hearing to be held.

On July 17, 2008, this Commission commenced the evidentiary hearing on the High School's application and continued this case for additional testimony and later, for deliberations, to August 21, September 18, October 2, October 30, November 6, November 20, December 11, December 18, all in 2008; and to the following dates in 2009: January 15, January 29, February 5, February 19, March 5 and April 16, 2009. Prior to commencement of the evidentiary hearing, Commissioner Guarino was excused from hearing this case, because over the years he has received compensation from the High School for serving as a starter at track meets sponsored by the High School.

A quorum of this Commission was present on each of the foregoing hearing dates and any members who were absent on any of the hearing dates have read the transcript of proceedings for those dates and are therefore eligible to vote on this matter.

Having heard and considered the testimony and evidence received at the public hearing, this Commission makes the following findings of fact:

FINDINGS OF FACT

Background.

- 1. That the foregoing paragraphs are incorporated herein as findings of fact.
- 2. That the Applicant is a consolidated public high school district which is governed by the Board of Education for District 200.
- 3. That the Stadium is located at the southwest corner of the High School's north campus, which is a zoning lot bounded by Erie Street on the north, Scoville Avenue

on the east, Lake Street on the south and Linden Avenue on the west. The south 150 fe

(approximate) of this zoning lot is zoned R-7 Multiple-Family District (including most of the Stadium) and the rest of this zoning lot is zoned R-2 Single-Family District. A portion of the Subject Property is located in the Frank Lloyd Wright Prairie School of Architecture Historic District.

- 4. That the north campus zoning lot comprises approximately two square blocks. The four-story school building, field house and parking structure occupy the east half of this zoning lot; playing/practice fields (three baseball/softball diamonds), eight tennis courts (north end) and the Stadium (south end) occupy the west half of this zoning lot.
- 5. That the Stadium includes a brick and concrete grandstand constructed in 1924, which backs up to the Lake Street right-of-way and faces north, overlooking a playing field for football, soccer and other "turf" sports. There are also portable bleachers at the north side of the stadium field for visiting teams. There is no track which surrounds the stadium field.

The High School's Proposal for Installation of Stadium Lights.

6. That the High School proposes to install stadium lights to permit the illumination of the stadium field for practices and games. Currently the High School varsity football team plays its home games on Saturday afternoons. The High School proposes to play its home varsity football games on Friday nights, as do most teams in its conference. The High School proposes three or four Friday night home football games which would begin at 7:30 p.m. and end around 10:00 p.m., with an additional half hour to an hour (approximate) for clean-up. If the High School football team qualified for the

state playoffs, the High School would also expect to host a Friday night playoff game On average, approximately 1,300 people currently attend Saturday afternoon football games at the Stadium.

- 7. That the High School also expects to use the lighted Stadium for other Friday night games for other varsity sports which would begin at approximately 7:00 p.m. and end at the latest by 9:00 p.m. Using 2008 as a guide, these sports include the fall sports of boys' soccer (two games) and girls' field hockey (one game) and the spring sports of girls' soccer (two games), girls' lacrosse (two games) and boys' lacrosse (two games and one practice). According to a High School representative, there may be up to six non-football Friday night games in the Fall and six in the Spring. There are additional non-football games scheduled during the week. These sports generally have lower attendance than football—in the range of 100 to 300 persons.
- 8. That the High School anticipates using the lights, as needed, for Monday to Thursday practices in the Stadium from 6:00 p.m. to 8:00 p.m.
- 9. That based on the High School's proposed schedule for lighting the Stadium, the proposed stadium lights would be lit for approximately 66 hours (assuming the lights go on at sunset) over 60 school days as follows: August (lights on .5 hours over 1 school day); September (lights on 17 hours over 14 school days); October (lights on 25 hours over 11 school days); March (lights on 13 hours over 13 school days); April (lights on 8.5 hours over 17 school days); and May (lights on 2 hours over 4 school days). The High School does not propose to use the Stadium lights during the winter months.
- 10. That the proposed stadium lights will not increase the number of games or practices (but will increase the number of proposed on-campus practices), nor will they

increase the number of student-athletes playing sports. The proposed stadium lights will free up Park District fields currently being used for High School practices and will save the High School approximately \$14,000 per year by not busing student-athletes to off-campus practices. Additional costs which may be incurred by the High School are not known. An on-campus trainer would also be available at the Stadium, but is not currently available at off-site locations.

The Surrounding Neighborhood, Zoning Districts and School Use.

- 11. That the High School's north campus (zoning lot) is surrounded by the following uses:
 - To the north (north side of Erie Street): single family homes located in the R-2 Single-Family District;
 - b) To the east (east side of Scoville Avenue): single and two family dwellings, except Pilgrim Congregational Church and parking lot at the northeast corner of Lake and Scoville; the residential uses are in the R-2 Single-Family District and the church is in the R-7 Multiple-Family District;
 - c) To the south (on the south side of Lake Street): east of East Avenue is the High School's south campus or South Field, which is a square block sized open field which is used for turf sport games and practices; the South Field is illuminated by light towers, similar to those proposed for the Stadium, pursuant to a special use permit which was granted in 2002; west of East Avenue is a planned development consisting of single-family townhomes. The underlying zoning for the

South Field is B-3 Central Business District; the underlying zoning for the townhome planned development west of East Avenue is B-1/B-2 General Business District. The special use permit authorizing the South Field light towers is restricted to property in the B-3 or less restrictive district; and

- d) To the west (west side of Linden Avenue): single-family homes with the exception of the condominium building at the southwest corner of Linden and Ontario, and the condominium building at the northwest corner of Lake and Linden; these residential uses are zoned R-1 Single-Family District north of Ontario and R-2 Single-Family District south of Ontario, except the 52 foot lot (condominium building) at the northwest corner of Lake and Linden, which is zoned R-7 Multiple-Family District.
- 12. That the closest single-family home to the Stadium is 27 yards from the closest point of the playing field in the Stadium. There are approximately 240 residences, including residences in multiple-family dwellings, within 120 yards of the closest point of the playing field in the Stadium.
- 13. That Section 3.5.1 of the Zoning Ordinance characterizes the R-1 Single-Family District as follows:

The regulations of this district are intended to preserve and protect the unique character of existing estate-type lots improved with single-family dwellings, many of which are historically and architecturally significant structures, and to permit compatible development.

14. That Section 3.5.2 of the Zoning Ordinance characterizes the R-2 Single-Family District as follows:

The regulations of this district are intended to preserve and protect low-density neighborhoods characterized by single-family dwellings on large lots and to permit compatible development.

15. That Section 3.6.3 of the Zoning Ordinance characterizes the R-7 Multiple-Family District as follows:

The regulations of this district are intended to protect multiple-family dwellings, to provide guidelines for development of modern multiple dwelling units in buildings of a moderate density and to permit compatible development.

16. That Section 3.8.1 of the Zoning Ordinance characterizes the B-1/2 General Business District as follows:

The regulations of this district are intended to protect the predominantly office, service and retail character of certain areas, to provide guidelines for development of similar business uses and to permit compatible development.

17. That Section 3.8.2 of the Zoning Ordinance characterizes the B-3 Central Business District as follows:

The regulations of this district are intended to identify the Central Business District and to provide for concentrated retail, office, and service uses.

- 18. That the Summary Use Matrix (Section 3.1 of the Zoning Ordinance) provides that "Schools (high school & elementary), public and private" are permitted uses in the B-1/2, B-3 and all residential districts, including the R-2 and R-7 Districts. Under the Summary Use Matrix, schools are classified as "Institutional/Community Service Uses."
 - 19. That Section 9.94 of the Zoning Ordinance defines "Institutional Use" as:

A non-profit or quasi-public use such as a religious institution, library, hospital, schools, or government-operated or owned structure or land used for a public purpose.

Thus the High School (and its Stadium) is a permitted institutional/governmental use in the R-2 Single-Family District and the R-7 Multiple-Family District.

20. That Section 4.2(B) of the Zoning Ordinance sets forth the constraints for

governmental uses as follows:

Unless otherwise specifically provided in this Zoning Ordinance, any government activity, owned or operated by any governmental agency, is a permitted use in any district. However, such use must conform to other requirements set forth herein for the district in which it is located.

Thus, pursuant to the Zoning Ordinance, the Applicant, a public high school (including its Stadium) is an institutional use which is permitted in the R-2 and R-7 Residential Districts.

The Proposed Text Amendment.

4.

21. That toward the end of the public hearing, the Applicant amended the proposed text amendment by inserting the phrase "public high school" to further restrict the applicability of the proposed special use. Thus, the proposed text amendment, as revised, reads:

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 Central Business District or less restrictive district, and for illuminating public high school athletic stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District.

Because the Applicant is the only public high school in the Village, the insertion has the effect of limiting the special use to the Applicant's Stadium.

- 22. That map amendments, and even text amendments, are analyzed by using the so-called <u>LaSalle</u> factors which are set forth in Section 2.2.2(D) of the Zoning Ordinance entitled "Factors To Be Considered In Requests For Rezoning".
- 23. That because it made little sense to consider a text amendment for a special use unless there was at least one site in the Village where the proposed special use would be appropriate, this Commission chose to first deliberate on the question of

The Standards for a Special Use.

- 24. That the Section 2.2.43(D) ("Standards") of the Zoning Ordinance sets forth six standards for a special use, all of which must be satisfied before a special use may be granted. These standards are:
 - 1. The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
 - The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
 - 3. The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;
 - 4. The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 and 4.5 of this Zoning ordinance;
 - 5. The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan or the Village of Oak Park; and
 - 6. There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.

Voting Requirements.

25. That Section 11.4 of the Commission's Rules of Procedure states that the concurring vote of five (5) members shall be necessary for any recommendation in favor of a zoning amendment or a special-use permit. If the motion fails to receive five (5) votes in favor of the application, a motion denying the application shall be formally

entered on the record. Although all seven eligible members voted on the Applicant' request, no motion received five votes in favor of the application. As noted earlier, Commissioner Guarino was excused and did not participate in this case; there has been one vacancy on the Commission during the pendency of this case. Three motions were made and seconded on March 5, 2009.

<u>Failed Motion #1 - Recommended Approval of the Special Use, Subject To the Applicant's Proposed Conditions.</u>

- 26. That on February 19, 2009 the Commission began its deliberations by addressing each of the special use standards, but no votes were taken. The Commission also discussed the Applicant's list of proposed conditions (admitted as Applicant's Exhibit 19 at the hearing) in the event that the Commission recommended approval of the proposed special use permit. A copy the list of proposed conditions and is attached.
- 27. That on March 5, 2009, the Commission continued its deliberations.

 Commissioner Moran moved and Commissioner Ruszczyk seconded a motion to approve the proposed text amendment and special use permit, subject to the conditions proposed by the Applicant (see attached Exhibit 19). There was some discussion about changes to the list of conditions. Before the motion was voted on, the Commission agreed that the list had been modified in the course of the hearing in the following respects:
 - a) Paragraph 2(a) was amended to state: "Varsity Friday night games will begin at 7:30 p.m., and be completed (including exiting and cleanup) by 10:30 p.m., unless the game goes into overtime."
 - b) Paragraph 2(b) was amended to state: "All other Friday night turf sports, (Lacrosse, Soccer, and Field Hockey) will start no

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later than 7:00 p.m. (most games will begin by 6 p.m.), and b

e) Paragraph 6 was amended to state: "The stadium will be used with lights only by OPRF High School for its teams, groups, and events. No other external group(s) will use the stadium at night with or without lights, except July 4th."

finished by 9:00 p.m., including exiting and cleanup."

Prior to the vote, the Commissioners also agreed that the Applicant must meet the light intensity readings set forth in the Applicant's illumination summary (Applicant's Exhibit 5). Late in the hearing it developed that this Applicant's illumination summary, Applicant's Exhibit 13, was flawed, in that it showed the southwest light tower 35 feet from the west curb line on Linden, whereas, the survey drawing shows the same light tower 25 feet from the curb line. Thus, the illumination summary has the lighting levels shifted 10 feet east of where they actually would be with the consequence that the illumination levels along Linden and a number of adjacent homes would be higher if the light tower was properly placed. The Commission did not receive any testimony that the Applicant's contractor, Musco Lighting, would be able to meet the same light levels as set forth in the illumination summary, if the southwest pole was moved 10 feet closer to Linden.

28. That most of the discussion on this motion and the discussion on February 19, 2009, focused on the second standard; that is, whether the proposed use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. A number of Commissioners indicated that they

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believed that the Applicant had met this standard. Some Commissioners felt that the Village needed to strike a balance between the public good of installing the lights versus

the adverse effects which the neighbors would bear, and that on balance, the special use

permit should be granted as conditioned above.

29. That other Commissioners indicated that the Applicant did not meet its burden by providing sufficient evidence to demonstrate that the proposed special use would not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions and other matters affecting the public health, safety and general welfare. Among the reasons cited by these Commissioners were:

a) The Applicant's traffic expert, Robert Hamilton, of DeWalt Hamilton Associates, assumed that there would be 2000 people attending a Friday night varsity football game. This is half the maximum attendance which the Applicant projected for such games in response to information requested by the Commission. It is less than half the number of fans which Evanston experienced when it held its first ever Friday night games last year. The head of security for Evanston Township High School, which has an enrollment slightly less than OPRF, testified that after the school installed light towers (70 – 80 feet high, designed by Musco Lighting) in its stadium, they had "huge crowds" (his words) at the two Friday night football games which the school has had so far. He estimated that in excess of 5000 or 6000 people showed up, so many, in fact, that they were concerned about too many people being in the stadium. The school had planned for 4000 to 5000 people. Fortunately Evanston's experience with lights was positive, as they had done a lot

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of planning ahead of time with the neighbors and the police department; had four off-dut police officers, 14 security personnel and a dozen volunteers to manage the crowd; and had contingency plans for crowd control, safety, litter and noise. A number of the Commissioners believed that OPRF did not sufficiently reach out to its neighbors to

attempt to mitigate the impact of the proposed lights and did not plan sufficiently for the

significant traffic and parking problems which likely would result from Friday night

football games.

b) The Applicant's proposed traffic plan failed to minimize parking and traffic in residential areas. During the hearing, there was some brief discussion about making Linden one-way prior to Friday night games, but there was no traffic study analyzing the effect of this change on the surrounding area. Page 30 the Comprehensive Plan discusses the goal of minimizing traffic volumes on residential streets and encouraging through-traffic and internally-generated traffic to use primary arterial streets. The Applicant did not adequately address this goal. The brunt of the traffic and parking for Friday night games would be absorbed by the residential areas. There was no mention about using structures in commercial areas for parking. Nor did the Applicant have any agreements for free parking at the Village parking structure at Scoville and Lake or the Pilgrim Church lot across Scoville Avenue, which likely would push more traffic and parking into the "free" on-street parking in residential areas.

c) The Applicant did not adequately address mitigation of noise from Friday night football games. The objectors called a noise expert which the High School sought to discredit. Regardless of the credibility of the objector's expert, the Applicant did not present any empirical evidence on the issue of noise levels before Friday night games and

the expected noise level during Friday night games. The High School was urged by one or more Commissioners during the hearing to address the noise issue in detail and it chose to respond in a cursory way.

30. That when the question was called, the motion to recommend approval of the text amendment and the special use permit as conditioned above failed on a vote of three ayes (Moran, Ruszczyk and Fausch) and four nays (Sokol, Quinn, Roberts and Bolte).

<u>Failed Motion #2 – Recommend Denial of the Proposed Text Amendment and Special</u> Use Permit.

31. That the second motion was made by Commissioner Sokol, seconded by Commissioner Moran, to recommend denial of the proposed text amendment and special use permit. This motion failed on a vote of three ayes (Sokol, Quinn and Roberts) and four nays (Moran, Ruszczyk, Fausch and Bolte).

Motion #3 - Recommend Approval of the Proposed Text Amendment and Special Use Permit, Subject To Additional Conditions.

- 32. That the Commission next turned to drafting additional conditions which would secure compliance with the standards for a special use permit.
- 33. That the Commission started with the list of conditions, as amended, which it voted down in the first motion. It then added these amendments:
- a) Add paragraph 7a. as follows: "Establish a neighborhood advisory committee which will meet with the High School administration, including at least one member of the Board of Education, to monitor the impact of the High School athletic facilities."

- b) Amend paragraph 8 to read as follows: "In consultation with the neighborhood advisory committee, the High School shall cause a qualified industry professional to design a public address (PA) system to minimize sound impact on surrounding property. Will redesign and update PA system, post speakers on light poles so as to direct sound towards field and away from residences, adjust PA system to reduce volume and quantity, turn-off long throw switch, and use as many speakers as necessary to achieve maximum noise reduction. The qualified industry professional shall explore other sound reduction measures to minimize the sound."
- c) Amend paragraph 10 to read as follows: "OPRF will work with neighbors and the Oak Park Police Department to develop and to implement a plan to ensure limited disruption and flow of traffic. It will create a plan that minimized the use of residential streets and concentrates traffic and parking on arterials, consistent with pages 29 and 30 of the Comprehensive Plan. (Moving games from Saturdays to Fridays will reduce Saturday traffic congestion in the vicinity of the stadium.)"
- 34. That Commissioner Fausch moved to direct counsel to prepare a report to recommend approval of the proposed text amendment and special use permit, subject to the above conditions. The motion was seconded by Commissioner Moran. The vote was four ayes (Fausch, Moran, Ruszczyk and Bolte) and three nays (Sokol, Quinn and Roberts). As noted above, the Commission's Rules of Procedure provide that that if the motion to approve a special use permit fails to receive five (5) affirmative votes, a motion to deny the application shall be formally entered on to the record. Accordingly, the Commission directed that findings of fact and a recommendation to deny the requested text amendment and special use permit be drafted.

Recommendation on Text Amendment and Special Use

That because the Applicant High School failed to receive five affirmative votes by this Commission in favor of its application for a text amendment and special use permit, this Commission, pursuant to the authority vested in it by the statutes of the State of Illinois, the ordinances of the Village of Oak Park, and the Commission's Rules of Procedure, hereby recommends to the President and Board of Trustees that the application of Oak Park and River Forest High School for a text amendment authorizing a special use for light standards not exceeding one hundred feet (100') in height for illuminating public high school stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District and the issuance of a special use permit pursuant to said text amendment for light standards 80 feet and 90 feet high at the High School's stadium on the north side of Lake Street between East and Linden be DENIED.

That this Commission makes these further findings of fact and recommendation with respect to the proposed vacation of a portion of East Avenue, just north of Lake Street.

- 35. That the statutes of the State of Illinois require that the corporate authorities determine whether the public interest will be subserved by vacating any street or alley or part thereof within their jurisdiction.
- 36. That the Area Proposed For Vacation is essentially the stub of East Avenue, approximately 150 feet north of Lake Street. The East Avenue right-of-way

north of this stub to Erie Street was vacated earlier by the Village and this area is owned and used by the High School for its "mall" and other purposes.

- 37. That the High School is the owner of the property on both sides of the Area Proposed For Vacation.
- 38. That the evidence indicated that the Area Proposed For Vacation is not used as a vehicular throughfare.
 - 39. That no one testified in opposition to the proposed vacation.
- 40. That the evidence indicated that the Police, Fire and Public Works

 Departments do not have concerns about the feasibility of the proposed vacation.
- 41. That vacating the Area Proposed For Vacation will relieve the Village of the costs of maintaining this street stub.

Recommendation Regarding Partial Street Vacation

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Plan Commission hereby recommends to the President and Board of Trustees that the Area Proposed For Vacation be vacated pursuant to the attached Plat of Vacation, PROVIDED THAT the Village Board determines what compensation is due the Village for this vacation.

ADOPTED by a 7 to 0 vote of the Plan Commission, sitting as a Zoning Commission, at a public meeting on this 16th day of April, 2009.

EXHIBIT B

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Excerpt of Minutes of Village Board Meeting, May 18, 2009

Exhibit B

VILLAGE OF OAK PARK TRANSCRIPT OF THE REGULAR MEETING OF MAY 18, 2009

We also have notable vacancies on the Public Art Advisory Commission and the Retail Support Grant committee, a so if there are individuals interested in serving in those capacities they can contact us through the Village Clerk's of 5670. We don't have any specific citizen appointments this evening. And so that takes us to our regular agenda. Y I'm noticing right now that I skipped our agenda approval. My apologies. To everybody. Okay. Is there anybody

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to pull anything off of the consent agenda? Okay. Seeing none, then we would move to the regular agenda. We have before us Item D which is a Tom, we have with us this evening Craig Failor the Village planner and Linda Bolte the chair of the Plan Commission.

- >>VLG. MGR. BARWIN: We've asked them to introduce this item.
- >>PRESIDENT POPE: Thank you. So Linda if you could come forward. John?
- >> David as she's coming forward I would just like to note in the spirit of full disclosure I had the opportunity for having a short phone call discussion with Terry Lieber yesterday. And we discussed those items that were enclosed in the materials that we received. So I just wanted to make sure we knew that.
- >>PRESIDENT POPE: Thank you. I'll offer one quick disclosure which may cover all of us. But there is an issue of exparte communication where individuals members of the Board are precluded from having substantive conversations with individuals who have an interest regarding an issue that's coming before the Board. In coming through a process where there's a hearing in front of the Plan Commission. For example. And then offering an opinion on that prior to it coming to the Board. The Board at the same time and individual members of the Board have the clear ability to hear from residents and interested parties. But that is intended to be one-way communication from interested parties or members of the public to the Board and all of us have received significant amounts of input with respect to this particular issue over the course of these last several months. And so that's a general sort of blanket disclosure that many, many of us have had conversations which by you know all rights are essentially one-way conversations with individuals providing information to us. Ray?
- >>TRUSTEE JOHNSON: To the extent there are two way conversations like what Trustee Hedges mentions I too will go on the record as dig closing a conversation with Ms. Borders and Mr. Ulsted Ms. Borders is a friend of mine for 20 years so I met with her to Trustee Hedges' point we can continue to deliberate and discuss this with a fair and open mind. But sometimes meeting with an individual does help them to provide more information that they might otherwise do in an e-mail.
 - >>PRESIDENT POPE: Okay. Thank you. Linda?
- >> PLAN COMMISSION CHAIR LINDA BOLTE: We're going to tag team this. I'll start off. Basically to give you a little bit of history, you went over the request before you tonight but just to give you a short history here, back in June of 2007 the School District asked for the similar requests before the zoning Board of Appeals asking for a variation of very different aspects of the zoning code. And then the conclusion of that hearing was a 3-3 vote from the zoning Board of Appeals which came to the conclusion that it was a denial because they didn't have the majority vote from the zoning Board of Appeals. And then the application was refiled in June of 2008 to the Plan Commission a similar request but a different route asking for a variation -- excuse me asking for a special use and a text amendment and also a vacation of the East Avenue right of way. And that public hearing process concluded with a 4-3 vote which is the recommendation of denial because the Plan Commission needed 5 votes of the 9 seats that were there. So that comes to you with two recommendations of denial from two different Boards.
 - >> Thank you.
 - >>PRESIDENT POPE: Linda if you could pull that mic toward you. Thanks very much.
- >> CHAIRPERSON BOLTE: I'll push it up there. From July to mid March we met 14 times. I just wanted to make sure you all got that. 14 times. Twice a Monday. On my birthday. And we approved our findings of fact on the third or really didn't approve the findings of fact by a majority vote after three tries which you have seen in the material that you've received so far. We had 7 of our 9 commissioners seated for the hearings and I want to make that point because we had one vacancy at the time we had one that asked to recuse himself from the deliberations so we were already operating in a difficult situation. The school made a fairly significant presentation. And we had a lot of witnesses that the -- they filled 14 meetings to two and a half to three hours each in the school's application they pointed out and I want to mention a few things because it's in the context of these we looked at the impacts as we looked at the requests for change. The school proposed to have practices Monday through Thursday in the fall and in the spring from -- until around 8:00 o'clock. And then they had seven games in the fall. Possibly six to seven games in the fall that would go beyond that several to 9 and three of them would go to possibly 10:30 with all things being completed by 9 to 10:30 depending on whether it was a soccer or football game six spring games with the same kind of conditions of being completed by 9:00 o'clock. In the calculations that we did and I believe these are all from the findings of fact about 66 hours of light use over 60 days. During the whole time period. The school also pointed out that there would be no entries in number of sports nor teams that would result from the benefit of having the lights at the stadium. They also calculated approximately \$14,000 in savings that they would be able to achieve by not having to bus students from the main campus to the various locations where they were holding practices. One of the positive points that they identified was that they would have an -- the onsite trainer would be available to all the teams. And all the time because they would all be on campus. Finally when we looked at the number of sports that the OPRF has, they are probably if not the most

intensive tough sport team in the league that they participate in but in number of schools within the larger metropolitic Very, very active sports program. And these are the reasons that they gave as the need behind their request. The thir mentioned. Some of the problems that we had in our findings, these are the things I wanted to just point out to you should appreciate why we couldn't come to a resolution I think one of the reasons we couldn't come to a resolution at

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minute we found out that the elimination study that the schools consultant had prepared was based on an incorrect schematic of the field. Which in fact assumed a track around the field. Shifting all of the light spillage further to the east. While the consultant in the final hearing or so indicated that they would abide by the light illumination summary and if they couldn't then they wouldn't proceed with the project we didn't feel that that was really a good way of proceeding. And we wanted to see an ultimately correct illumination summary before we would make any kind of recommendation of approval. Also we focused on some of the substantial or the substantial or undo adverse impacts that might result from having the lights on these 66 hours of lights over 60 days. And we really focused on a few areas. One was a traffic study while one was done for the project, it was really incomplete. It was probably what the school requested. But through the testimony we received, it didn't cover a number of things. It didn't cover some of the impacts on parking. Particularly the night impacts of parking around the school. Linden was particularly identified as a problem area. The pedestrian movement, significant pedestrian activity that goes on coming to a game and away from a game, particularly children. That went we didn't feel fully addressed in the traffic study. The traffic flow. Also the use of the traffic flow around the stadium and how that would be impacted because one of our standards is to minimize impact on locale streets and neighborhood streets and we felt that really was not done adequately. Also, recognition of some of the neighboring businesses. Even though they were not immediately adjacent to the school, they really weren't looked at in terms of their schedules in how having night games might impact their ability to hold functions in their organizations. And then general parking while there was a recognition there was a parking deck and pilgrim had parking and other on street parking there had been no effort to pursue those as to whether they would really be usable for night games. Whether they be football games or any of the others. While there was a recognition that there were some recommendations in the traffic study that was very good. And we felt that were very important and should be included in any kind of a final approval, these are just some things that stood out that needed to be looked at and again the commission didn't feel that we could approve something without knowing what the cost and the feasibility of some of these traffic issues would be. Another issue was noise. While we heard from an acoustic specialist we didn't hear -- we heard from an audiologist we didn't hear from an acoustic engineer or someone who was truly academically trained in dealing with some of the sound issues that would either come from the loud speakers or just in ways of mitigating noise either through sound walls or other kinds of things. We didn't know the answer. And no one had that answer. The school did, though, make a recommendation that they would put in their answer. budget and had put in their budget some money for an improved sound system but again we had no idea if that was a good number, a bad number, what it would get us again so we didn't feel we could put something forward that we had too many questions about. One of the things that we saw in the Board's approval, the School Board's approval that did not appear in the application was a creation of an Advisory Committee with the neighbors that would meet periodically to go over issues and concerns and have dialogue about how things were working we felt that needed to be in place as well.

>>PRESIDENT POPE: Can you say that again about the advisory --

>>CHAIRPERSON BOLTE: The School Board had in its initial minutes the creation of an advisory Board of the citizens to work with the school to discuss whatever issues were appropriate that would come up and we felt that was a great idea because one of the examples, one of the people that we heard that the school brought in was an expert from Evanston. And they did have an Advisory Committee. They did have some very extensive work with their neighbors to — before they put the lights in. And they felt that that had a lot to do with the success. And so we felt this was a good idea. It was a good idea probably not just for lights but for any kind of operations at the school. Then as I said we felt we needed a sound professional to design a system that would minimize the impact. We weren't looking for eliminating an impact it was to minimize the impact and we would have an idea then of what that impact was. And let's see. We did approve as I think Craig said we did approve the vacation of the street. Because we felt that that was part of the school campus and really with or without the lights was something that was a reasonable thing to request. We did prove that vacation. Those I think summarize the concerns that we had. And the — we can probably translate those into conditions but again we didn't feel like we had enough answers even to include those in — some commissioners didn't feel that they were comfortable enough to knowing what the actual impact would be if those things were done to come to that 5 majority that we needed to approve it. So hopefully that — I did it as quick as I could of those meetings. Any questions.

>>PRESIDENT POPE: Linda, Craig, thank you very much for that presentation. What we'll do is just a very quick summary of the options in front of us, get a motion on the table to as presented to us accept the Plan Commission's recommendation. Then hear from the three individuals in favor and three individuals opposed. And then the Board will come back and we'll ask questions of you. Okay. And just a summary procedurally, Mr. Heise, my understanding is that we have four different options as alternatives here this evening. One is to accept the recommendations of the Plan Commission to -- and the findings of fact as proposed to deny the applicant's request. So we can accept that recommendation. We can reject that recommendation without conditions. We can reject that recommendation with conditions. Or we can refer it back to the Plan Commission for further hearings generally or with regard to designated elements of the process.

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>>VLG. ATTY. HEISE: I guess just to make it clear for the audience, it would be rejecting the recommendat approving the Special Use Permit either with or without conditions.

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>>PRESIDENT POPE: Great. Okay. Thank you. So -- and to do that, thank you, would require a super may votes of the Village Board.

>>VLG. ATTY. HEISE: That's right. A recommendation from the hearing body are rejecting a Special Use Permit requires super majority vote of the Village Board or five votes to then approve that special use.

>>PRESIDENT POPE: Okay. But the first place to start is with the motion that's in front of us which is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Lake Street to deny the applicant's request for special use and Zoning Ordinance and text amendment approval and approve the vacation of East Avenue.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Can I have a motion to accept the Plan Commission's recommendation? Understanding that we'll go through a whole bunch of discussion and then come back and act on it. Moved by Jon Hale is there a second? Second by Glenn. Okay. Now we have again this is an item that's been heard in front of commissions that serve as hearing body in such cases we accept public comment but we limit that public comment to three individuals on each side. The side that is in favor of the recommendation or in favor of the motion goes first. And since this motion is to accept the Plan Commission's recommendations, we have three individuals who will go first to support that position. They are in order John Beak, Terry Leber and Valerie De Priest if you would come forward. I'm sorry? And as you come forward if you could give us your name, address and please limit your comments to three minutes.

>> I'll do my best. And I think at least I've got the blue part of the dress code down tonight. I couldn't find an orange tie. My name is John Beak I live at 440 Linden Avenue and I've been an Oak Park resident for more than 14 years I'm speaking on behalf of our wife Tina and ten year old son Michael and I think most of our people in the neighborhood like us don't view the high school lights issue as just the problem for the unfortunate people who live adjacent to the high school stadium as everybody I think is probably aware this high school stadium lights issue has been going on now for at least three years. It's been carefully reviewed and rejected by the zoning Board of Appeals. Twice by the historic preservation commission who I might point out whose work everybody really seemed to appreciate tonight and most recently by the Plan Commission these I think were hard decisions for the citizens on those three bodies to make but they came to the determination that the high school had not carried it's burden of proof to first of all show that the high school had a real need for a lighted football field and that there would be a community benefit if those lights were installed. The high school also didn't show that the light glare noise traffic and other detrimental issues arising from the lights wouldn't have an adverse impact on our neighborhood. Yes, I'll concede that the ZBA and the Plan Commission votes were close. But I think that they deserve the respect of the Board of Trustees. That a popular applicant like the high school could not win those votes decisively I think shows that the high school lights proposal has some real recognized problems and I would also submit that if this Board overrides and ignores the votes of the ZBA, the historic preservation commission and the Plan Commission, what message does that send to citizens of Oak Park who might actually volunteer their time to sit on these Advisory Boards. I sat through all of the meetings. Ms. Bolte was right. People put a lot of time into hearing all of the evidence and the testimony. And I think this Board should defer to that. I hope that each of you has been able to carefully review the record in this case. And if you have I think you'll already know that many schools in the high schools conference and western suburbs that have lighted fields don't use them for weekday practices just for Friday night football games I think you'll also be aware that no school has more than one lighted field as Oak Park River Forest already has with the south field. So I would submit that there has not been a showing by the high school that the installation of the lights is really going to make them more competitive as they put it but I don't think they really explained what that meant. Meanwhile the installation of lights at the high school stadium I think would clearly have a detrimental impact on our neighborhood. I hope that you've been able to see Steve Ulsted's aerial photos of high school fields in the area that had liabilities, how far away the houses were from these fields and contrasted with what that aerial photo of the Oak Park River Forest field would look like with houses in some cases just 27 yards from the end zone. Light glare is a real problem that the high school has never been able to resolve or show would not be a problem, the halo effect. Noise is also a problem. In my yard we can easily follow the action in football games on Saturday afternoons and we live four blocks away from the high school. Dr. Tom thunder one of the really great things about these proceedings is everybody has an allegorical name but he testified Friday night football games would be much louder and I hope that you've had a chance to listen to that audiotape of the Saturday afternoon football game recorded in Lisa Thornton's house you could barely hear her children in the living room where that recording was being made and consider how much louder it would be if the Friday night football games have the types of crowds that the high school is wanting. So in summary because I can catch on, you know, I would -- I ask you to respect the decision of the lower bodies. I also would ask you not to think that just with a few tweaks of the high school's proposed conditions that you can successfully mitigate the detrimental impact on the neighborhood. The high school was never able to do it. I would submit it's because there aren't any successful and certainly easy solutions. Thank you.

>>PRESIDENT POPE: Thank you very much. Terry?

>> Good evening, Terry Lieber 147 Linden. I have been involved in this for a long time and you know that. President of

April an organization representing hundreds of people who are opposed to the lights we all know this is not an easy d It's a decision that requires you to closely examine non-compatible uses and weigh the benefits against the harm. Infi But it's not about any deficiency in the OPRF athletic facilities which are state of the art and the envy of many of its p been recognizing excellence. The excellence we have "One Book, Two Villages" lit field and artificial turf fields wit

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field space and as much as field space and practice time as most other high schools. Excellence when we offer as malny opportunities for competitive turf sports participation as any school in our conference and more than most. This is not about a community benefit that would result in some greater public good. The high school has not presented a clear argument that there are tangible benefits to offset the harm. Not clear to the Plan Commission or to the ZBA before it. Does it fill some absolute need for our community? No. The answer is no. This is not about a few neighbors objecting to a modest proposal. It is about citizens relying on our zoning laws, Comprehensive Plan and Democratic processes and -- to protect the residential and historic character of Oak Park. It's also about having realistic expectations we understand that. The athletic fields are busy all of the time. While I don't like getting woken up early on a Sunday morning for nonstop day of athletics, this is a burden I accept as a neighbor of the high school. So what is reasonable and acceptable for evening activity in a residential District? You know by the record of the substantial negative impacts that would accompany high intensity lighting I have to make a slight correction to Linda's testimony. The proposal -- the proposed plan that the high school presented showed games Monday through Thursday. Most of the activity Monday through Thursday is for games not just practices. It's not a mere incremental change for the neighborhood. High school events are intense. And the field is within sight and ear shot to hundreds. This proposal involves a major change to the quality of life for everyone who lives here. The field is nestled in the middle of a residential neighborhood. While it's home to the huskies who I applaud, everyone who is here to be involved in this I really appreciate both the -- appreciate both the people here in -- from the high school in support the lights as well as the athletes here in opposition to the lights. It's also home to young families and senior citizens, renters and homeowners, 240 residences within one block. I have a paragraph and a half. So more telling perhaps is that despite testimony of the negative impacts of the neighborhood during the ZBA hearing the high school did not attempt to decrease the intensive use they originally proposed it's about long term consequences other communities not with similar historic or architectural considerations and none so close to so many have installed lights many with restrictions via a Special Use Permit. And their experience is that these restrictions are eroded over time. Oak Park is no exception because we stand here before you debating a second lit's field years after lighting the first one neighbors would be placed in an ongoing adversarial relationship with the high school. It's about dinner times and kids bed times and the expectation of returning home from work to a quiet evening at home. It's how we live side by side with consideration and respect for each other and our Village processes. We urge you to support the Plan Commission recommendation and vote against the lights. Thank you.

>>PRESIDENT POPE: Thank you, Terry. Next we have Valerie De Priest. Valerie?

>> I'm Valerie De priest and I live at 312 northeast Avenue where I've lived for 16 years. My husband and I moved to Oak Park in 1986 for its diversity, it's location, its fine schools and family friendly neighborhoods. When we bought our present home within a block of the high school, we chose an environment that was busy and lively during the day. And quiet and peaceful at night. We've come to realize that this is an essential trait of our community. And something that most Oak Parkers treasure. In this neighborhood we raised our child, developed friendships, remodeled our home, planted gardens and invested in our community. Being Oak Parkers has become an important part of our identities. I have to tell you that this battle over the lighting of the stadium has shaken that identity to its core we moved into a neighborhood that enjoyed a cooperative relationship with our high school. In a Village that had shown a deep commitment to the needs of families and for their investments in their homes. It has been hurtful to be publicly vilified for defending a way of life that most Oak Parkers enjoy and few would give up. It takes so little empathy to stand in the front yard of a home on the 100 block of north Linden and imagine the unfair burden these lights would create for families living there. It takes so little empathy that I've heard proponents of the lights say they can understand why the neighbors propose them would you choose to live next door to a neighbor who some 60 nights a week blocks one's view with the evening sky with high powered lights would you choose to live next door to a neighbor who has loud parties every week during the spring and fall or regularly creates noise and traffic congestion during the evening hours. I have never had it happen to me and I hope it never does. More importantly I wouldn't wish it on anyone. I have no new information to add to what you already have before you. But I do have a few questions for you to consider. What is the meaning of our Comprehensive Plan if we ignore its central tenet of maintaining the livability of our residential neighborhoods. What is the point of having Zoning Boards - zoning standards to guide land use and protect the residents if we choose in the end to ignore them why do we convene as the Zoning Board the historic preservation commission if we don't respect their research and findings and finally why should a family choose to make a life here and invest in a home if we are unwilling to maintain the livability of their property, their street their neighborhood. My neighbors and I understand the desire for these lights. It is not wrong to wish for things. But I would submit that every day we are faced with decisions in which what we want is in direct conflict with what we know to be right and to be best. A wise philosopher said the chief cause of unhappiness is giving up what we want most for what we want at the moment. What do we want most? I hope it is to continue to be a Village that preserves what works for us. That looks out for each other in a spirit of empathy and that maintains environments for families to thrive. The character of our community will be evident in this decision. It should not be a difficult one. Help us put this behind us and let the healing begin.

>>PRESIDENT POPE: Thank you very much. [Applause.] We now have three individuals who are oppose motion to accept starting with Donna Wigel. And then we'll have Mara Blesoff and then Attila Wieninger.

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>> Good evening I live at 170 North Elmwood I've lived there for 15 years five children two of whom have g from river park -- Oak Park and River Forest and senior, a freshman and ten year old all athletes I would like to tha Village Board for giving me the opportunity to speak in favor of the stadium lights my family and I have already e-mailed you in the earlier part of this week and I will not reread that e-mail. Therefore to respect of your time my speech will not be all three minutes. But once again, I am asking you and encouraging you to vote yes to light the stadium. Not only for the good of our students and many of them who you see here but for the good of our own community. I am a neighbor close to the high school. And as you know not all the neighbors are against the lights. In fact the majority of our neighbors that live on the 100 and 200 block of north Elmwood are in favor of the lights and have signed a petition to support the lights. As neighbors who live in close proximity to the high school we wholeheartedly support the stadium lights not only for adding the much needed practice space for our student athletes but more importantly for creating an important sense of place for the high school. And our community at large. We firmly believe that the addition of stadium lights will not alter the character of our neighborhood. Our neighborhood. It and always will be a busy and bustling place. We live on the Farmer's Market block. The site -- despite the perceived inconvenience of a 7 a.m. start and 7 hour long market days with constant car and foot traffic, my family and I love the Farmer's Market. You may ask why and I will tell you because it's a great community event. Here we get to see our family and our friends. Meet new people from the community and meet our children's friends. The same goes for all of the ball games and sporting events along with the ice show at Ridgeland commons and the other many events that are held at pilgrim church these are all wonderful community events and so will Friday night games at our stadium. Our duty is to make you're community a better place. We wholeheartedly believe that lighting the stadium will allow the villagers of Oak Park and River Forest to experience another sense of place. By watching our children play sports in a lighted stadium. We thank you the Village Board for your time and effort on this issue. And wish you the strength to vote yes and create a new sense of place for our community. [Applause.]

>>PRESIDENT POPE: Okay. Mara Blesoff.

>> Hi, I'm Mara. I live at 318 South Humphrey Avenue. I've lived there for 18 years. You might be wondering why I'm a little overdressed. My -- I just came from the -- my softball game and we won just so you guys know. [Applause.] Which yeah I'm still kind of excited about because we effectively clenched the West Suburban silver softball conference Championship. [Applause.] Just explaining my attire. But speaking of the West Suburban conference some things you may or may not know is that Oak Park and River Forest High School is tied for the most sports out of a 14-school conference. We are also tied for the most turf sports in that same conference. Something else you may or may not know is that we rank 12th in the number of turf facilities available for those sports so what does this mean? This means that we have the most sports and almost the least amount of facilities available. That puts an enormous burden on our athletes. And you know being one of them I've played field hockey and softball won't even be affected by the lights but just being a student and being an athlete there's a tangible result that can happen there. The lights would provide additional game and practice times. Safer field conditions than using the Park District fields as well as opening up the Park District fields for other activities and use in the communities and other events. It would save money on buffing and also it - bussing and also it would allow an onsite trainer to be there all the time. I cannot stress to you as an athlete how important that is. I mean these are -- these are your children. Not my children. Your children. Maybe one day. I am the children though. But it's really important. That's a huge safety thing. Is additionally it provides other athletes in season having a 5:30 or 6:00 o'clock game start allows them to come support their fellow athletes and not it allows athletes to come but other students I'm student Council President and our previous speaker mentioned that it's -- there are no tangible results with these lights and I can tell you that having time to go see a play or go see our orchestra stand show or to go see a club that I'm not a part of because of my athletic commitment is a huge benefit to me and other athletes and the same goes to those same people who are dancing or acting or in a language club or any kind of club to be able to come out and support their friends while maintaining their commitments in the school. That's a tangible result. I can honestly tell you that it doesn't just open up time for other students and athletes but families, as well. It's really important you know the ultimate goal of leaders is to build community. You guys know that probably better than anyone. And to be able to incorporate students and families into these games, that's so important on so many levels. Emotional and as well as on the fields. Working parents who can't make their kids games. Siblings who are in school or have other activities. These are tangible results. I don't know where I'm at three minutes but in conclusion --

>>PRESIDENT POPE: You're all set.

>> All right. You know, it's -- you can't please people. You can't please everyone when trying to do the right thing and that's very hard and as my capacity -- my short time as student Council President that's a lesson I've had to learn and I can only imagine what it's like for you. But I would really like to stress to you the importance of this not just for athletes. Not just for students. Not just for families. But as a community. And I address you tonight not just as an elected representative students not just as an athlete not just as a student but as a member of this community. You can see the youth has turned out in numbers. I've been at meetings before and it's consistent. And you can't put a price on that. [Applause.]

>>PRESIDENT POPE: Thank you, Mara. Atilla?

>> Good evening Village of Oak Park trustees on behalf of Oak Park and River Forest High School we apprecial service to our community and thank you for the care and diligence that you're taking as a public body in the process of rendering a decision regarding your community's high school requests and application. Simply we are requesting a teamendment and Special Use Permit for the installation use of light poles not to exceed 100 feet and lights for the high stadium only while at times a bit contentious and political this is our Democratic process and this is Oak Park. And we

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stadium only while at times a bit contentious and political this is our Democratic process and this is Oak Park. And y serving both the process and your community well. In June of 2007 when I returned to the community after a 22 year hiatus someone told me that the community had changed and they said that it had changed in this way: They said that not everything about everything had been said by everybody in Oak Park yet. Well I can tell you after one year it's actually a year and two days when I submitted the initial application there has been exhaustive testimony about this issue and I think everything about everything about these lights has in fact been said. On behalf of our community high school we want to be very clear with you as trustees and with our neighbors in the community we understand the issues on the one hand we see a significant benefit for kids in the high school for the larger Oak Park community with the installation and use of stadium lights. We the high school have need for the lights. To expand the use of our stadium field for the growing number of athletes and teams over the past few decades so that we will remain competitive with comparable high school athletic programs. Progress often requires change. Lights on the stadium is the progress that comes with an increased number of athletes, the highest number of team levels in our conference. More practices on a quality field. Additional practices on campus rather than off campus and even marching band practices on that field. The benefits of the school also includes increased community involvement with the school. On Friday nights and other game nights. Savings on transporting students to other field sites, increased student spirit and morale. A revenue generator for the high school. A revenue generator for Oak Park businesses in the immediate area, including the Avenue. On the other hand we also see the concerns of our schools neighbors with the installation and use of stadium lights. The impact of the lights. The light spillage into the front yards and onto homes. The number of late night events per year. Light shutoff times, litter traffic and safety. In filing the application we outlined what we have and will continue to do to make any adverse conditions as minimal as possible. To that end specifically these are but a few of the steps we have taken during the course of the past years Plan Commission hearings in our initial applications we imposed on ourselves 11 conditions and then through the process added a 12th condition and revised the others. The conditions included but were not limited to 9 fall games and six spring games shutoff lights by 10 p.m. for the football games shutoff lights by -9S p.m. for other games shutoff lights for 8 p.m. for practices which is consistent with the current south fields no evening practices games or events on Saturday or Sunday nights no use of the lights by any non-OPRF group or event and the development of a lighting policy which applies to both south field and the stadium which we submitted. In addition to the above we stated with strongly our intent to work closely with our neighbors and the Oak Park Police Department to develop a security and safety plan a comprehensive traffic and parking plan a cleanup plan and the replacement of the current stadium sound system which we have put aside \$25,000 in this year's budget for that purpose. All of these to mitigate the adverse impact for our neighbors. We will do everything in our power to work with our surrounding community. Especially our immediate neighbors, the Village, students, spectators teams and visitors to ensure safe clean orderly and least disruptive days and evenings when the volume and visitors to ensure safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days and evenings when the volume are safe clean orderly and least disruptive days are safe clean orderly and least disruptive days are safe clean orderly and least disruptive days are safe clean orderly are s liabilities are used my professional experience is with a close working collaborative experience with the schools and agencies such as the police most issues are resolved and satisfactory accommodations are made while there's a period of adjustment during the first year especially in the fall schools learn to be respectful of the neighbors and neighbors find the lights not to be the large nuisance they imagined so there's a balance between the high school's need and the impact on our neighbors of the but there is also a greater good. The benefit for this community lights are a public benefit because it will benefit the greater number of citizens. Finally because everyone involved has a strong desire to resolve these issues, we believe that stadium lights will meet the high schools needs benefit the greater and larger community and that we can together with our neighbors successfully meet the challenges that lights in the stadium have and make it a positive addition. We are committed to making that benefit a reality. Thank you. [Applause.]

>>PRESIDENT POPE: Thank you. Okay. I'm going to ask Chairperson Bolte of the Plan Commission and Craig Failor the Village planner to return to the mic. And again just highlighting the motion that we have in front of the Board is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Linden Street to deny the applicant's request for a special use and zoning ordinance text amendment approval and approve the vacation of East Avenue and again that's option 1 out of the 4 options that we have. Option 1 is to accept the motion to deny. Option 2 is to reject the motion to deny without conditions. Option 3 is to reject the motion to deny with conditions and option 4 is to refer back to the Plan Commission for further hearings. With that I want to open it up to my colleagues to go around and ask questions for clarification purposes here. And I will start on my right with Trustee Johnson. Ray?

>>TRUSTEE JOHNSON: I am the lucky one. Should I call for a break now? Let's see. I want to go back to what seems to be a bit of a pattern in that we have some contradictory evidence before us and I think we just heard an allusion to that by Mr. Whitener who referenced a comprehensive parking plan but you mentioned earlier that Planning Commissioners actually had some concerns about the traffic and parking issues in that the study that was completed did not actually address all of the concerns that may -- may not be in fact quote-unquote comprehensive can you elaborate on that point, please?

>>CHAIRPERSON BOLTE: Certainly first off it didn't look at any of the pedestrian movements. And what kind of additional -- maybe this isn't a traffic issue maybe this is more of a police issue. But for example the -- we mentioned that the

Farmer's Market has crossing guards I'll call them for lack of a better term. So those pedestrian issues really weren The fact that the residents on Linden particularly have the whole street is made up of cars on the Saturday games. the concerns were well during the day that's a very congested and a hazardous area to try to maneuver it would be in the evening but then what about the prohibition of parking on those streets as part of an evening — so that the res

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themselves might be able to have visitors and whatever those kind of things weren't addressed plus it really wasn't — we didn't feel that the standard of minimizing impact on locale streets, the Comprehensive Plan standard was fully addressed in that regard. We should have gotten a discussion and we didn't want to become traffic engineers on site so we felt maybe some more counts, maybe some more observations were necessary before you could — you knew what the right strategy would be. There was no conversation with the Village. Nor pilgrim about the availability of those parking lots for evening games. It was just assumed that they were there. And they were sort of free. We know that's not true. So that needed to be done. Plus there was — one of the businesses I think it was — it was a dance studio on South Boulevard I think it was.

>> Between Lincoln and South.

>>CHAIRPERSON BOLTE: The coordination of what their events might be and the impact of their having — they are having available parking for any of their performances really wasn't explored. And there was no attempt to hide it. It just wasn't addressed. So we felt maybe that was something that could be looked at, as well. And then just general need if at all for parking prohibitions like I mentioned Linden. Those — just that sort of thing so that those —

>>TRUSTEE JOHNSON: Did the Plan Commission walk through some potential conditions that would indeed address some of those things that were not addressed.

>>CHAIRPERSON BOLTE: We mentioned a few of them but we didn't want to get into the role of being presuming how the traffic should flow or anything else we felt we needed traffic engineers to do that so we felt that needed to be -- I guess I would characterize the traffic study as being -- what it did, it did modestly well except for some of the follow-up on parking availability but it needed to be expanded so there are some things it needed to do. Some of the recommendations were to have a drop-off zone. Was to have written communications and guidelines for students and parents visiting the student from other parts of the region who were familiar with where parking was so those things were great and they were part of the initial study and we said we didn't think there was anything wrong with those recommendations. There just weren't enough of them and enough detail.

>>TRUSTEE JOHNSON: One more question I know you're going around. The other question in regards to the actual impact of the lights themselves. Did the Plan Commission feel that the technology provided by the vendor for the lights is indeed state of the art which would reduce the spill of lights onto homes to the greatest extent possible? Or were there other factors that should be taken into account to limit that impact?

>>CHAIRPERSON BOLTE: Well I think we -- most everyone -- I think every one of the commissioners went to one of the locations that was suggested by the vendor. Some of them were not the recommended lights. There were like several generations the newest generation which was what they were proposing for the high school. Those were available at Evanston. I happened to see a version that I guess was a previous version that was at oak lawn. And if you went to that school and then went to some other school that just had sort of I'll call it open lighting you can really see a significant difference. I happened to walk around the houses at oak lawn. I mean it was -- it was a significant I want to say protection from the residences but these were supposed to be even better. I think the problem we had with the illumination study as we said at the last minute we realized they had the wrong plat they were working with so everything had to be moved I think it was 25 feet -- 10 feet. So while the lighting people thought that they could meet the illumination study that we saw, we would have felt more comfortable if we would have had it you know in front of us to really see. So I think that needs to be ensured.

>>TRUSTEE JOHNSON: Thank you.

>>PRESIDENT POPE: As we go around is to give each member of the Board roughly three minutes to kind of ask questions and get answers and things so keeping questions tight and answers tight is much appreciated. Colette?

>>TRUSTEE LUECK: Sorry; one quick question first. The placement of the lights as described in the finding of facts, is that the accurate placement? Or is that the placement that's in the application that's wrong? It's in the --

>> It's in the application because we don't know where they need to be.

>>TRUSTEE LUECK: So there is no final determination of where the exact placement of the lights would be.

>>PRESIDENT POPE: Craig?

>> CRAIG FAILOR: The application was ten feet off so we know that it's ten feet from where they are actually proposing the lights to be.

>>TRUSTEE LUECK: In which direction.

>> CRAIG FAILOR: Is needs to go further east.

>> East, right?

>> CRAIG FAILOR: I'm sorry --

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>>PRESIDENT POPE: Which standard are we talking about? Which light standard?

>> CRAIG FAILOR: The southeast --

>>PRESIDENT POPE: The southeast corner.

>> Southwest corner.

>>TRUSTEE LUECK: Moved which way.

- >> CRAIG FAILOR: It showed the light ten feet further east so it needs to go ten feet further west.
- >>> But they designed the location based upon the illumination study and the stands and the existing structure that's there. So I don't know that we are in a position to presume that just moving it ten feet will do the job. They may have to look at it -- I don't want to speak for Mosco.
- >>TRUSTEE LUECK: I know that it's the high school's responsibility to prove their case. I also know that there are times where the Plan Commission earlier on in the process will look at the record and say: There's information missing here that we're going to need to make our final determination. Was there ever a time when you considered asking for some of the things that you felt weren't completely addressed? And how do you resolve that balance?
- >>CHAIRPERSON BOLTE: One of the commissioners early on asked several times for a noise -- more information on noise. And in fact and particularly on the sound system. And the response that we had was as the superintendent mentioned that they put in money into the budget of the for the development of the sound system but there was never any study done to determine what kind of mitigating factors that Mr. So I think for that particular commissioner she repeatedly said when we were having our final negotiations that that was a big turning point for her. She had asked several times and didn't feel that she had any response.
- >>TRUSTEE LUECK: So how do you understand that the application came to you without that level of detail being flushed out?
 - >> You're asking me why they resubmit it had without addressing that?
 - >>TRUSTEE LUECK: Yeah.
 - >> I don't know the answer to that. I suggest you ask the school.
 - >>TRUSTEE LUECK: I know. But I can only ask you.
- >>CHAIRPERSON BOLTE: I don't know. And we did not accept any of the testimony from the ZBA hearings. So one of the reasons we weren't going to you know go over 1600 pages or whatever it was but we also felt you can't cross-examine the written word so we asked for fresh testimony in all cases.
- >>TRUSTEE LUECK: One more question because I'm probably running out of time. The thing -- the application is -- is written as if the stadium would only be used for sporting events but there's no language that I saw that would rule out other kinds of events that you might host in a lighted stadium.
- >>CHAIRPERSON BOLTE: Those were some of the conditions that the school put on their original application was it would only be for the sporting events.
- >>TRUSTEE LUECK: Well but when I read what's in there, the list of conditions, what it says is teams, groups and events. So I wasn't sure that that actually meant only sporting events. Because you could have an event -- an event could be -- I don't know. You could go graduation at night. I don't know. Drum and bugle corps.
 - >>CHAIRPERSON BOLTE: We were only assuming the sporting events that were mentioned and that were requested.
 - >>TRUSTEE LUECK: Okay. That's all.
 - >>PRESIDENT POPE: Jon?
- >>TRUSTEE HALE: Thank you, President Pope. Ms. Bolte here is the thing that I don't get. I spent a lot of years on the Plan Commission. Several of us actually up here have. And I read through the entire set of materials that we got over the last couple of weeks. And I guess my general question is: Be that as it may in terms of what was presented and what you felt that you did or didn't have in front of you, my experience has always been that a Plan Commission can nonetheless use the information that they have in front of them to put conditions on an approval. So I'm a little unclear as to why there was a sense that you couldn't do that. Or -- I'm sorry to ask a two-part question or is it the case and I don't know that it's been that clear in what you all have said so far. Or was it the case that you have here you have seven commissioners. You need five votes out of that seven in order to approve the application with conditions let's say. You had four that supported that idea as I understand it.
 - >>CHAIRPERSON BOLTE: That's correct.
- >>TRUSTEE HALE: So you had three that were essentially saying: No go. We don't want to go through conditions. That's it.
- >>CHAIRPERSON BOLTE: Right and I think if you look at the first vote which was to -- was it maybe the second vote to deny, it was 3-4. The 4 -- did not want to deny the application. So we did have 4 votes with -- we had 2 -- what was the first

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one? 3-4.

>> 3-4.

>>CHAIRPERSON BOLTE: Okay. I can't remember which one was that. 3-4 to approve as is.

>>TRUSTEE HALE: Without conditions.

>>CHAIRPERSON BOLTE: Right. 4-3 we went with some conditions. So we still -- we couldn't get a fifth vowed to approve the conditions. But we were much farther away from having a no vote you know just a simple no vote. Am I making myself clear? I'm not sure.

>>PRESIDENT POPE: Craig.

>> CRAIG FAILOR: I was going to say in the last vote that was taken there was one commissioner who was interested in voting with the conditions. But she felt that she didn't any information back from the high school to make any kind of support for that with conditions. She felt that they didn't even listen to her. So that was one of the concerns that she had and that's why she didn't vote in support of that. Had there been some interaction with her on that request, she may have voted differently. But because she didn't get the answer that she did at that time she didn't feel — if she didn't get it now she didn't want it later or if it would even work so she wanted the answer before she voted.

>>CHAIRPERSON BOLTE: And that was the sound system question that you raised earlier. That was asked several times and very early on in the presentation and the presentation of materials. And in fact in the applicants case.

>> And was it ever --

>>TRUSTEE HALE: Was it officially asked of the applicant.

>> Yeah.

>>TRUSTEE HALE: I mean the chair did you say we would like to have more detail on sound.

>>CHAIRPERSON BOLTE: Yes, we did. And we sound it several times. And even as we got closer to the end of the discussions, the same commissioner made it very clear that she wasn't getting an answer and she wasn't very satisfied that — and very — leaning towards the school at all in terms of her concern — addressing her concerns. But you point you made, trustee, is we were operating on a two member shortfall.

>>TRUSTEE HALE: So just to summarize, there would have -- there were four members of the commission that were prepared to move forward by specifying a set of -- by conditioning approval.

>> Correct.

>>TRUSTEE HALE: On a set of conditions. But never got to the point of saying exactly what those conditions would be because you didn't have the votes.

>> We made them the ones I summarized in my opening remarks and the ones listed in the findings were the ones we identified the more comprehensive traffic study for example so those were conditions but we still couldn't get the five votes.

>>TRUSTEE HALE: A more informational traffic study whereas the high school should submit a study or was the condition we want to see a comprehensive traffic plan in place before the lights are . . .

>>CHAIRPERSON BOLTE: Right. One of our conditions was to establish a neighborhood Advisory Committee which would meet with the high school to monitor the impact of the athletic facilities. We also had a condition with the advisory committee that the high school would hire a qualified industry professional to address a public address system that was — the list goes on and on. I won't go into it the OPRF would work with the neighborhood and neighbors to eliminate the disruptive flow of traffic and we previously had some more specific elements on the traffic study itself and what it should include. I'm trying to find it. I'm not finding it. But it was in our original findings a little more honing in on what we expected that traffic study to be but the key thing is you have an Advisory Committee that helps you identify the concerns. And those are the concerns that then that traffic study would be responding to. Not some unending limit of concerns that come up so you had to have some scope to it. Restrictions.

>>TRUSTEE HALE: All right. Thank you.

>>PRESIDENT POPE: Jan?

>>TRUSTEE PATE: I had kind of a comment question for the chair. And then I have a question for manager Barwin. But chair Bolte, I think that something that we can take from this for down the road and I think it applies to the ZBA, as well. And this was something that I came across in one of the e-mails that I was reviewing up to this event. It does — does it — I don't want to put words in your mouth. So can you just speak to the situation of trying to work on a decision like this when you were down several members of your commission? Because I think we really need to as a Board try to make sure that the commissions that have hearings before them are as fully staffed as possible at all times. Because in both cases those issues have created further issues which I think have just made this that much more difficult.

>>CHAIRPERSON BOLTE: Yeah and I think one of them is just in a scheduling of meetings because we have to have a quorum or five persons in attendance to hold the meeting and we did have double meetings almost every month. We would

have been able to have more frequency of meetings perhaps in that time period if we would have been able to get the required in attendance. So that's one issue. And that plagues us any time we're down on the number. But I think it is very difficult. Because -- and then the people who aren't there of course listens to the tapes and everybody did listen tape they weren't able to be at but when you deal with complex issues it really comes into play than going over somet one or two meetings because it's an ongoing discussion so you want that continue news for participation and we would

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been in terrible straits if we would have lost a number for any reason because we were already sort of on the edge. But I think because the votes were really close and I think the ZBA had the same situation, they were down members. They were not able to reach their required majority in their case as well as ours and I think if we would have had two more members or the one more member because we had the recusal we would have perhaps had a fifth vote on any kind of votes.

- >>TRUSTEE PATE: I think that's something we need to really think about in terms of process and lessons learned.
- >> Particularly those that come to you to make decisions that have hearings.
- >>TRUSTEE PATE: Manager Barwin, related to costs, I know that you surveyed a number of different departments in the Village that might be impacted by any additional cost or anything vis-à-vis what we normally do in support of the high school can you speak to that a little bit about what you found.
- >>VLG. MGR. BARWIN: Assuming that night games would attract more visitors than the day games have we are estimating that each game would probably require between 1500 to \$2,000 worth of Village community cost to police the event, put out barricades if those are warranted. Hire back additional police power to deal with traffic and the sounding neighbor and to move pedestrians before and after the game. So I'm pretty solid on that estimate of 1500 to \$2,000 per night game.
 - >>PRESIDENT POPE: Okay. Thank you, Glenn?
- >>TRUSTEE BREWER: Thank you, David. My question I guess goes right along in line with that because my chief concern is basically the impact on Village resources. So as part of the traffic study, was there any acknowledgement of the use of Village resources in order to effectively mitigate any traffic issues in the community? I mean I noticed that Dr. Wieninger in his presentation just a few moments ago and forgive me if I mispronounced that name talked about working with police in order to mitigate such issues. And I would like to know if in the traffic study that was actually mentioned.
- >> I don't believe that there was any calculation of a cost or you need three more officers. You need you know five of those or six of those. Pardon me? No. And Craig's recollection is that it didn't, either. It talked pretty much about attorney moments and parking who was on the street parking and that kind of thing. So I think that is a question that when we heard the report from Evanston, the representative from the high school there told us about the number of ambassadors in the school that they used and the number of additional traffic control people and so on. And I don't know what those numbers are, they are in our report but not in the findings of fact but they did share with us some calculation of the number of people they needed.
- >>TRUSTEE BREWER: I believe it was because after reading the information about Evanston that's what raised the question for me if this information might have been available to you as the Plan Commission and also to the high school, basically why wasn't that at least looked at as a possibility.
 - >> Yeah, it wasn't.
 - >>TRUSTEE BREWER: Thank you.
- >> They did share with us some information that we did have some discussion and opposing system on how much electricity would be used by the lights.
 - >>TRUSTEE BREWER: Okay, thank you.
 - >>PRESIDENT POPE: Thank you. John?
- >>TRUSTEE HEDGES: Thank you, David and thank you and your commission. For spending so many hours on this. It's commendable. I had it's -- kind of questions on a different area. But what's been discussed here as intrigued me a little bit. The lack of completeness I guess in the application. Are those kind of things correctible? I mean one of the options we have is to send it back. Is something like that correctible in a second round if they were -- and I'm not quite sure if there was a reason they didn't do a sound study. I mean was there a cost factor or was it just -- it apparently didn't tell you why they wouldn't do it.
- >>CHAIRPERSON BOLTE: I don't know if I would use the word correctible. I think more complete sound study, a design proposal for a speaker system. More traffic analysis can give us a better handle on the impacts. Then it's a question of the benefits. Are they -- are they compensated for by the -- or are the impacts compensated for by the benefits? And I don't think we can answer that. Until we know what those are. I think that everything can be addressed, though. I think there is a possibility of providing more information and more complete information on the impact.
- >>TRUSTEE HEDGES: One of the things I think was mentioned by one of the speakers that's also kind of created an interest in me when I was reading the material but I didn't see anything specific on it was the economic impact of the businesses in Oak Park and Lake. It could go either way. There could be so much traffic and people are say well I'm not going

to go down there for dinner this Friday night because there's a football game or there may be a who will bunch of p to football games that are going to stop to have dinner beforehand and/or afterwards was there any material I misse through the material on that.

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>>CHAIRPERSON BOLTE: We didn't have any testimony from the Avenue businesses. But that is one of the points that the superintendent made that he felt was — would be of an economic benefit to the community would be that that would impact happen.

>>TRUSTEE HEDGES: Also the football game could take up all of the parking in the area and could be a negative, too. I called Craig a couple of days ago and asked him this question. It was if there's some context of comparing this quite a few request to the other kinds of requests that the Plan Commission made. Is this a reasonable request? Does it fall into the category of things that may normally be approved or does it fall off the scale.

- >> You mean the lights or some of the shortcomings?
- >>TRUSTEE HEDGES: The project itself.
- >>CHAIRPERSON BOLTE: I would say it's definitely unique usually we are dealing with a bus that doesn't exist and it's being rehabbed and there's a question of you want to build 18 units when the underlying zoning says 12. Or you want a variance from a setback requirement because you're building a multiple use building instead of overlying zone but those are easier to evaluate.
- >>TRUSTEE HEDGES: You're going to be looking at the Walgreens those kind of things and the mixed use building that would have been just west of there that hasn't been started. The Plan Commission went through all of that. Is that the same concern concerns and you -- concerns you get from -- is.
- >> A larger scale the Walgreens was a big example of a project that the developer and the applicant did an exceptional job working with the neighbors okay.

>>PRESIDENT POPE: Thank you, John. I share John's concerns about the question of how to be able to address some of the issues that you've identified as kind of outstanding issues and share that question of whether if it were to be referred back to the Plan Commission if that's something that could be reasonably addressed. One of the concerns, though, that I think that exists is this process through multiple venues has gone on for a significant amount of time. And I think that the interest of the community is well served in bringing it to a conclusion one way or another after an expeditious timeframe here. And so I guess one question might be if there was a referral back to the Plan Commission from your perspective having sat through all of these hearing processes, what — what might that look like in your mind? And what would be involved in that sort of consideration process that might move forward toward a decision?

>>CHAIRPERSON BOLTE: Okay. I think there are three pieces because I don't think -- and I don't think you will just sort of throw it back and say, you know, try again. Because you may have nine members of the Plan Commission gone. No. Seriously, though, I think there are three key things that a referral could include that maybe there's -- well there's four excuse me. One is this Advisory Committee. I think we heard from Evanston and all my professional experience is that when you have a group working with you, it's a lot better. When everyone is told they must sit down at the table. And so -- and then you raise the questions, what are the concerns, here is a list, here is a list we're working on. We're moving on. So the Advisory Committee and that became an ongoing activity I think it's beneficial because we heard questions about the south field lights not being monitored so I think that was a little bit of a concern. The second one would be this improved traffic plan, traffic study. And there is where you would also -- you would have things coming out of the hearings but I think you give the residents and the school or anyone else who has a thought what the list of additional things looks like so that's a quick scope of work development task. The third is the speaker system. And speaker/sound impact. Because I think there's the speakers but then there's also something that we raise that the individual that the opposition was presenting I don't think had the expertise in that is sound kind of mitigating development or walls or whatever that could be - greeneries, whatever it might be to help the general sound because everyone agreed that speaker sound is different than crowd sound so we want somebody that's a professional in that field and maybe it's the same professional that can do the sound system but maybe not so maybe that's two separate pieces. And then the third -- the fourth one is the illumination study. We really do need to see that as Mosco's claimed they could the light spillage is minimized and that even by moving the poles wherever they have to move them that there's no significant increase in light impact. So those are the things that I think would be a narrow focus. I mean it's still a pretty strong list of things to accomplish and then of course the direction from you all as to how much you want the Plan Commission to be involved as a monitor of that or anything else.

>>PRESIDENT POPE: Okay. Regarding the issue of the Advisory Committee just a quick comment that that -- that is in fact the way that things worked when we set up the clean indoor air subcommittee with the Board providing direction that we were going to adopt a clean indoor air ordinance and we wanted the parties on both sides to figure out how that ought to work and what the recommendations ought to be. That's helpful. One other question which is we've heard and it's in the testimony, as well. Individuals indicate that some of the neighbors believing that 60 nights is too much in terms of the use of the lights. But a question about whether the high school considered decreasing the intensity of use as a result of the opposition and a suggestion here tonight that they didn't offer that at all, is that something that came up to your recollection during the course of

the hearings.

>>CHAIRPERSON BOLTE: I don't recall.

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>>PRESIDENT POPE: Because the split between games versus practices, I mean, the question here was raised games, again, one side suggests there are more games another side suggests there are nine spring games and six fall g

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that's 60 -- that's certainly not a majority but one side is representing it potentially as a majority and so the question is was there any substantive consideration of the possibility of reducing the total number of lights by cutting back for example on practices.

>>CHAIRPERSON BOLTE: We didn't discuss cutting back on practices. It wasn't raised. And I think the practices except for the very late evenings and I don't know that we have it here. The -- they gave us a calendar with sunset times. And so some of those early evening, early in the season as you would think you know the lights may be on a half an hour, 15 minutes, depending if at all if there's a cloudy day or not of course as you get later into the winter then it would be different and the fall.

>>PRESIDENT POPE: In September it was like one day or something, one hour.

>>CHAIRPERSON BOLTE: Yeah, something like that. Yeah to some extent you know the school could have the students there practicing until it was dark without any light discussion at all. And I think that -- I think we were sort of -- some of us were thinking that the light is not that big of a deal on some of those lights.

>>PRESIDENT POPE: We've gotten a chance to go through questions why don't we take a five minute break we'll do comments and then direction. Okay? Thank you.

(Five-minute recess)

>>PRESIDENT POPE: Okay. We're back. Thank you very much for continuing to hang with us through this short break we've had a request actually from each side in this discussion to take three minutes to provide clarification with respect to some of the items that have been presented here this evening again just for everyone's benefit the Board's responsibility is to make a determination based on the information that's already provided in the record. It is not even permitted should it so desire to accept new testimony or new facts being presented so this is merely an opportunity for each side to be able to provide clarification in light of what's been discussed here this evening and the questions that the members of the Board have raised. So with that I would start with the group that is in favor of the motion to accept the Plan Commission's recommendation to deny and ask you to come forward please introduce yourself and your affiliation or connection to this process.

>> Thank you, Mr. President and members of the Village Board I'm Mark Sarges I represented the residents group twice, both at the Zoning Board and at the Plan Commission and now briefly here. I think some great questions from this Board about why wasn't more information asked for on certain points. Is this incomplete application correctible? I'll say this: From my standpoint having represented groups and also being on a Zoning Board myself in DuPage County, I've never seen a text amendment and a special use application be brought to the decision makers without even critical input of a land planner. I mean this is a major change in your community and your residential and historic District no land planner twice. We had essentially a school having a sneak preview before the Zoning Board of the process of having the issues brought not just lights but also noise. And I think twice the school has not brought a noise consultant or engineer into the process. We asked at the beginning of the Plan Commission because of the great expense that was undertaken by the residents we asked in a formal written request I think those were in your packets for independent experts to be brought into the picture. Whether it be paid by the Village or in most communities paid by the applicant at the request of the commissioner Board. Those requests were denied. So as the residents we asked for the type of information that I think you're seeing was not in this record. And I guess our point there is that there's been ample opportunity not just before the Plan Commission but before that and in our requests for this very kind of information to try to really analyze this application and weigh these competing interests. The fact is this school has grown over the years but the point that was made at the very end of the hearing is that the school activities and the growth has never encroached upon the evening of this community of that residential neighborhood it has never encroached this would be a major change and it was never addressed by the school. Finally I think as a matter of process that was mentioned by a couple of Board members, there are no specific light or noise standards that you have in Oak Park. Now I don't know how that's played out in the past but for something like this of a high intensity use the Village will be at a major disadvantage to not have specific standards that you could apply and enforce if necessary. The applicant even without those standards in place, the applicant had an opportunity to bring south field measurements that were actually in place. You have to wonder why the applicant didn't make those measurements to prove out whether the light spillage was there or not. So in terms of process, we think there's some real questions there. This is a unique situation so we've asked those important questions at the beginning of our second hearing we never got answers there's been ample opportunity.

>>PRESIDENT POPE: Thank you very much now we would ask those who are opposed to the motion to accept the Plan Commission's recommendation to come forward, as well.

>> Thank you to the Village trustees for just allowing both April and ourselves to maybe respond to a couple of things. There was a question about whether or not the conditions included just athletics or other events. The conditions are very clear. Only athletics. So there shouldn't be any mistake about that. Secondly it is true that the plat that was used by Mosco originally was one that was a developed one that had a proposed track around it. However, Mosco has said that they will absolutely stand

I think as Colette said, Trustee Lueck said, we need to -- I think everyone needs to understand that when we get a especially like the one that we have, which is frankly a mixed decision from the advisory body that the respect for is built into the process. That's one of the reasons why we have to have five votes to do something different from Commission suggests. So I think the respect is built into the process. When you have something coming up to us

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Plan Commission, it's, you know, you can accept what they recommend or if you're going to go the other way, it has to be a super majority. You know, my view is that we should approve lights with conditions because I do think that the high school has established the desirability of lights and that it will contribute to the general welfare of the community. And you know we could go into that idea further. But I think that that's the clear conclusion that I draw from this. But at the same time we need to make sure that we mitigate the serious concerns that have been raised. And hold the high school as Trustee Johnson said responsible to living up to some pretty high standards of behavior and management of the light situation. So you know talk is going to turn to conditions. I think — I don't disagree with anything that's been said so far. I do think that the high school's 12 conditions that they have outlined are a good start. In addition to parking plan and paying the costs of all the mitigation efforts and working it out potentially through some sort of Advisory Board that — or advisory group that's going to flesh out these conditions as we move forward.

>>PRESIDENT POPE: Great. Thank you, Jon. Jan?

>>TRUSTEE PATE: Well again as you move down the row here so many good things have been spoken so I want to take a little different tact but I do also want to thank everybody who is here this evening, everybody who put in hours and hours at the various commission meetings and hearings and to everyone who did take the time to e-mail us. I think that public participation really is a Hallmark strength of our Village. And it's not always easy. It's often very time consuming but I think it's something that we can all be very proud of. And I'm particularly happy that we had so many young people with us this evening. Because I think it's important for you to see how and why these decisions are made. And the time and effort that folks do put into it when it's something that affects your lives and you're at the high school for a certain number of years and then you move on but all of the rest of us sometimes think about the community in different ways. And it was good to have you here tonight. And some of what I want to say this evening will reflect on you. And I know some of your colleagues had to go because you have classes tomorrow but I hope you'll take the message back to them. I personally in -- am in agreement with my colleagues because I don't like to base my decisions on fear. And a lot of the content of the e-mails and the conversations that I've received were about individuals who were very afraid of things happening. And that's why I think the conditions are so important because I don't want people to be fearful of what's happening in their communities and in their neighborhoods and in their homes. I don't think that fear has been a part of this community's history in terms of how we've moved forward making other difficult decisions. I also have a lot of faith and this is where the young people come in. Because while you hear people talking about the traffic studies and the lights and all of the things that are out of your control, a lot of what happens at these night games and the way it's perceived by the neighbors by your neighbors because when you attend the school you not only have your neighbors at home but you have your neighbors who live around the school. A lot of what happens is going to be based on how all of you I don't want to say behave but how you attend those games and the way you leave the stadium at night and the way you treat your neighbors when you go to and from the game and you will set the tone from that. A lot of you were here in your football jerseys and football players are leaders so I hope you take that seriously. I work with young people every day so I don't want to be -- to fail to be supportive of our young people and let them know that this is an opportunity that -- that we have really put a lot of faith and trust in them and hopefully once you see this citizen process you'll come back to Oak Park to live because you'll see it's a place where you were educated and where your thoughts and inputs are welcomed and appreciated. I think that's really important. But I also have a lot of faith in the neighbors, too. And I think that I've just seen Oak Park work through so many things that I think we can do this. And it's been a very interesting evening this evening. I also want to say that I came into this meeting this evening a little bit fearful. And I just really do want to thank everybody for the tenor and tone of the way this meeting was handled this evening. It's made it a whole lot easier from my standpoint.

>>PRESIDENT POPE: Thank you, Jan. Glenn?

>>TRUSTEE BREWER: Thank you, David again I would like to echo comments from all of my colleagues thanking everyone for your attendance here tonight and for all of your passion and time you have spent on this issue. I understand and appreciate the idea of precedent. It is important as a theory that we acknowledge the work of the bodies below us. However, I am concerned when asked to make a decision based on an incomplete record and that's what I believe we have before us I believe we have an incomplete record and I believe we have one that doesn't allow us to make a reasonable right hand decisions based on what we see before us. I am of the find that I think that I agree with the idea that this possibly should go back to the Plan Commission and look for the additional information and — to touch on the idea of fear so that — and I believe residents bordering the high school should not fear going back to the Plan Commission because it may also present the opportunity for providing greater guidance to the high school and in fact we may find out that some of the things that the high school intends to do as it relates to putting in the lights cannot be done or will have to be done at such an expense that the high school may not want to do it. So I think that by sending this back and answering some of the information that we've already discussed, would in fact allow us to make a more right hand decision. And would actually give the residents the opportunity to

find out what are those answers to those questions that remain open at this time. That's it. Thank you.

>>PRESIDENT POPE: Thank you, Glenn. John?

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>>TRUSTEE HEDGES: Thank you, David and also my thank you's to everybody who has participated here thi evening. I don't think I've seen a situation that has been at such a clash. I mean you see it -- it's like there is no in bet ground and you see it on all of the boats of all of the commissions and everything else. They are all split. I don't think I've seen it in that veracity before either on this Board or in other public service that I've had. I agree with Trustee Lueck. The sound for me is the issue. I think that's the one thing you can't kind of deal with. You can put a new sound system in. And it may in some ways reduce it, the overflow into the neighborhood. I mean the spillover is kind of the next thing. But that just doesn't seem to have the prominence of the others. I think the other issues that have been dealt with or have been discussed were the security and litter and parking although those kind of things can be dealt with if there's enough resources put in to do it. There is a tradeoff here. We're trading I assume Saturday noise for Friday night noise. So you can have quieter Saturdays if that happens. I don't know if that makes much difference. Although there just seems to be so much information missing that questions that I had what I wrote down when I was going through this, some details and sometimes the devil is in the details of terms of how the sound system is going to work is it just going to be for varsity football games those three or four nights a year or is it junior varsity are they still going to have the sound on Saturdays and things like that. So to me -- and I guess to what -somewhat what Glenn was talking about, it just doesn't seem to be a finished product. It's hard to - you know to make a decision when you just don't seem like you have all the information. The kind of conditions that I think I would be interested PH seeing if this goes forward would certainly be sound oriented mostly PA system, varsity games only keeping traffic all the way off of Linden from Lake to Ontario. Obviously making sure there's sufficient litter pickup, security, traffic controls and all that kind of thing. And the one thing it's kind of close to my heart is Gary Bowling came and Mike Grandy who are both good friends of mine spoke about the Park District and that's one of the things we haven't said is if the high school moves off of those facilities, that opens up a lot of community use that simply hasn't been available. And also a more quality use because high schoolers are much harder on soccer fields than -- and lacrosse fields and things like that than the 8, 9, 10 year olds so I think that's probably one of the positive things that hasn't gotten too much mention. Our school superintendent mentioned athletics only but I also notice marching band is in there and I don't know if that's considered an athletic event or are they going to practice at night where it's going to be a problem and obviously a new sound system. So I - you know I just agree with Glenn it's very hard to make a decision when you just don't seem like you have a finished product that you're looking at to try to deal with. क्रीकी क्षात्र

>>PRESIDENT POPE: Thank you, John. Maybe reactions first to a couple of comments that have been made. There was a question raised about kind of the composition of the Plan Commission that's referring it to us that we have this issue of seven people voting, four people voting in favor of the Special Use Permit. Three people voting against it. But that being insufficient to make it a recommendation. That's because the total composition of the Plan Commission is nine members. And so you need a -- an absolute majority of the total number of commission seats, whether those individuals in all nine seats are voting or not. In this case one individual was not voting because they had recused themselves from the hearing process because of a connection to the high school. And another individual had initiated the hearing process and had sat through the first six months and then had a family medical issue that forced them to temporarily step out of their Plan Commission responsibilities. And so when this process started there were nine members. All of whom could have sat to hear it. One of whom elected to recuse himself so we ended up in a situation where there were seven individuals to hear this process. All the way through. And you needed five of those seven to be able to make recommendation. Another issue that comes up that I think is very important because people talk about the zoning Board of Appeals process. And then the Plan Commission process. And it's very important to understand that the standards against which the Zoning Board of Appeals evaluates the type of requests that come in are substantively different than the requirements are that the Plan Commission was using and particularly on a key criteria the variation standards, standard No. 4 is that the proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. And if you split it right at that or the injurious to other property or improvements in the neighborhood raises the quo of whether or not it has any -question of whether or not it has any negative impact at all which is a very different standard than the special use standard which is the application that came in front of the Plan Commission and that standard No. 2 is the proposed building or use will not have substantial or undo adverse effect upon adjacent property the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health safety and general welfare so in that case when you're talking about the neighboring properties you're talking about a substantial or undo adverse effect so we're no longer talking about any impact. We're talking about a substantial impact or an undo adverse impact. That's a much different sort of standard and it makes it easier in this instance for the Plan Commission to hear that and to come to conclusion that while there is an impact - and I don't think anybody will sit here tonight and deny there isn't an impact to the surrounding neighbor that it doesn't rise to the level of being a substantial or undo adverse effect but it raises the question it gets us to the point about then having a discussion and mitigation. It appears that at the outset the high school was forthcoming with a set of conditions that they would apply to themselves. In my opinion some of those conditions don't go far enough. The ones that my colleagues have ably identified I think are all absolutely appropriate to incorporate. And I appreciate Dr. Wieninger's comment with respect to paying for the cost of the additional police presence. There is an additional item which is a standard part of any alley vacation that would

occur anywhere in the community which is that there's an economic cost associated with vacating an alley and I we certainly expect that would be addressed in the same way with any other applicant who would be asking us to vacathat there would be a limited appraisal to be done to identify a dollar amount and that would be a cost that would be

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There is another question because I agree with the comments that have been raised here. Regarding sound. That in some cases you're not going to be able to mitigate the sound. And I think that's a real material impact. That to me doesn't mean that the intent of the application to install lights ought to fail. But it does mean that there ought to be other benefits that flow back directly to those affected and impacted neighbors. And I would recommend just a suggested set that would include some physical infrastructure improvements regarding street scaping and landscaping and other things immediately around the high schools property and in particular around the stadium and the area on Linden to be able to help improve the quality of the physical infrastructure and the esthetics of the street that impact people on a daily basis. I think that those sorts of efforts to reach out by the high school and to be a good neighbor to all of its surrounding residents would be very well received. And the last one has to do with this question of intensity of use. In the findings of fact that we have, it actually -- the comments notwithstanding the 66 hours, it's 66 hours but it is over 60 days is the way that it's laid out in the findings of fact that we have. It's one day in August, 14 days in September, 11 days in October, 13 days in March and 17 days in April and 4 days in May. And so I think there's an impact there that we ought to be thinking about and I'm not sure that going from 0 to 60 is the right answer here. I agree with everything that I've heard from the -- in particular from the very able President of the student body who was communicating about the importance of fostering school spirit, fostering the opportunity for students, parents to be able to come and watch games all of that makes a lot of sense to me and I think the idea of helping to support games that can be conducted at night can have a very important community spirit and family and neighborhood impact. At the same time I'm not sure that I'm completely sold on the idea that all of the other days that are required for practices to be able to extend practices into the evening are as important in terms of community impact. It seems that there's some kind of broad based agreement around the idea that some sort of advisory input ought to occur and some sort of connection between the school and the community on an ongoing basis is helpful. Another area where there's agreement I think are the elements that were identified by Chairperson Bolte regarding the speaker system and being able to work effectively to be able to mitigate the sound issues, with the illumination study and make sure that the modifications are as Dr. Wieninger mentioned minor with respect to the study as it was presented. And that as John Hedges mentioned the traffic and parking plan addresses some of the key needs of the residents immediately surrounding as well as the broader sort of area during the times when there would be significant impacts. We have in front of us a motion to accept the Plan Commission's recommendations and findings of fact as proposed to deny the applicants request for special use and zoning ordinance text amendment approval and approve the vacation of East Avenue. It would seem that the first item here tonight, Ray, would be based upon what I've heard from everyone to vote on this item. And then subsequent to that to put a motion on the table reflecting what we've heard from my colleagues.

>>VLG. ATTY. HEISE: It's an appropriate place to start.

>>PRESIDENT POPE: Okay. So with that motion on the table I guess let me just make sure that people feel comfortable with that but the idea would be to vote on the motion to accept the Plan Commission's recommendations, to deny the application. If that is voted down, as I envision it would be based upon the comments of my colleagues, then we would move to a subsequent motion to act in a different fashion. So there are questions first about that. John?

>>TRUSTEE HEDGES: So if we voted to accept the Plan Commission's, that would just send the discussion.

>>PRESIDENT POPE: That would end the discussion full stop and there would be no lights. Any other questions on this item? Okay. Terry, if you could call the roll, please.

>>TRUSTEE HALE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HEDGES: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: No. So it raises the question and I think I heard two or three people who were open to the idea of referring to the Plan Commission to address the conditions issue. But I guess I want to get clarity around that first. Because having decided not to accept, we have three remaining options on the table. As possibilities. One is to reject without conditions. Another is to reject with specific conditions and we've articulated a significant number of those and a third is to refer back to the Plan Commission for hearings and -- at which we could provide some specific direction. And I just want to ask about that last one first and see if that kind of goes off the boards, if it does. So why don't we just kind of run around the table and just see if folks are interested in referring it back to the Plan Commission or not.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE PATE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HALE: Yes.

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>>TRUSTEE HEDGES: Can I ask a question? If that happened can the Plan Commission look at this in a limit rather than a full blown -- yeah I think I would like to --

>>PRESIDENT POPE: If we direct it that way then yes. And that would be how I would go about it, as well. But with the majority not preferring to do that so we'll take that off the table. So now we have reject without conditions and then reject with conditions. I assume I know the answer about reject without conditions. But let's run through that one, too, reject without conditions which means we going to just move forward.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: Okay. So we are all in the same position or page with respect to rejecting but with explicit conditions. We probably ought to start with -- yeah, I'm sorry. No to reject the Plan Commission's recommendation to deny. And in so doing we -- no. Well, we did reject but we haven't applied specific conditions.

>> Mr. Heise it's rejecting the Plan Commission recommendation. And approving the application for the Special Use Permit. With conditions.

>>TRUSTEE PATE: Don't we have to direct Ray to write findings of fact.

>>PRESIDENT POPE: Yes.

>>VLG. ATTY. HEISE: This is a direction.

>>PRESIDENT POPE: So right now all we need to get clear on is exactly what elements are included in those conditions. So I'm sorry; Glenn.

>>TRUSTEE BREWER: Quick question so you can help clear this up for me. Who would be responsible for making sure that the conditions actually occur and were put into place?

>>PRESIDENT POPE: The attorney will write them up for us based on the direction that we provide here tonight. They will come back to us. We would vote for approval. And then there would be -- they would have the force of requirements of the Special Use Permit. Should those things not be carried out the Special Use Permit is then immediately on its face null and void. And so it's incumbent upon the applicant to carry out the specific elements that are required under that Special Use Permit and at the same time there are likely to be interfaces with Village Staff or others who would help to facilitate the carrying out of those continues. Mr. Heise is that a fair assessment.

>>VLG. ATTY. HEISE: Yes it is. And in terms of who is going to administer that, that's really a determination that the manager would make to fulfill the Board's direction.

>>PRESIDENT POPE: Okay. All right. So in terms of conditions, we probably start with the ones that were agreed to and identified and proposed by the high school in their initial application, which is included in the materials that we've received. I'm sorry; thank you it's applicant Exhibit 19 from the original hearing process. Mr. Heise, would it be for me to read these into the record. Okay. So Item 1 and I'll read these and look around the table and see if there is concern about any of these concerns and we'll try to get clarity on these. Sorry, John.

>>TRUSTEE HEDGES: Just a question is there intent here to make the exhaustive list of conditions tonight? I have a concern about that. I have a concern that we're going to leave out a whole bunch of people who might have input into this that we're not going to hear. And I think that if we have an advisory commission or something like that, they ought to be our partners in putting this together, this list of conditions.

>>PRESIDENT POPE: Okay. Why don't I go this way first in reverse order since we've been going the other way all night. Jon and Colette and Ray.

>>TRUSTEE HALE: It seems the idea that's kind of going through my mind is that the conditions that we would step through, there are a number of them that would need to be fleshed out. I mean we're not going to sit up here and do the parking plan tonight. Right? So we can -- there are still guidelines we can provide in the conditions. And then the -- the advisory group is to help arrive at the specifics of that condition. I mean that's a fairly normal -- I mean the advisory group is not necessarily a normal outcome of conditions but it's or not the case that if there's a condition saying you need to develop a parking plan that's workable you know with some guidelines. So there are going to be a number of I think these conditions that an advisory group could work on and come up with. You know, the specifics on.

>>PRESIDENT POPE: John.

>>TRUSTEE HEDGES: What my fear is it's going to leave me with the same problem that I had the first time around is we're not going to have the information, the detail that I'm looking at to go ahead and approve this plan or you know approve the lights. And I agree that maybe we shouldn't micro manage this. But you know I guess I'm having a hard time getting by

that. I would rather see a set of conditions and have -- make sure that everybody who should be involved in it is in and then be able to vote on that. But maybe it doesn't work that way.

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>>PRESIDENT POPE: That would have been provided if we would have referred it back to the Plan Comm didn't do that.

>> It was going to be my point it would be -- we avoid micro-managing so the commission takes it back and then can establish that Advisory Committee in conjunction with the residents and the high school in order to come up with a set of workable conditions rather than us sitting here tonight and trying to piecemeal you know one by one by one what exactly guidelines we should come up with not understanding all of the issues exactly.

>>TRUSTEE LUECK: I think we'll get to the same point in the end. I think — I think it would be difficult for the Plan Commission to do that work. Because they can't convene the body that includes all of the representatives that they have to do. Because they are the hearing body and you can't be the hearing body and do the work at the same time. So they couldn't convene that work. The high school or somebody would still have to convene the work to do the work of developing the conditions and then it would come back before us so the process of who develops the conditions ends up the same to me no matter which direction we go. And you still you are approving it upon conditions. If you don't feel that the conditions have sufficiently been met by the time is comes for the final vote, you don't have to vote for it. So the — this really puts the onus squarely on the high school to develop a plan that fleshes out all of the areas we've expressed concerns about and what they said was they didn't want to do it without the approval well we can give them the approval but they have to do that work or the approval doesn't stay.

>>TRUSTEE HEDGES: What's the function of the next step that approval you're talking about I mean if we approve the lights and say okay we've approved them. Is it contingent? When do you get the next bite of the apple to come back and say well no these conditions don't meet my approval and I don't want to vote for it. So how do you do that?

>>PRESIDENT POPE: Well this won't be a final action until we get something back from the attorney. Because he's got to redraft findings of fact that would be consistent with the direction that the Board provides. And a piece of that will also be definition of what those conditions are. Now if your question is does that happen in the next say four weeks but then at that point you still haven't worked through some of these other issues so those were attached as sort of conditions but they need to then be followed up at some point in the future, that's probably right in terms of where we are right now. And Mr. Heise, maybe the question is appropriately addressed to you that if we were to go down that path, what steps could be taken if any in terms of actually moving forward based on that understanding, based on the approval until you have all of those conditions addressed.

>>VLG. ATTY. HEISE: I don't know if this answers Trustee Hedges' question or not but it's certainly possible. You've got a lot of flexibility here. You can create this advisory group. They can manufacturer solid recommendations that can come back to the Board for final approval. That can occur. You can leave that authority ultimately with the neighborhood group. You have a lot of choices you can put timeframes on this if we have open issues looking at how much time certain things might take. What is going to require a technical assistance that might take a little longer. Certainly all doable And controllable.

>>PRESIDENT POPE: Okay. Colette?

>>TRUSTEE LUECK: The ad hoc group doesn't end when our vote ends. It's ongoing so you can put a traffic plan in place and the first football game you realize it has major flaws in it. Well you want the group to realize that and correct the plan. So I don't think your conditions are going to lock you into something that you have to live with for the rest of your life. I think you want your conditions to be — there's a group and a process that is going to be responsive ongoing to whatever issues come up. And we don't know what all those issues are going to be they might be things we haven't even thought of and some of the things we identified may end up being non-issues at all.

>>TRUSTEE JOHNSON: I was going to advocate for the baseline conditions which I think helps us move forward a little bit more expeditiously at least tonight which is to simply include which is already part of the public record Exhibit 19 from the high school which is their conditions in addition to what the Plan Commission created as conditions which is also part of the public record I don't see a need actually to reread those items back into the record but to say that's our baseline the high school and Plan Commission came up with the conditions. Our additional direction, if you will, is to create the environment for this advisory body to form. And I think we can -- we can set very wide parameters about that and move this really to the staff levels so our class which already includes traffic engineers, public safety experts, the high school administration clearly knows their campus better than any of us along with the neighbors working in partnership to work through these issues. And that's what I think we need to do tonight is move it into that direction and then flesh out those details will as Mr. Heise said come back to us with findings at some later date which I think our desire would be to say in the next 60 to 90 days.

>>PRESIDENT POPE: Mr. Heise any limitations with respect to doing that.

>>VLG. ATTY. HEISE: No. And I would like to mention that we're coming close to I think maybe our fourth annual meeting with the neighbors at Garfield and Maple. The more neighbors where we have an ongoing document, we have a point person in community relations up for neighborhood complaints. We have certain tasks assigned air monitoring with the Health Department. They have certain processes that they are required to follow if complaints come in. This is something that we do.

clarification on the questions.

5.7 s laid out on motion stem for sound impa

>>TRUSTEE HALE: We have Exhibit 19. We have in the findings of fact the conditions laid out on motion 15 which is neighborhood Advisory Committee, qualified industry professional design a PA system for sound impal some overlap and this implement a plan to -- disruption and flow of traffic there's something also in here about flow of traffic but one thing that's not really listed in here is parking. So I mean we need to say that we're going to -- OPRF will work with the group and the Police Department to implement and develop a parking plan.

- >>PRESIDENT POPE: We have improved traffic and parking plan.
- >>TRUSTEE HALE: It's not in here.
- >>PRESIDENT POPE: It's the list I just read off.
- >>TRUSTEE HALE: I just -- just bear with me for a second because I think we do need to say that the parking plan ought to include the full utilization of the OPRF parking facility.
 - >>PRESIDENT POPE: No objection to that? Ray, are you okay to just accept that on the motion.
 - >>TRUSTEE JOHNSON: Yes.
 - >>TRUSTEE LUECK: Yeah that's fine.
 - >>TRUSTEE HEDGES: Are we putting constraints on this group by saying they have to use certain things.
- >>TRUSTEE HALE: I think they ought to be using -- that thing better be filled up if there's a good football game going on.
 - >>TRUSTEE HEDGES: You might start getting you have to do this and that.
 - >>PRESIDENT POPE: Consider full utilization.
- >>TRUSTEE HALE: This is my comment about President Pope's description about all of this is it started out pretty specific and then it got into in any issue we raise if only in passing tonight and acknowledge it was an issue the group should somehow hash out and I think that's where we're getting in danger here of opening it up to too wide of a spectrum here. So if there are any issues that the advisory group identifies that they feel they want to bring to the Board as a condition, additional condition, that's fine. Because someone mentions auto shutoff on lights well that's not practical on any of the nights there's games that might go overtime. Intensity of use ---
 - >>PRESIDENT POPE: For practices and stuff it exists today on the south feed.
- >>TRUSTEE HALE: But it's impractical to say you're going to do it at a football game and intensity of use is an issue that I think the high school has reasonably established how they would use the field so I would be hesitant to say let's just open all that up for broader negotiation so I think we have to be careful at just making the whole thing too open-ended.
- >>PRESIDENT POPE: All of these with consideration and review with the understanding that they will come back with us that -- with recommendations that are seasonable and reasonable and accept real world needs that we can't sit here and anticipate tonight. Motion, second. Any other discussion on is this voice vote. All in favor of the motion as presented please signify by saying aye. (Chorus of ayes.) Any opposed, nay? Thank you. All right. So Mr. Heise, you've got that we will need to come back and provide some guidance with respect to the composition of the Advisory Committee my suggestions we get some input from staff on this as well as if the chair of the Plan Commission has any thoughts with respect to the nature of folks who have been involved here, staff comes back to us with a recommendation. We attempt to get that set up and codified say within the next week. Does that sound reasonable to folks? Okay. All right. Thank you all very much for bearing with us through this very long item. And again also for all of your involvement throughout this entire process. That brings us to the next item which is Item O.
 - >>TRUSTEE JOHNSON: So moved. I'm sorry; were you done.
 - >>PRESIDENT POPE: I was going to ask a question.
 - >>TRUSTEE JOHNSON: Oh.
- >>PRESIDENT POPE: I might be able to save us a bunch of time on this item just based on some of the concerns that I know exist. If people are willing to hear something. A number of concerns have been raised about the fact that one of the co-owners of this property has other issues and other items active in the community that require work. That they are currently in violation. And that those need to be corrected. We have received information from staff that indicate that they are potentially in a position to be able to move those things forward. However have not yet done so. One approach to Item O might be for us to table this or to not put it on the table tonight. And to instead premise our reconsideration of this item on the successful and satisfactory completion of the set of outstanding items that exist with respect to the other projects that exist that this applicant has indicated he will address. So that is a suggestion based on some of the comments that I know have been raised up to this point regarding this issue. Mr. Heise, any problem with that?

>>VLG. ATTY. HEISE: No, sir. >>PRESIDENT POPE: Tom?

>>PRESIDENT POPE: Okay. Why don't I run around real quick and just ask how people feel about the idea of establishing an Advisory Committee to be able to provide guidance with respect to some of these issues and to set a fir for them to work to come back to us with recommendations that would also be associated with findings of fact that we be available for approval.

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>>TRUSTEE JOHNSON: Fully concur.

>>TRUSTEE LUECK: Yes.

>>TRUSTEE HALE: I think we need to make a distinction here normally the way something like this would work is we would approve the application with conditions. Those conditions would include the advisory group to do what we've said it needs to do which is take these conditions, flesh there out, make sure they are going to work and be in place before there's any - you know before some deadline. But I don't think that we should delay approval of the whole thing until every one of these conditions is completely fleshed out in total by an advisory group. That's not a normal -- it wasn't clear. I'm hearing something else.

>>PRESIDENT POPE: You're right because I said something different because I wasn't clear then to what extent can we approve lights at the high school subject to certain conditions to be influenced by an advisory commission but they are not yet articulated.

>>VLG. ATTY. HEISE: We have the right to do that. And we do that on a fairly regular basis. In our planned unit development ordinances where we will prove the plan unit development ordinance and we'll be forwarding landscaping plans or various kinds of plans to community design that are contingent upon community designs approval. I mean we can do that. You can issue the Special Use Permit contingent upon conditions that don't have to be finalized right now. But that we create a mechanism for their development.

>>PRESIDENT POPE: So we could say conditions to be determined by an Advisory Committee welcome up with the composition of the Advisory Committee and then they will be reporting back to us and they will be taking into account the different issues and items that we've identified here this evening.

>>VLG. ATTY. HEISE: Right and we'll pin down what we can. And we'll make those things that can't be determined now subject to that advisory group's approval.

>>PRESIDENT POPE: Can the membership of the Advisory Committee be something that we don't have to pin down to the last detail tonight.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Okay. All right. Are we okay with that.

>>TRUSTEE JOHNSON: Yes.

">>>TRUSTEE LUECK: Yes.

>>TRUSTEE JOHNSON: Yes.

>>TRUSTEE PATE: Yes.

>>TRUSTEE BREWER: Yes.

>>PRESIDENT POPE: Mr. Heise can you help me with a motion do we need a motion or do we just have direction.

>>VLG. ATTY. HEISE: I think a voice vote directing me to put together a set of findings with conditions that reflect the initial dozen amended conditions proposed by the high school in addition to the advisory group, the ad hoc group to implement those things. And we'll work them.

>> PRESIDENT POPE: Let's make sure that we — I want to make sure that we have it, though, as to consider the conditions that were included in applicant Exhibit 19. That include but shall not be limited to the conditions that are included in applicant Exhibit 19 as well as the other conditions mentioned here this evening related to the speaker system, the — and the utilization of it. The elimination impact on the surrounding neighborhood. The traffic and parking impact on the neighborhood. The issue of a point person for complaints. The issue of automatic shutoff of the lights. The issue of the overall intensity of use and the number of nights and hours where they would be used. The issue of paying for police presence. The issue of paying for the alley vacation. And the issue of physical infrastructure improvements with the possibility of street scape and landscape and street geometry questions and that's to include those for discussion it doesn't mean all of those are going to come back to us but it just says all of those that have been mentioned this evening will be considered by the group as well as other relevant items.

>>TRUSTEE JOHNSON: Just to be specific in addition to the Plan Commission conditions are already listed in the public record and I so move.

>>PRESIDENT POPE: Great. Is there a second?

>>TRUSTEE LUECK: Second.

>>PRESIDENT POPE: Does everybody know what we're voting on it was the articulation that Mr. Heise gave us with

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ORIGINAL

AN ORDINANCE GRANTING A SPECIAL USE PERMIT L FOR STADIUM LIGHTS AT THE OAK PARK RIVER FOREST HIGH SCHOOL

WHEREAS, Oak Park River Forest High School - District 200 ("District") is the owner of the property located at 201 North Scoville, Oak Park, Illinois, and legally described in Exhibit A ("Property"); and

WHEREAS, the Property is located in the R-2 Single Family District and the R-7 Multiple Family District and is currently developed and used for the Oak Park River Forest High School ("High School"); and

WHEREAS, the District desires to install four stadium lights ranging from 80 to 100 feet tall on that part of the Property located on the north side of Lake Street between East Avenue and Linden Avenue and currently used as an athletic stadium; and

WHEREAS, the District has applied for an amendment to Subsection 4.5.2 of the Village of Oak Park Zoning Ordinance to permit stadium lights in the R-2 Single Family District and the R-7 Multiple Family District pursuant to a special use permit; and

WHEREAS, the District has also applied for a special use permit to allow the installation and maintenance of the stadium lights on the Property; and

WHEREAS, pursuant to notice duly published, the Oak Park Plan Commission commenced a public hearing on July 17, 2008, which public hearing was continued to August 21, 2009, September 18, 2008, October 8, 2008, October 30, 2008, November 6, 2008, November 20, 2008, December 11, 2008, December 18, 2008, January 15, 2009, January 29, 2009, February 5, 2009, February 19, 2009, March 5, 2009, and April 16, 2009, for the purposes of hearing and considering testimony on the District's requested text amendment and special use permit to permit the stadium lights on the Property; and

WHEREAS, during the public hearing, the Plan Commission made certain findings of fact contained in a letter dated April 16, 2009, a copy of which is attached to this Ordinance as Exhibit B ("Plan Commission Findings"); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission deliberated on the District's application for approval of a text amendment and special use permit to allow stadium lights on the Property and voted four to three in favor of the District's application; and

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WHEREAS, pursuant to the Plan Commission's Rules of Procedures, concurring vote of five members of the Plan Commission is necessary to recommend in favor of a special use permit or text amendment; and

WHEREAS, consequently, the Plan Commission forwarded a negative recommendation on the District's application to the Village Board of Trustees; and

WHEREAS, the Village Board of Trustees received the Plan Commission's recommendation at its regular meeting on May 18, 2009; and

WHEREAS, after hearing additional comments from the District, objectors to the District's application, and members of the public, the Village Board of Trustees voted unanimously to direct preparation of an ordinance approving the District's application for a text amendment and special use permit to allow stadium lights on the Property, subject to numerous conditions as detailed in this Ordinance; and

WHEREAS, the Village Board of Trustees adopts the Plan Commission Findings attached as Exhibit B, to the extent that the Plan Commission Findings are consistent with the Village Board's discussions and deliberations at its May 18, 2009 meeting, as set forth in the verbatim minutes of the meeting attached as Exhibit C (Pages 7-27), and with the Village Board of Trustees' findings of fact set forth below; and

WHEREAS, the Village Board of Trustees makes the following additional, supplemental, or replacement findings of fact regarding the District's application:

- 1. That the sound impacts from the proposed stadium use are most effectively mitigated through limitations on the intensity of use (i.e., restricting the number of evening stadium events per the District's self-imposed conditions).
- 2. That the District's previous application for approval of stadium lights involved the consideration of variation standards which are distinguishable from the special use permit standards applicable to the current application.
- 3. That the proposed stadium lights use on the Property is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community because the athletic events and activities conducted by the District are important to the students and residents of the community and are desirable uses that benefit and contribute to the general welfare of the community

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- 4. That the proposed stadium lights will not have a substantial or unadverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare because although the stadium lights will have an impact on neighboring properties, there was not sufficient evidence presented that the stadium lights would have a "substantial or undue adverse effect" upon adjacent property or the character of the neighborhood, when balanced against the benefit of the stadium lights to the community as a whole.
- 5. That the proposed stadium lights will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.
- 6. That the proposed stadium lights will comply with the more specific standards and criteria established for the use by the Zoning Ordinance.
- 7. That the proposed stadium lights have been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park.
- 8. That there was reasonable assurance by the District that the proposed stadium lights will be completed and maintained in a timely manner and consistent with conditions described herein, if authorized.

WHEREAS, the President and Board of Trustees, having considered the recommendations of the Plan Commission and being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the proposed text amendment and to grant the District a special use permit to allow the installation and maintenance of the proposed stadium lights on the Property, subject to the terms and conditions set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, as follows:

<u>SECTION ONE</u>. <u>Recitals</u>. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION TWO. Approval of a Special Use. Pursuant to Section 4.5.2AA of the Oak Park Zoning Code and the home rule powers of the Village of Oak Park, and subject to the conditions set forth in Section 3 of this Ordinance, a special use permit shall be and is hereby granted to permit the installation and maintenance of four stadium lights on the Property such that light levels are substantially consistent with those shown on photometric plan attached to this Ordinance as Exhibit D. The two stadium light towers proposed for the north corners of the

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for the south corners of the stadium are permitted to be 90 feet high. The light tower nearest the southwest corner of the stadium is permitted to be installed in the required side yard setback, not less than 4.58 feet from the west property line of the Property.

<u>SECTION THREE</u>. <u>Conditions</u>. The special use permit granted in Section 2 of this Ordinance shall be and is hereby expressly subject to and contingent upon each of the following terms, conditions, and restrictions:

A. <u>Vacation</u>. Immediately following the approval of this Ordinance, the Village agrees to vacate a portion of East Avenue, just north of Lake Street, to the District, on the terms set forth in the vacation approval ordinance.

B. <u>Safety and Security Plan (Football Games)</u>.

- 1. Oak Park and River Forest High School ("OPRFHS") shall provide ALS (Advance Life Services) on site rather than on call. OPRFHS shall pay actual costs (2009 costs are \$140.00 per hour) if it requests the Fire Department to provide this service.
- 2. For initial Friday night football game, OPRFHS will provide a total of 15 Safety and Support Team members (SST) as follows, with subsequent school and public safety night game deployments to remain a high priority and adjusted based on experience and reviewed by OPRFHS, VOP and Stadium Neighborhood Advisory Committee:
 - a. NE entrance visitors (1).

 NW entrance visitors (1)

 SE stadium stairs (1)

 SW entrance stadium (1)

 Stadium student section (2)

 South gates to mall (2)

 Scoville patrol (1)

 Erie patrol (1)

 Mall patrol (1)

 Linden patrol (1)

 Lake St. (mall to Linden) (1)

 Parking garage (1)

 South Fields (1)
 - b. All team members shall wear orange jackets or vests and be equipped with two-way radios.

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- c. SST members shall walk to Ridgeland to the east at Oak Park Avenue to the west with the post-game crowds.
- 3. Two OPRFHS administrators shall also be on police bands.
- 4. OPRFHS shall prohibit glass and cans in stadium.
- 5. The Village Police ("VOP PD") shall patrol alleys routinely throughout and immediately after event.
- 6. OPRFHS shall monitor the Pilgrim Church lot.
 - 7. OPRFHS shall identify and communicate to staff and police "hot spots" where traffic and parking may require direction and/or monitoring.
- 8. OPRFHS Administration shall remain mobile with radios so as to be able to respond to incidents quickly and with manpower.
 - 9. VOP PD shall treat Friday night football games as large events.
- 10. VOP PD and OPRFHS will provide continuing evaluation of events, with Stadium Neighborhood Advisory Committee, during the week following the first Friday night football game, and as needed thereafter.
- 11. OPRFHS shall provide separate entrances and stands for visiting team spectators.
- 12. OPRFHS shall supervise the alley between garage and high school and the bus traffic therein.
- 13. VOP PD for the first Friday night football game shall provide OPPD Officers and Crossing Guards on duty from 5:00 p.m. to 10:30 p.m., as follows (with subsequent adjustments based on experience):
 - a. 4 School Resource Officers (SROs) including OPRFHS and middle schools SRO's to circulate outside of stadium before games and inside stadium during games and outside stadium after games. The VOP PD shall provide 1 squad car for this purpose.
 - b. 1 OPPD Officer: Lake and Scoville (pre and post-game).

- c. 1 OPPD Officer: Lake and Ridgeland (with squad car
- d. 1 OPPD Officer: Lake and Euclid (with squad car).
- e. 1 OPPD Officer: alleys in neighborhood around school (in squad car).
- f. 1 OPPD Officer: Lake and Oak Park Ave. and Business District -foot officer.
- g. 10PPD Officer/Supervisor.
- h. 3 Crossing Guards/Lake and Scoville and Lake and East.
- 14. OPRFHS shall notify businesses of game nights.
- 15. Neighbors shall notify OPRFHS designated Administrators via email of "hot spots" encountered.
- 16. Costs for OPPD, Crossing Guards, Parking Enforcement and/or additional public safety costs incurred in implementing these aforementioned conditions and/or accommodating future Friday night football games and/or other nighttime athletic events at OPRF Stadium will be borne by OPRF District 200 and are estimated to be \$2,000 per event. Actual costs will be detailed and invoiced to District 200 on a monthly basis by Village departments through Village Finance Department.

C. Clean-up Plan.

- 1. OPRFHS shall provide 20 custodians from second shift to provide post-game cleanup of stadium and perimeter of entire school property, including the high school mall; Lake Street from Scoville to Linden; Linden from Lake to Erie; Erie from Linden to Scoville; and Scoville from Erie to Lake.
- 2. Custodians shall not use blowers.
- 3. OPRFHS may use Student help for this purpose on Fridays and/or Saturdays. Students may be recruited from a variety of sources, including but not limited to: Huskie Athletic Club; JKB; Class projects; Dudes Makin' a Difference; Athletic team buddies; turf sports teams; alternative to detentions; activity club groups.

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- 4. Saturdays and next day game clean-up shall be accomplishe by 2 custodians (stadium and perimeter of entire school property) and shall begin at 7:00 a.m. with blowers, if necessary, permitted after 9:00 a.m.
- 5. Cleanup shall occur after night games with reduced stadium light intensity. Lighting intensity shall be reduced as much as possible without impacting safety. This may be accomplished by reducing the number of banks of lights which are on or by reducing the intensity of the lights which are on.
 - 6. OPRFHS and the Village shall work cooperatively to have corner garbage cans at Lake and East Avenue, Lake and Linden, and Lake and Scoville emptied prior to game nights. If special pre and/or post trash collection is required, costs will be invoiced to District 200 on a monthly basis by the Village Finance Department and paid by OPRFHS. Costs are estimated to be \$100 per collection.

D. Traffic and Parking Plan for Friday Night Games.

- 1. OPRFHS shall develop an aggressive marketing plan to promote good and clear information regarding parking for Friday night games.
- 2. OPRFHS shall consider use of Village trolleys to shuttle "parkers" from lots/areas to stadium (if they become available and are deemed necessary) with all driver and fuel costs borne by OPRF District 200.
 - 3. OPRFHS shall maximize the use of all garages and surface lots.
 - 4. OPRFHS shall use barricades as follows:
 - a. OPRFHS to purchase 7 "horse" barricades for use and have OPRFHS personnel stationed as follows:
 - i. Linden and Lake (1).
 - ii. Alleys between Linden and Euclid on Ontario (1).
 - iii. Linden and Erie (1).
 - b. OPRFHS shall use regular barricades for drop-off and handicap zone on Lake from East to Linden.

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- c. OPRFHS shall temporarily close Linden at Lake when parking is filled for Northbound parking on Eastside of the 200 block of North Linden only. Parking shall not be permitted on the Westside of the 200 block of North Linden. "No Parking by Police Order" signage shall be posted on trees by OPRFHS staff.
- d. Post-game, Southbound traffic on Scoville from Erie shall be directed eastbound on Ontario by OPRFHS by placing and manning a barricade in that intersection.
- 5. OPRFHS shall notify VOP Parking Enforcement of game nights for all turf sports and request VOP Parking Enforcement to monitor and ticket.
- 6. OPRFHS shall notify businesses of game nights.
- 7. Neighbors to notify OPRFHS designated Administrators via email of "hot spots" which they encounter.
- 8. OPRFHS shall attempt to amend Pilgrim Church lot lease agreements to permit OPRFHS the use of said lot for Friday night football games.
- 9. OPRFHS shall meet with OP Park District and American Academy of Music regarding Ridgeland Commons parking availability and Event calendar matching with Cheney Mansion.
- 10. OPRFHS shall post no parking signs on trees on day of Friday night football games within an 8 residential block area of high school as initially recommended by the Stadium Neighborhood Advisory Committee and determined by the Police Department. Such blocks shall include the west side of East Avenue from Lake to North Boulevard but shall not include 100 block of North Euclid and the 700 block of Ontario. OPRFHS shall post signage by 5:00 p.m. on game day and remove it by noon of following day in accordance with attached Parking Restriction Map marked as Exhibit E.
- 11. OPRFHS shall pay the Village \$1,000 per game for night game football game garage rental to be adjusted/increased by 5% annually beginning August 2010 to provide free garage parking to game attendees for Friday night football games.

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- OPRFHS shall send updated and re-formatted information t visiting teams with map showing available parking well in advance of games.
 - 13. Inbound traffic will be directed by OPRFHS personnel in orange vests with color coned flashlights to the Village garage, the Pilgrim Church parking lot, along South Boulevard, and to the Avenue Parking Garage.
 - 14. OPRFHS shall require buses to park between the field house and parking garage, and shall prohibit buses from cruising neighborhoods or parking with the engine idling at Scoville or any other location.

E. Sound and Noise Plan.

- 1. OPRFHS shall contract with a sound design firm to design a new sound system, assist with bidding process, assist with addressing community concerns, and to measure sound post-installation and use.
 - a. The design phase shall include baseline measurement for comparison purposes.
 - b. The design firm shall assist OPRFHS achieve the goal of having an audible system in the stadium with as little impact outside stadium as possible.
- 2. OPRFHS shall maintain and enforce IHSA rules with regard to piped-in music, band performances, pre-game music and noisemakers.

F. Light Plan.

- 1. All evening practices shall be conducted under lights operated at 50% of full power.
- 2. Lights shall not be used on Saturday or Sunday nights.
- 3. OPRFHS shall bid the installation of "light structure green" technology from Musco as its stadium lights system.
 - a. The system shall be tested by OPRFHS post-installation and in the fall and spring when no leaves are on the system.

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- b. Tests shall be conducted once per year by the Village by Musco.
- 4. OPRFHS shall review illumination plan by MUSCO to ensure that light spillage is less than or equal to the Musco plan dated June 15, 2009 and attached hereto as Exhibit D. Village staff will compare the two previously submitted plans for compliance with strictest submitted spillage standards.
 - OPRFHS shall buy room darkening shades for homes on 100 and 200 blocks of North Linden for special needs circumstances on a case-by-case basis.

G. Enforcement Plan.

- 1. A village rep will be designated to monitor the high school's performance and receive any complaint concerning litter, traffic, parking, noise, light trespass, field usage and security.
- 2. OPRFHS will provide a designated person to receive complaints on an immediate basis.
- 3. After each season the Village rep and OPRFHS staff will report to the High School Board of Education, the Village Board, and Stadium Neighborhood Advisory Committee with notice to neighbors of each presentation.
 - 4. Stadium Neighborhood Advisory Committee or neighborhood advisory group will be convened by the high school to meet once in spring and once in fall.

H. Usage Plan.

- 1. Stadium lights may be used a maximum of sixty (60) nights during the first year of operation and shall be further limited to use only during the ten (10) week fall sports season and the ten (10) week spring sports season.
- 2. At the conclusion of the first year of operation some time after 6/15/10, the Committee shall meet with OPRFHS, the neighbors and the Village to review all aspects of the special use and to determine what, if any, changes to the operation of the special use should be made. The Village retains jurisdiction over this special use for the purpose of such future reviews and the

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possible amendment of conditions placed upon the special us accordance therewith.

I. Landscaping.

- 1. OPRFHS shall reimburse the Village for the costs of removal of the on-street parking lane on the east side of Linden Avenue adjacent to the football field and its reconstruction as additional parkway, and the Village shall construct same as a part of the Linden Avenue street resurfacing project, for the purpose of creating a landscaped buffer between the OPRFHS football field to the east and the residential neighborhood to the west with the cost estimated to be approximately \$25,000.
 - a. The landscaped area shall include properly spaced trees of a broad, low branching variety such as the American Linden, Chanticleer Pear or Tri-Color Beech.
 - b. The landscaping plan shall maximize the buffering effect of such landscaping and shall be reviewed by the neighbors and Community Design Commission prior to installation.

J. Advisory Committee.

- 1. Establishment of Committee. The Village Board established an ad hoc committee to be known as the Stadium Neighborhood Advisory Committee ("SNAC") to develop reasonable mitigation measures to recommend to the District and the Village in addressing any significant adverse impacts on neighboring properties from the use of the stadium lights for evening stadium events ("Planning and Implementation Phase"), to monitor mitigation efforts by the District regarding evening stadium events ("Monitoring Phase"), and to recommend modifications to the mitigation measures as necessary.
- 2. <u>Membership of SNAC</u>. The SNAC shall consist of members that have been self-nominated or recruited by neighborhood associations, the District, and the Village. SNAC will be initially comprised of members and groups representing the immediate neighborhood, Lake Street South of the Stadium, extended neighborhood, a student, Village members, District members and Business District members.

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3. Meetings. Meetings will be held by SNAC as needed, but no than monthly, August through October, 2009, and March through June, 2010. The time and place for future meetings of SNAC will be coordinated by the District Superintendent. The District or a SNAC volunteer will keep notes of the meeting discussions and recommendations. Any recommendation by SNAC will be by consensus of those in attendance at a meeting.

4. Responsibilities of SNAC.

SNAC will monitor the first year of stadium light use, review complaints, if any, and recommend strategies to mitigate any problems, including modifications or supplements to the mitigation plan. SNAC will recommend amendments to existing conditions, policies and practices to OPRFHS and the Village as a result of monitoring the first year of use.

SECTION FOUR. Failure to Comply with Conditions. Upon failure or refusal of the District to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 2 may, at the discretion of the Village Board, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees will not revoke the special use permit unless it first provides the District with 30 days advance written notice of the reasons for revocation, provides the District with an opportunity to cure and to be heard at a regular meeting of the Village Board of Trustees.

SECTION FIVE. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law. Upon this Ordinance having full force and effect, the Village Clerk shall cause it to be recorded in the Office of the Cook County, Illinois Recorder of Deeds.

ADOPTED this 6th day of July, 2009.

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

NAYS: None

ABSENT: None

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APPROVED this 6^{th} day of July, 2009.

David G. Pope

Village President

ATTEST:

Teresa Powell Village Clerk

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EXHIBIT A

Legal Description of Property

Exhibit A

Oak Park and River Forest High School District 200

201 North Scoville Avenue . Oak Park, IL 60302-2296

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Legal Description for Oak Park and River Forest High School District 200

at

201 N. Scoville Ave.

North Half of Athletic Fields

Lots 1 to 12 inclusive, including the vacant alley within, and also including the north half of the vacant street south and adjacent to lots 6 and 7, and also the west half of the vacant street east and adjacent to lots 1 to 6 squared out, all in block 21 of the subdivision of Lot 21 in James W. Scoville's Subdivision of the west half of the northeast quarter of Section 8, Township 39 North, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-214-021

South Half of Athletic Fields

Lots 22 to 43 inclusive, including the vacant alley within, and also including the south half of the vacant street north and adjacent to lots 22 and 43, and also the west half of the vacant street east and adjacent to lots 33 to 43 squared out, all in block 22 of C. B. Scoville's Subdivision of Lot 22 in James W. Scoville's Subdivision of the west half of the northeast quarter of Section 8, Township 39 North, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-220-004

School Building and Village of Oak Park Garage on District 200 site

Lots 1 to 18 inclusive in block 27, including the vacant alley within, and also including the north half of the vacant street south and adjacent to lots 9 and 10, and also the east half of the vacant street west and adjacent to lots 10 to 18 squared out; and lots 1 to 25 inclusive in block 28, including the vacant alleys within, and also including the south half of the vacant street north and adjacent to lots 1 and 25, and also the east half of the vacant street west and adjacent to lots 16 to 25 squared out; all in the Village of Ridgeland, a Subdivision of the east half of the east half of Section 7, and the northwest quarter and the west half of the west half of the southwest quarter of Section 8, all in Township 39 North, Range 13, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-221-008

TEL: (708) 383-0700

WEB: www.oprflis.org

TTY/TDD: (708) 524-5500

FAX: (708) 434-3910

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EXHIBIT B

Plan Commission Findings of Fact

Exhibit B

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April 16, 2009

President and Board of Trustees Village of Oak Park 123 Madison Street Oak Park, Illinois 60302

Re: Application of Oak Park and River Forest High School for a
Text Amendment and Special Use Permit to Permit the Use of
Light Standards at the High School's Stadium, and Request for
the Vacation of a Portion of East Avenue

Dear Ladies and Gentlemen:

By a submittal dated June 12, 2008, Oak Park and River Forest High School (hereinafter sometimes referred to as "the Applicant", "High School" or "OPRF") filed an application for an amendment to the Zoning Ordinance to establish a special use for light standards not exceeding 100 feet for illuminating athletic fields in the R-2 Single Family District and R-7 Multiple-Family District and for the issuance of a special use permit pursuant to the proposed text amendment to permit the installation of four stadium light towers at a height of approximately 80 to 100 feet for the athletic field at the High School Stadium located on the north side of Lake Street between East Avenue and Linden Avenue, Oak Park, Illinois (hereinafter sometimes referred to as "the Stadium" or the "Subject Property").

The two light towers proposed for installation at the north "corners" of the Stadium are proposed at 80 feet high and are located in the R-2 Single-Family District. Section 3.5.2(A)(2) of the Zoning Ordinance imposes a 30 foot height limitation in this district; however, schools, churches and temples may be erected at a height not to exceed

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45 feet, provided such school, church or temple is set back at least one additional foot from the required setback for each two feet of additional building height. The two light towers proposed for the south "corners" of the Stadium are proposed at 90 feet (the Applicant reduced its request for the light tower proposed for the southeast corner from 100 feet to 90 feet) and are located in the R-7 Multiple-Family District. Section 3.6.3(A)(2) imposes a height limitation in this district of 45 feet, but allows schools, churches and temples to be built to a height of 55 feet, provided the setback is increased one foot for each two feet of additional building height.

The proposed light tower nearest the southwest corner of the Stadium is located in the 15 foot side yard setback required by Section 3.6.3(B)(4)(a) of the Zoning Ordinance. As part of its special use permit application, the Applicant seeks an allowance to permit the installation of this light tower 4.58 feet from the west property line of the Stadium.

The Applicant also applied for a vacation of a portion of East Avenue, just north of Lake Street. The light tower proposed for the southeast corner of the Stadium would be located in the west half of the East Avenue right-of-way proposed for vacation.

These matters were referred to the Plan Commission, sitting as a Zoning Commission (hereinafter sometimes referred to as "this Commission") to hold the required public hearing.

A public hearing was scheduled for July 17, 2008, at 7:00 p.m. in the Council Chambers of the Village Hall, Madison and Lombard, Oak Park, Illinois. Notice of the time and place of this public hearing was published on June 25, 2008 in the "Oak Leaves," a newspaper of general circulation in the Village of Oak Park. A notice was posted at the Subject Property and letters were also mailed to owners of record within

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500 feet of the Subject Property as provided by the Applicant, advising them of the proposal and the public hearing to be held.

On July 17, 2008, this Commission commenced the evidentiary hearing on the High School's application and continued this case for additional testimony and later, for deliberations, to August 21, September 18, October 2, October 30, November 6, November 20, December 11, December 18, all in 2008; and to the following dates in 2009: January 15, January 29, February 5, February 19, March 5 and April 16, 2009. Prior to commencement of the evidentiary hearing, Commissioner Guarino was excused from hearing this case, because over the years he has received compensation from the High School for serving as a starter at track meets sponsored by the High School.

A quorum of this Commission was present on each of the foregoing hearing dates and any members who were absent on any of the hearing dates have read the transcript of proceedings for those dates and are therefore eligible to vote on this matter.

Having heard and considered the testimony and evidence received at the public hearing, this Commission makes the following findings of fact:

FINDINGS OF FACT

Background.

- 1. That the foregoing paragraphs are incorporated herein as findings of fact.
- 2. That the Applicant is a consolidated public high school district which is governed by the Board of Education for District 200.
- 3. That the Stadium is located at the southwest corner of the High School's north campus, which is a zoning lot bounded by Erie Street on the north, Scoville Avenue

on the east, Lake Street on the south and Linden Avenue on the west. The south 150 fee

(approximate) of this zoning lot is zoned R-7 Multiple-Family District (including most of the Stadium) and the rest of this zoning lot is zoned R-2 Single-Family District. A portion of the Subject Property is located in the Frank Lloyd Wright Prairie School of

- Architecture Historic District.
- 4. That the north campus zoning lot comprises approximately two square blocks. The four-story school building, field house and parking structure occupy the east half of this zoning lot; playing/practice fields (three baseball/softball diamonds), eight tennis courts (north end) and the Stadium (south end) occupy the west half of this zoning lot.
- 5. That the Stadium includes a brick and concrete grandstand constructed in 1924, which backs up to the Lake Street right-of-way and faces north, overlooking a playing field for football, soccer and other "turf" sports. There are also portable bleachers at the north side of the stadium field for visiting teams. There is no track which surrounds the stadium field.

The High School's Proposal for Installation of Stadium Lights.

6. That the High School proposes to install stadium lights to permit the illumination of the stadium field for practices and games. Currently the High School varsity football team plays its home games on Saturday afternoons. The High School proposes to play its home varsity football games on Friday nights, as do most teams in its conference. The High School proposes three or four Friday night home football games which would begin at 7:30 p.m. and end around 10:00 p.m., with an additional half hour to an hour (approximate) for clean-up. If the High School football team qualified for the

on average, approximately 1,300 people currently attend Saturday afternoon football

games at the Stadium.

- 7. That the High School also expects to use the lighted Stadium for other Friday night games for other varsity sports which would begin at approximately 7:00 p.m. and end at the latest by 9:00 p.m. Using 2008 as a guide, these sports include the fall sports of boys' soccer (two games) and girls' field hockey (one game) and the spring sports of girls' soccer (two games), girls' lacrosse (two games) and boys' lacrosse (two games and one practice). According to a High School representative, there may be up to six non-football Friday night games in the Fall and six in the Spring. There are additional non-football games scheduled during the week. These sports generally have lower attendance than football—in the range of 100 to 300 persons.
- 8. That the High School anticipates using the lights, as needed, for Monday to Thursday practices in the Stadium from 6:00 p.m. to 8:00 p.m.
- 9. That based on the High School's proposed schedule for lighting the Stadium, the proposed stadium lights would be lit for approximately 66 hours (assuming the lights go on at sunset) over 60 school days as follows: August (lights on .5 hours over 1 school day); September (lights on 17 hours over 14 school days); October (lights on 25 hours over 11 school days); March (lights on 13 hours over 13 school days); April (lights on 8.5 hours over 17 school days); and May (lights on 2 hours over 4 school days). The High School does not propose to use the Stadium lights during the winter months.
- 10. That the proposed stadium lights will not increase the number of games or practices (but will increase the number of proposed on-campus practices), nor will they

increase the number of student-athletes playing sports. The proposed stadium lights will free up Park District fields currently being used for High School practices and will save the High School approximately \$14,000 per year by not busing student-athletes to off-campus practices. Additional costs which may be incurred by the High School are not known. An on-campus trainer would also be available at the Stadium, but is not currently available at off-site locations.

The Surrounding Neighborhood, Zoning Districts and School Use.

- 11. That the High School's north campus (zoning lot) is surrounded by the following uses:
 - a) To the north (north side of Erie Street): single family homes located in the R-2 Single-Family District;
 - b) To the east (east side of Scoville Avenue): single and two family dwellings, except Pilgrim Congregational Church and parking lot at the northeast corner of Lake and Scoville; the residential uses are in the R-2 Single-Family District and the church is in the R-7 Multiple-Family District;
 - c) To the south (on the south side of Lake Street): east of East Avenue is the High School's south campus or South Field, which is a square block sized open field which is used for turf sport games and practices; the South Field is illuminated by light towers, similar to those proposed for the Stadium, pursuant to a special use permit which was granted in 2002; west of East Avenue is a planned development consisting of single-family townhomes. The underlying zoning for the

South Field is B-3 Central Business District; the underlying zoning for the townhome planned development west of East Avenue is B-1/B-2

South Field light towers is restricted to property in the B-3 or less

General Business District. The special use permit authorizing the

restrictive district; and

d) To the west (west side of Linden Avenue): single-family homes with the exception of the condominium building at the southwest corner of Linden and Ontario, and the condominium building at the northwest corner of Lake and Linden; these residential uses are zoned R-1 Single-Family District north of Ontario and R-2 Single-Family District south of Ontario, except the 52 foot lot (condominium building) at the northwest corner of Lake and Linden, which is zoned R-7 Multiple-Family District.

- 12. That the closest single-family home to the Stadium is 27 yards from the closest point of the playing field in the Stadium. There are approximately 240 residences, including residences in multiple-family dwellings, within 120 yards of the closest point of the playing field in the Stadium.
- 13. That Section 3.5.1 of the Zoning Ordinance characterizes the R-1 Single-Family District as follows:

The regulations of this district are intended to preserve and protect the unique character of existing estate-type lots improved with single-family dwellings, many of which are historically and architecturally significant structures, and to permit compatible development.

14. That Section 3.5.2 of the Zoning Ordinance characterizes the R-2 Single-Family District as follows:

The regulations of this district are intended to preserve and protect low-densit neighborhoods characterized by single-family dwellings on large lots and the permit compatible development.

15. That Section 3.6.3 of the Zoning Ordinance characterizes the R-7 Multiple-Family District as follows:

The regulations of this district are intended to protect multiple-family dwellings, to provide guidelines for development of modern multiple dwelling units in buildings of a moderate density and to permit compatible development.

16. That Section 3.8.1 of the Zoning Ordinance characterizes the B-1/2 General Business District as follows:

The regulations of this district are intended to protect the predominantly office, service and retail character of certain areas, to provide guidelines for development of similar business uses and to permit compatible development.

17. That Section 3.8.2 of the Zoning Ordinance characterizes the B-3 Central Business District as follows:

The regulations of this district are intended to identify the Central Business District and to provide for concentrated retail, office, and service uses.

- 18. That the Summary Use Matrix (Section 3.1 of the Zoning Ordinance) provides that "Schools (high school & elementary), public and private" are permitted uses in the B-1/2, B-3 and all residential districts, including the R-2 and R-7 Districts. Under the Summary Use Matrix, schools are classified as "Institutional/Community Service Uses."
 - 19. That Section 9.94 of the Zoning Ordinance defines "Institutional Use" as:

A non-profit or quasi-public use such as a religious institution, library, hospital, schools, or government-operated or owned structure or land used for a public purpose.

Thus the High School (and its Stadium) is a permitted institutional/governmental use in the R-2 Single-Family District and the R-7 Multiple-Family District.

20. That Section 4.2(B) of the Zoning Ordinance sets forth the constraints for governmental uses as follows:

Unless otherwise specifically provided in this Zoning Ordinance, any government activity, owned or operated by any governmental agency, is a permitted use in any district. However, such use must conform to other requirements set forth herein for the district in which it is located.

Thus, pursuant to the Zoning Ordinance, the Applicant, a public high school (including its Stadium) is an institutional use which is permitted in the R-2 and R-7 Residential Districts.

The Proposed Text Amendment.

21. That toward the end of the public hearing, the Applicant amended the proposed text amendment by inserting the phrase "public high school" to further restrict the applicability of the proposed special use. Thus, the proposed text amendment, as revised, reads:

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 Central Business District or less restrictive district, and for illuminating public high school athletic stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District.

Because the Applicant is the only public high school in the Village, the insertion has the effect of limiting the special use to the Applicant's Stadium.

- 22. That map amendments, and even text amendments, are analyzed by using the so-called <u>LaSalle</u> factors which are set forth in Section 2.2.2(D) of the Zoning Ordinance entitled "Factors To Be Considered In Requests For Rezoning".
- 23. That because it made little sense to consider a text amendment for a special use unless there was at least one site in the Village where the proposed special use would be appropriate, this Commission chose to first deliberate on the question of

The Standards for a Special Use.

- 24. That the Section 2.2.43(D) ("Standards") of the Zoning Ordinance sets forth six standards for a special use, all of which must be satisfied before a special use may be granted. These standards are:
 - The proposed building or use at the particular location requested is necessary
 or desirable to provide a service or a facility that is in the interest of the public
 convenience and will contribute to the general welfare of the neighborhood or
 community;
 - 2. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
 - 3. The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;
 - 4. The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 and 4.5 of this Zoning ordinance;
 - 5. The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan or the Village of Oak Park; and
 - 6. There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.

Voting Requirements.

25. That Section 11.4 of the Commission's Rules of Procedure states that the concurring vote of five (5) members shall be necessary for any recommendation in favor of a zoning amendment or a special-use permit. If the motion fails to receive five (5) votes in favor of the application, a motion denying the application shall be formally

request, no motion received five votes in favor of the application. As noted earlier,

Commissioner Guarino was excused and did not participate in this case; there has been

one vacancy on the Commission during the pendency of this case. Three motions were

made and seconded on March 5, 2009.

<u>Failed Motion #1 - Recommended Approval of the Special Use. Subject To the Applicant's Proposed Conditions.</u>

26. That on February 19, 2009 the Commission began its deliberations by addressing each of the special use standards, but no votes were taken. The Commission also discussed the Applicant's list of proposed conditions (admitted as Applicant's Exhibit 19 at the hearing) in the event that the Commission recommended approval of the proposed special use permit. A copy the list of proposed conditions and is attached.

- 27. That on March 5, 2009, the Commission continued its deliberations.

 Commissioner Moran moved and Commissioner Ruszczyk seconded a motion to approve the proposed text amendment and special use permit, subject to the conditions proposed by the Applicant (see attached Exhibit 19). There was some discussion about changes to the list of conditions. Before the motion was voted on, the Commission agreed that the list had been modified in the course of the hearing in the following respects:
 - a) Paragraph 2(a) was amended to state: "Varsity Friday night games will begin at 7:30 p.m., and be completed (including exiting and cleanup) by 10:30 p.m., unless the game goes into overtime."
 - b) Paragraph 2(b) was amended to state: "All other Friday night turf sports, (Lacrosse, Soccer, and Field Hockey) will start no

later than 7:00 p.m. (most games will begin by 6 p.m.), and be finished by 9:00 p.m., including exiting and cleanup."

e) Paragraph 6 was amended to state: "The stadium will be used with lights only by OPRF High School for its teams, groups, and events. No other external group(s) will use the stadium at night with or without lights, except July 4th."

Prior to the vote, the Commissioners also agreed that the Applicant must meet the light intensity readings set forth in the Applicant's illumination summary (Applicant's Exhibit 5). Late in the hearing it developed that this Applicant's illumination summary, Applicant's Exhibit 13, was flawed, in that it showed the southwest light tower 35 feet from the west curb line on Linden, whereas, the survey drawing shows the same light tower 25 feet from the curb line. Thus, the illumination summary has the lighting levels shifted 10 feet east of where they actually would be with the consequence that the illumination levels along Linden and a number of adjacent homes would be higher if the light tower was properly placed. The Commission did not receive any testimony that the Applicant's contractor, Musco Lighting, would be able to meet the same light levels as set forth in the illumination summary, if the southwest pole was moved 10 feet closer to Linden.

28. That most of the discussion on this motion and the discussion on February 19, 2009, focused on the second standard; that is, whether the proposed use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. A number of Commissioners indicated that they

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believed that the Applicant had met this standard. Some Commissioners felt that the Village needed to strike a balance between the public good of installing the lights versus the adverse effects which the neighbors would bear, and that on balance, the special use permit should be granted as conditioned above.

- 29. That other Commissioners indicated that the Applicant did not meet its burden by providing sufficient evidence to demonstrate that the proposed special use would not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions and other matters affecting the public health, safety and general welfare. Among the reasons cited by these Commissioners were:
- a) The Applicant's traffic study was flawed. In his parking and traffic analysis, the Applicant's traffic expert, Robert Hamilton, of DeWalt Hamilton Associates, assumed that there would be 2000 people attending a Friday night varsity football game. This is half the maximum attendance which the Applicant projected for such games in response to information requested by the Commission. It is less than half the number of fans which Evanston experienced when it held its first ever Friday night games last year. The head of security for Evanston Township High School, which has an enrollment slightly less than OPRF, testified that after the school installed light towers (70 80 feet high, designed by Musco Lighting) in its stadium, they had "huge crowds" (his words) at the two Friday night football games which the school has had so far. He estimated that in excess of 5000 or 6000 people showed up, so many, in fact, that they were concerned about too many people being in the stadium. The school had planned for 4000 to 5000 people. Fortunately Evanston's experience with lights was positive, as they had done a lot

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of planning ahead of time with the neighbors and the police department; had four off-dut

police officers, 14 security personnel and a dozen volunteers to manage the crowd; and had contingency plans for crowd control, safety, litter and noise. A number of the Commissioners believed that OPRF did not sufficiently reach out to its neighbors to attempt to mitigate the impact of the proposed lights and did not plan sufficiently for the significant traffic and parking problems which likely would result from Friday night football games.

- b) The Applicant's proposed traffic plan failed to minimize parking and traffic in residential areas. During the hearing, there was some brief discussion about making Linden one-way prior to Friday night games, but there was no traffic study analyzing the effect of this change on the surrounding area. Page 30 the Comprehensive Plan discusses the goal of minimizing traffic volumes on residential streets and encouraging through-traffic and internally-generated traffic to use primary arterial streets. The Applicant did not adequately address this goal. The brunt of the traffic and parking for Friday night games would be absorbed by the residential areas. There was no mention about using structures in commercial areas for parking. Nor did the Applicant have any agreements for free parking at the Village parking structure at Scoville and Lake or the Pilgrim Church lot across Scoville Avenue, which likely would push more traffic and parking into the "free" on-street parking in residential areas.
- c) The Applicant did not adequately address mitigation of noise from Friday night football games. The objectors called a noise expert which the High School sought to discredit. Regardless of the credibility of the objector's expert, the Applicant did not present any empirical evidence on the issue of noise levels before Friday night games and

the expected noise level during Friday night games. The High School was urged by or or more Commissioners during the hearing to address the noise issue in detail and it chose to respond in a cursory way.

of the text amendment and the special use permit as conditioned above failed on a vote of three ayes (Moran, Ruszczyk and Fausch) and four nays (Sokol, Quinn, Roberts and Bolte).

<u>Failed Motion #2 - Recommend Denial of the Proposed Text Amendment and Special Use Permit.</u>

31. That the second motion was made by Commissioner Sokol, seconded by Commissioner Moran, to recommend denial of the proposed text amendment and special use permit. This motion failed on a vote of three ayes (Sokol, Quinn and Roberts) and four nays (Moran, Ruszczyk, Fausch and Bolte).

Motion #3 – Recommend Approval of the Proposed Text Amendment and Special Use Permit, Subject To Additional Conditions.

- 32. That the Commission next turned to drafting additional conditions which would secure compliance with the standards for a special use permit.
- 33. That the Commission started with the list of conditions, as amended, which it voted down in the first motion. It then added these amendments:
- a) Add paragraph 7a. as follows: "Establish a neighborhood advisory committee which will meet with the High School administration, including at least one member of the Board of Education, to monitor the impact of the High School athletic facilities."

- b) Amend paragraph 8 to read as follows: "In consultation with the
- neighborhood advisory committee, the High School shall cause a qualified industry professional to design a public address (PA) system to minimize sound impact on surrounding property. Will redesign and update PA system, post speakers on light poles so as to direct sound towards field and away from residences, adjust PA system to reduce volume and quantity, turn-off long throw switch, and use as many speakers as necessary to achieve maximum noise reduction. The qualified industry professional shall explore other sound reduction measures to minimize the sound."
- c) Amend paragraph 10 to read as follows: "OPRF will work with neighbors and the Oak Park Police Department to develop and to implement a plan to ensure limited disruption and flow of traffic. It will create a plan that minimized the use of residential streets and concentrates traffic and parking on arterials, consistent with pages 29 and 30 of the Comprehensive Plan. (Moving games from Saturdays to Fridays will reduce Saturday traffic congestion in the vicinity of the stadium.)"
- 34. That Commissioner Fausch moved to direct counsel to prepare a report to recommend approval of the proposed text amendment and special use permit, subject to the above conditions. The motion was seconded by Commissioner Moran. The vote was four ayes (Fausch, Moran, Ruszczyk and Bolte) and three nays (Sokol, Quinn and Roberts). As noted above, the Commission's Rules of Procedure provide that that if the motion to approve a special use permit fails to receive five (5) affirmative votes, a motion to deny the application shall be formally entered on to the record. Accordingly, the Commission directed that findings of fact and a recommendation to deny the requested text amendment and special use permit be drafted.

Recommendation on Text Amendment and Special Use

That because the Applicant High School failed to receive five affirmative votes by this Commission in favor of its application for a text amendment and special use permit, this Commission, pursuant to the authority vested in it by the statutes of the State of Illinois, the ordinances of the Village of Oak Park, and the Commission's Rules of Procedure, hereby recommends to the President and Board of Trustees that the application of Oak Park and River Forest High School for a text amendment authorizing a special use for light standards not exceeding one hundred feet (100') in height for illuminating public high school stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District and the issuance of a special use permit pursuant to said text amendment for light standards 80 feet and 90 feet high at the High School's stadium on the north side of Lake Street between East and Linden be DENIED.

That this Commission makes these further findings of fact and recommendation with respect to the proposed vacation of a portion of East Avenue, just north of Lake Street.

- 35. That the statutes of the State of Illinois require that the corporate authorities determine whether the public interest will be subserved by vacating any street or alley or part thereof within their jurisdiction.
- 36. That the Area Proposed For Vacation is essentially the stub of East Avenue, approximately 150 feet north of Lake Street. The East Avenue right-of-way

north of this stub to Erie Street was vacated earlier by the Village and this area is owned and used by the High School for its "mall" and other purposes.

- 37. That the High School is the owner of the property on both sides of the Area Proposed For Vacation.
- 38. That the evidence indicated that the Area Proposed For Vacation is not used as a vehicular throughfare.
 - 39. That no one testified in opposition to the proposed vacation.
- 40. That the evidence indicated that the Police, Fire and Public Works

 Departments do not have concerns about the feasibility of the proposed vacation.
- 41. That vacating the Area Proposed For Vacation will relieve the Village of the costs of maintaining this street stub.

Recommendation Regarding Partial Street Vacation

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Plan Commission hereby recommends to the President and Board of Trustees that the Area Proposed For Vacation be vacated pursuant to the attached Plat of Vacation, PROVIDED THAT the Village Board determines what compensation is due the Village for this vacation.

ADOPTED by a 7 to 0 vote

of the Plan Commission, sitting as a

Zoning Commission, at a public meeting
on this 16th day of April, 2009.

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EXHIBIT C

Excerpt (Pages 7-27) of Minutes of Village Board Meeting of May 18, 2009

Exhibit C

VILLAGE OF OAK PARK TRANSCRIPT OF THE REGULAR MEETING OF MAY 18, 2009

We also have notable vacancies on the Public Art Advisory Commission and the Retail Support Grant committee, so if there are individuals interested in serving in those capacities they can contact us through the Village Clerk's o 5670. We don't have any specific citizen appointments this evening. And so that takes us to our regular agenda. I'm noticing right now that I skipped our agenda approval. My apologies. To everybody. Okay. Is there anybody who wanted

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to pull anything off of the consent agenda? Okay. Seeing none, then we would move to the regular agenda. We have before us Item D which is a Tom, we have with us this evening Craig Failor the Village planner and Linda Bolte the chair of the Plan Commission.

- >>VLG. MGR. BARWIN: We've asked them to introduce this item.
- >>PRESIDENT POPE: Thank you. So Linda if you could come forward. John?
- >> David as she's coming forward I would just like to note in the spirit of full disclosure I had the opportunity for having a short phone call discussion with Terry Lieber yesterday. And we discussed those items that were enclosed in the materials that we received. So I just wanted to make sure we knew that.
- >>PRESIDENT POPE: Thank you. I'll offer one quick disclosure which may cover all of us. But there is an issue of exparte communication where individuals members of the Board are precluded from having substantive conversations with individuals who have an interest regarding an issue that's coming before the Board. In coming through a process where there's a hearing in front of the Plan Commission. For example. And then offering an opinion on that prior to it coming to the Board. The Board at the same time and individual members of the Board have the clear ability to hear from residents and interested parties. But that is intended to be one-way communication from interested parties or members of the public to the Board and all of us have received significant amounts of input with respect to this particular issue over the course of these last several months. And so that's a general sort of blanket disclosure that many, many of us have had conversations which by you know all rights are essentially one-way conversations with individuals providing information to us. Ray?
- >>TRUSTEE JOHNSON: To the extent there are two way conversations like what Trustee Hedges mentions I too will go on the record as dig closing a conversation with Ms. Borders and Mr. Ulsted Ms. Borders is a friend of mine for 20 years so I met with her to Trustee Hedges' point we can continue to deliberate and discuss this with a fair and open mind. But sometimes meeting with an individual does help them to provide more information that they might otherwise do in an e-mail.
 - >>PRESIDENT POPE: Okay. Thank you. Linda?
- >> PLAN COMMISSION CHAIR LINDA BOLTE: We're going to tag team this. I'll start off. Basically to give you a little bit of history, you went over the request before you tonight but just to give you a short history here, back in June of 2007 the School District asked for the similar requests before the zoning Board of Appeals asking for a variation of very different aspects of the zoning code. And then the conclusion of that hearing was a 3-3 vote from the zoning Board of Appeals which came to the conclusion that it was a denial because they didn't have the majority vote from the zoning Board of Appeals. And then the application was refiled in June of 2008 to the Plan Commission a similar request but a different route asking for a variation -- excuse me asking for a special use and a text amendment and also a vacation of the East Avenue right of way. And that public hearing process concluded with a 4-3 vote which is the recommendation of denial because the Plan Commission needed 5 votes of the 9 seats that were there. So that comes to you with two recommendations of denial from two different Boards.
 - >> Thank you.
 - >>PRESIDENT POPE: Linda if you could pull that mic toward you. Thanks very much.
- >> CHAIRPERSON BOLTE: I'll push it up there. From July to mid March we met 14 times. I just wanted to make sure you all got that. 14 times. Twice a Monday. On my birthday. And we approved our findings of fact on the third or really didn't approve the findings of fact by a majority vote after three tries which you have seen in the material that you've received so far. We had 7 of our 9 commissioners seated for the hearings and I want to make that point because we had one vacancy at the time we had one that asked to recuse himself from the deliberations so we were already operating in a difficult situation. The school made a fairly significant presentation. And we had a lot of witnesses that the -- they filled 14 meetings to two and a half to three hours each in the school's application they pointed out and I want to mention a few things because it's in the context of these we looked at the impacts as we looked at the requests for change. The school proposed to have practices Monday through Thursday in the fall and in the spring from -- until around 8:00 o'clock. And then they had seven games in the fall. Possibly six to seven games in the fall that would go beyond that several to 9 and three of them would go to possibly 10:30 with all things being completed by 9 to 10:30 depending on whether it was a soccer or football game six spring games with the same kind of conditions of being completed by 9:00 o'clock. In the calculations that we did and I believe these are all from the findings of fact about 66 hours of light use over 60 days. During the whole time period. The school also pointed out that there would be no entries in number of sports nor teams that would result from the benefit of having the lights at the stadium. They also calculated approximately \$14,000 in savings that they would be able to achieve by not having to bus students from the main campus to the various locations where they were holding practices. One of the positive points that they identified was that they would have an -- the onsite trainer would be available to all the teams. And all the time because they would all be on campus. Finally when we looked at the number of sports that the OPRF has, they are probably if not the most

intensive tough sport team in the league that they participate in but in number of schools within the larger metropolit Very, very active sports program. And these are the reasons that they gave as the need behind their request. The thir mentioned. Some of the problems that we had in our findings, these are the things I wanted to just point out to you s could appreciate why we couldn't come to a resolution I think one of the reasons we couldn't come to a resolution at

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minute we found out that the elimination study that the schools consultant had prepared was based on an incorrect schematic of the field. Which in fact assumed a track around the field. Shifting all of the light spillage further to the east. While the consultant in the final hearing or so indicated that they would abide by the light illumination summary and if they couldn't then they wouldn't proceed with the project we didn't feel that that was really a good way of proceeding. And we wanted to see an ultimately correct illumination summary before we would make any kind of recommendation of approval. Also we focused on some of the substantial or the substantial or undo adverse impacts that might result from having the lights on these 66 hours of lights over 60 days. And we really focused on a few areas. One was a traffic study while one was done for the project, it was really incomplete. It was probably what the school requested. But through the testimony we received, it didn't cover a number of things. It didn't cover some of the impacts on parking. Particularly the night impacts of parking around the school. Linden was particularly identified as a problem area. The pedestrian movement, significant pedestrian activity that goes on coming to a game and away from a game, particularly children. That went we didn't feel fully addressed in the traffic study. The traffic flow. Also the use of the traffic flow around the stadium and how that would be impacted because one of our standards is to minimize impact on locale streets and neighborhood streets and we felt that really was not done adequately. Also, recognition of some of the neighboring businesses. Even though they were not immediately adjacent to the school, they really weren't looked at in terms of their schedules in how having night games might impact their ability to hold functions in their organizations. And then general parking while there was a recognition there was a parking deck and pilgrim had parking and other on street parking there had been no effort to pursue those as to whether they would really be usable for night games. Whether they be football games or any of the others. While there was a recognition that there were some recommendations in the traffic study that was very good. And we felt that were very important and should be included in any kind of a final approval, these are just some things that stood out that needed to be looked at and again the commission didn't feel that we could approve something without knowing what the cost and the feasibility of some of these traffic issues would be. Another issue was noise. While we heard from an acoustic specialist we didn't hear - we heard from an audiologist we didn't hear from an acoustic engineer or someone who was truly academically trained in dealing with some of the sound issues that would either come from the loud speakers or just in ways of mitigating noise either through sound walls or other kinds of things. We didn't know the answer. And no one had that answer. The school did, though, make a recommendation that they would put in their budget and had put in their budget some money for an improved sound system but again we had no idea if that was a good number, a bad number, what it would get us again so we didn't feel we could put something forward that we had too many questions about. One of the things that we saw in the Board's approval, the School Board's approval that did not appear in the application was a creation of an Advisory Committee with the neighbors that would meet periodically to go over issues and concerns and have dialogue about how things were working we felt that needed to be in place as well.

>>PRESIDENT POPE: Can you say that again about the advisory --

>>CHAIRPERSON BOLTE: The School Board had in its initial minutes the creation of an advisory Board of the citizens to work with the school to discuss whatever issues were appropriate that would come up and we felt that was a great idea because one of the examples, one of the people that we heard that the school brought in was an expert from Evanston. And they did have an Advisory Committee. They did have some very extensive work with their neighbors to — before they put the lights in. And they felt that that had a lot to do with the success. And so we felt this was a good idea. It was a good idea probably not just for lights but for any kind of operations at the school. Then as I said we felt we needed a sound professional to design a system that would minimize the impact. We weren't looking for eliminating an impact it was to minimize the impact and we would have an idea then of what that impact was. And let's see. We did approve as I think Craig said we did approve the vacation of the street. Because we felt that that was part of the school campus and really with or without the lights was something that was a reasonable thing to request. We did prove that vacation. Those I think summarize the concerns that we had. And the — we can probably translate those into conditions but again we didn't feel like we had enough answers even to include those in — some commissioners didn't feel that they were comfortable enough to knowing what the actual impact would be if those things were done to come to that 5 majority that we needed to approve it. So hopefully that — I did it as quick as I could of those meetings. Any questions.

>>PRESIDENT POPE: Linda, Craig, thank you very much for that presentation. What we'll do is just a very quick summary of the options in front of us, get a motion on the table to as presented to us accept the Plan Commission's recommendation. Then hear from the three individuals in favor and three individuals opposed. And then the Board will come back and we'll ask questions of you. Okay. And just a summary procedurally, Mr. Heise, my understanding is that we have four different options as alternatives here this evening. One is to accept the recommendations of the Plan Commission to — and the findings of fact as proposed to deny the applicant's request. So we can accept that recommendation. We can reject that recommendation without conditions. We can reject that recommendation with conditions. Or we can refer it back to the Plan Commission for further hearings generally or with regard to designated elements of the process.

>>VLG. ATTY. HEISE: I guess just to make it clear for the audience, it would be rejecting the recommendat approving the Special Use Permit either with or without conditions.

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>>PRESIDENT POPE: Great. Okay. Thank you. So -- and to do that, thank you, would require a super may votes of the Village Board.

>>VLG. ATTY. HEISE: That's right. A recommendation from the hearing body are rejecting a Special Use Permit requires super majority vote of the Village Board or five votes to then approve that special use.

>>PRESIDENT POPE: Okay. But the first place to start is with the motion that's in front of us which is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Lake Street to deny the applicant's request for special use and Zoning Ordinance and text amendment approval and approve the vacation of East Avenue.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Can I have a motion to accept the Plan Commission's recommendation? Understanding that we'll go through a whole bunch of discussion and then come back and act on it. Moved by Jon Hale is there a second? Second by Glenn. Okay. Now we have again this is an item that's been heard in front of commissions that serve as hearing body in such cases we accept public comment but we limit that public comment to three individuals on each side. The side that is in favor of the recommendation or in favor of the motion goes first. And since this motion is to accept the Plan Commission's recommendations, we have three individuals who will go first to support that position. They are in order John Beak, Terry Leber and Valerie De Priest if you would come forward. I'm sorry? And as you come forward if you could give us your name, address and please limit your comments to three minutes.

>> I'll do my best. And I think at least I've got the blue part of the dress code down tonight. I couldn't find an orange tie. My name is John Beak I live at 440 Linden Avenue and I've been an Oak Park resident for more than 14 years I'm speaking on behalf of our wife Tina and ten year old son Michael and I think most of our people in the neighborhood like us don't view the high school lights issue as just the problem for the unfortunate people who live adjacent to the high school stadium as everybody I think is probably aware this high school stadium lights issue has been going on now for at least three years. It's been carefully reviewed and rejected by the zoning Board of Appeals. Twice by the historic preservation commission who I might point out whose work everybody really seemed to appreciate tonight and most recently by the Plan Commission these I think were hard decisions for the citizens on those three bodies to make but they came to the determination that the high school had not carried it's burden of proof to first of all show that the high school had a real need for a lighted football field and that there would be a community benefit if those lights were installed. The high school also didn't show that the light glare noise traffic and other detrimental issues arising from the lights wouldn't have an adverse impact on our neighborhood. Yes, I'll concede that the ZBA and the Plan Commission votes were close. But I think that they deserve the respect of the Board of Trustees. That a popular applicant like the high school could not win those votes decisively I think shows that the high school lights proposal has some real recognized problems and I would also submit that if this Board overrides and ignores the votes of the ZBA, the historic preservation commission and the Plan Commission, what message does that send to citizens of Oak Park who might actually volunteer their time to sit on these Advisory Boards. I sat through all of the meetings. Ms. Bolte was right. People put a lot of time into hearing all of the evidence and the testimony. And I think this Board should defer to that. I hope that each of you has been able to carefully review the record in this case. And if you have I think you'll already know that many schools in the high schools conference and western suburbs that have lighted fields don't use them for weekday practices just for Friday night football games I think you'll also be aware that no school has more than one lighted field as Oak Park River Forest already has with the south field. So I would submit that there has not been a showing by the high school that the installation of the lights is really going to make them more competitive as they put it but I don't think they really explained what that meant. Meanwhile the installation of lights at the high school stadium I think would clearly have a detrimental impact on our neighborhood. I hope that you've been able to see Steve Ulsted's aerial photos of high school fields in the area that had liabilities, how far away the houses were from these fields and contrasted with what that aerial photo of the Oak Park River Forest field would look like with houses in some cases just 27 yards from the end zone. Light glare is a real problem that the high school has never been able to resolve or show would not be a problem, the halo effect. Noise is also a problem. In my yard we can easily follow the action in football games on Saturday afternoons and we live four blocks away from the high school. Dr. Tom thunder one of the really great things about these proceedings is everybody has an allegorical name but he testified Friday night football games would be much louder and I hope that you've had a chance to listen to that audiotape of the Saturday afternoon football game recorded in Lisa Thornton's house you could barely hear her children in the living room where that recording was being made and consider how much louder it would be if the Friday night football games have the types of crowds that the high school is wanting. So in summary because I can catch on, you know, I would -- I ask you to respect the decision of the lower bodies. I also would ask you not to think that just with a few tweaks of the high school's proposed conditions that you can successfully mitigate the detrimental impact on the neighborhood. The high school was never able to do it. I would submit it's because there aren't any successful and certainly easy solutions. Thank you.

>>PRESIDENT POPE: Thank you very much. Terry?

>> Good evening, Terry Lieber 147 Linden. I have been involved in this for a long time and you know that. President of

April an organization representing hundreds of people who are opposed to the lights we all know this is not an easy of It's a decision that requires you to closely examine non-compatible uses and weigh the benefits against the harm. In But it's not about any deficiency in the OPRF athletic facilities which are state of the art and the envy of many of its been recognizing excellence. The excellence we have "One Book, Two Villages" lit field and artificial turf fields will

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field space and as much as field space and practice time as most other high schools. Excellence when we offer as many opportunities for competitive turf sports participation as any school in our conference and more than most. This is not about a community benefit that would result in some greater public good. The high school has not presented a clear argument that there are tangible benefits to offset the harm. Not clear to the Plan Commission or to the ZBA before it. Does it fill some absolute need for our community? No. The answer is no. This is not about a few neighbors objecting to a modest proposal. It is about citizens relying on our zoning laws, Comprehensive Plan and Democratic processes and -- to protect the residential and historic character of Oak Park. It's also about having realistic expectations we understand that. The athletic fields are busy all of the time. While I don't like getting woken up early on a Sunday morning for nonstop day of athletics, this is a burden I accept as a neighbor of the high school. So what is reasonable and acceptable for evening activity in a residential District? You know by the record of the substantial negative impacts that would accompany high intensity lighting I have to make a slight correction to Linda's testimony. The proposal - the proposed plan that the high school presented showed games Monday through Thursday. Most of the activity Monday through Thursday is for games not just practices. It's not a mere incremental change for the neighborhood. High school events are intense. And the field is within sight and ear shot to hundreds. This proposal involves a major change to the quality of life for everyone who lives here. The field is nestled in the middle of a residential neighborhood. While it's home to the huskies who I applaud, everyone who is here to be involved in this I really appreciate both the -- appreciate both the people here in -- from the high school in support the lights as well as the athletes here in opposition to the lights. It's also home to young families and senior citizens, renters and homeowners, 240 residences within one block. I have a paragraph and a half. So more telling perhaps is that despite testimony of the negative impacts of the neighborhood during the ZBA hearing the high school did not attempt to decrease the intensive use they originally proposed it's about long term consequences other communities not with similar historic or architectural considerations and none so close to so many have installed lights many with restrictions via a Special Use Permit. And their experience is that these restrictions are eroded over time. Oak Park is no exception because we stand here before you debating a second lit's field years after lighting the first one neighbors would be placed in an ongoing adversarial relationship with the high school. It's about dinner times and kids bed times and the expectation of returning home from work to a quiet evening at home. It's how we live side by side with consideration and respect for each other and our Village processes. We urge you to support the Plan Commission recommendation and vote against the lights. Thank you.

>>PRESIDENT POPE: Thank you, Terry. Next we have Valerie De Priest. Valerie?

>> I'm Valerie De priest and I live at 312 northeast Avenue where I've lived for 16 years. My husband and I moved to Oak Park in 1986 for its diversity, it's location, its fine schools and family friendly neighborhoods. When we bought our present home within a block of the high school, we chose an environment that was busy and lively during the day. And quiet and peaceful at night. We've come to realize that this is an essential trait of our community. And something that most Oak Parkers treasure. In this neighborhood we raised our child, developed friendships, remodeled our home, planted gardens and invested in our community. Being Oak Parkers has become an important part of our identities. I have to tell you that this battle over the lighting of the stadium has shaken that identity to its core we moved into a neighborhood that enjoyed a cooperative relationship with our high school. In a Village that had shown a deep commitment to the needs of families and for their investments in their homes. It has been hurtful to be publicly vilified for defending a way of life that most Oak Parkers enjoy and few would give up. It takes so little empathy to stand in the front yard of a home on the 100 block of north Linden and imagine the unfair burden these lights would create for families living there. It takes so little empathy that I've heard proponents of the lights say they can understand why the neighbors propose them would you choose to live next door to a neighbor who some 60 nights a week blocks one's view with the evening sky with high powered lights would you choose to live next door to a neighbor who has loud parties every week during the spring and fall or regularly creates noise and traffic congestion during the evening hours. I have never had it happen to me and I hope it never does. More importantly I wouldn't wish it on anyone. I have no new information to add to what you already have before you. But I do have a few questions for you to consider. What is the meaning of our Comprehensive Plan if we ignore its central tenet of maintaining the livability of our residential neighborhoods. What is the point of having Zoning Boards -- zoning standards to guide land use and protect the residents if we choose in the end to ignore them why do we convene as the Zoning Board the historic preservation commission if we don't respect their research and findings and finally why should a family choose to make a life here and invest in a home if we are unwilling to maintain the livability of their property, their street their neighborhood. My neighbors and I understand the desire for these lights. It is not wrong to wish for things. But I would submit that every day we are faced with decisions in which what we want is in direct conflict with what we know to be right and to be best. A wise philosopher said the chief cause of unhappiness is giving up what we want most for what we want at the moment. What do we want most? I hope it is to continue to be a Village that preserves what works for us. That looks out for each other in a spirit of empathy and that maintains environments for families to thrive. The character of our community will be evident in this decision. It should not be a difficult one. Help us put this behind us and let the healing begin.

>>PRESIDENT POPE: Thank you very much. [Applause.] We now have three individuals who are opposed motion to accept starting with Donna Wigel. And then we'll have Mara Blesoff and then Attila Wieninger.

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>> Good evening I live at 170 North Elmwood I've lived there for 15 years five children two of whom have gr from river park - Oak Park and River Forest and senior, a freshman and ten year old all athletes I would like to that Village Board for giving me the opportunity to speak in favor of the stadium lights my family and I have already e-mailed you in the earlier part of this week and I will not reread that e-mail. Therefore to respect of your time my speech will not be all three minutes. But once again, I am asking you and encouraging you to vote yes to light the stadium. Not only for the good of our students and many of them who you see here but for the good of our own community. I am a neighbor close to the high school. And as you know not all the neighbors are against the lights. In fact the majority of our neighbors that live on the 100 and 200 block of north Elmwood are in favor of the lights and have signed a petition to support the lights. As neighbors who live in close proximity to the high school we wholeheartedly support the stadium lights not only for adding the much needed practice space for our student athletes but more importantly for creating an important sense of place for the high school. And our community at large. We firmly believe that the addition of stadium lights will not alter the character of our neighborhood. Our neighborhood. It and always will be a busy and bustling place. We live on the Farmer's Market block. The site -- despite the perceived inconvenience of a 7 a.m. start and 7 hour long market days with constant car and foot traffic, my family and I love the Farmer's Market. You may ask why and I will tell you because it's a great community event. Here we get to see our family and our friends. Meet new people from the community and meet our children's friends. The same goes for all of the ball games and sporting events along with the ice show at Ridgeland commons and the other many events that are held at pilgrim church these are all wonderful community events and so will Friday night games at our stadium. Our duty is to make you're community a better place. We wholeheartedly believe that lighting the stadium will allow the villagers of Oak Park and River Forest to experience another sense of place. By watching our children play sports in a lighted stadium. We thank you the Village Board for your time and effort on this issue. And wish you the strength to vote yes and create a new sense of place for our community. [Applause.]

>>PRESIDENT POPE: Okay. Mara Blesoff.

>> Hi, I'm Mara. I live at 318 South Humphrey Avenue. I've lived there for 18 years. You might be wondering why I'm a little overdressed. My -- I just came from the -- my softball game and we won just so you guys know. [Applause.] Which yeah I'm still kind of excited about because we effectively clenched the West Suburban silver softball conference Championship. [Applause.] Just explaining my attire. But speaking of the West Suburban conference some things you may or may not know is that Oak Park and River Forest High School is tied for the most sports out of a 14-school conference. We are also tied for the most turf sports in that same conference. Something else you may or may not know is that we rank 12th in the number of turf facilities available for those sports so what does this mean? This means that we have the most sports and almost the least amount of facilities available. That puts an enormous burden on our athletes. And you know being one of them I've played field hockey and softball won't even be affected by the lights but just being a student and being an athlete there's a tangible result that can happen there. The lights would provide additional game and practice times. Safer field conditions than using the Park District fields as well as opening up the Park District fields for other activities and use in the communities and other events. It would save money on buffing and also it -- bussing and also it would allow an onsite trainer to be there all the time. I cannot stress to you as an athlete how important that is. I mean these are -- these are your children. Not my children. Your children. Maybe one day. I am the children though. But it's really important. That's a huge safety thing. Is additionally it provides other athletes in season having a 5:30 or 6:00 o'clock game start allows them to come support their fellow athletes and not it allows athletes to come but other students I'm student Council President and our previous speaker mentioned that it's -- there are no tangible results with these lights and I can tell you that having time to go see a play or go see our orchestra stand show or to go see a club that I'm not a part of because of my athletic commitment is a huge benefit to me and other athletes and the same goes to those same people who are dancing or acting or in a language club or any kind of club to be able to come out and support their friends while maintaining their commitments in the school. That's a tangible result. I can honestly tell you that it doesn't just open up time for other students and athletes but families, as well. It's really important you know the ultimate goal of leaders is to build community. You guys know that probably better than anyone. And to be able to incorporate students and families into these games, that's so important on so many levels. Emotional and as well as on the fields. Working parents who can't make their kids games. Siblings who are in school or have other activities. These are tangible results. I don't know where I'm at three minutes but in conclusion --

>>PRESIDENT POPE: You're all set.

>> All right. You know, it's -- you can't please people. You can't please everyone when trying to do the right thing and that's very hard and as my capacity -- my short time as student Council President that's a lesson I've had to learn and I can only imagine what it's like for you. But I would really like to stress to you the importance of this not just for athletes. Not just for students. Not just for families. But as a community. And I address you tonight not just as an elected representative students not just as an athlete not just as a student but as a member of this community. You can see the youth has turned out in numbers. I've been at meetings before and it's consistent. And you can't put a price on that. [Applause.]

>>PRESIDENT POPE: Thank you, Mara. Atilla?

>> Good evening Village of Oak Park trustees on behalf of Oak Park and River Forest High School we apprecise service to our community and thank you for the care and diligence that you're taking as a public body in the process rendering a decision regarding your community's high school requests and application. Simply we are requesting a tamendment and Special Use Permit for the installation use of light poles not to exceed 100 feet and lights for the high stadium only while at times a bit contentious and political this is our Democratic process and this is Oak Park. And serving both the process and your community well. In June of 2007 when I returned to the community after a 22 years.

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stadium only while at times a bit contentious and political this is our Democratic process and this is Oak Park. And you're serving both the process and your community well. In June of 2007 when I returned to the community after a 22 year hiatus someone told me that the community had changed and they said that it had changed in this way: They said that not everything about everything had been said by everybody in Oak Park yet. Well I can tell you after one year it's actually a year and two days when I submitted the initial application there has been exhaustive testimony about this issue and I think everything about everything about these lights has in fact been said. On behalf of our community high school we want to be very clear with you as trustees and with our neighbors in the community we understand the issues on the one hand we see a significant benefit for kids in the high school for the larger Oak Park community with the installation and use of stadium lights. We the high school have need for the lights. To expand the use of our stadium field for the growing number of athletes and teams over the past few decades so that we will remain competitive with comparable high school athletic programs. Progress often requires change. Lights on the stadium is the progress that comes with an increased number of athletes, the highest number of team levels in our conference. More practices on a quality field. Additional practices on campus rather than off campus and even marching band practices on that field. The benefits of the school also includes increased community involvement with the school. On Friday nights and other game nights. Savings on transporting students to other field sites, increased student spirit and morale. A revenue generator for the high school. A revenue generator for Oak Park businesses in the immediate area, including the Avenue. On the other hand we also see the concerns of our schools neighbors with the installation and use of stadium lights. The impact of the lights. The light spillage into the front yards and onto homes. The number of late night events per year. Light shutoff times, litter traffic and safety. In filing the application we outlined what we have and will continue to do to make any adverse conditions as minimal as possible. To that end specifically these are but a few of the steps we have taken during the course of the past years Plan Commission hearings in our initial applications we imposed on ourselves 11 conditions and then through the process added a 12th condition and revised the others. The conditions included but were not limited to 9 fall games and six spring games shutoff lights by 10 p.m. for the football games shutoff lights by -9S p.m. for other games shutoff lights for 8 p.m. for practices which is consistent with the current south fields no evening practices games or events on Saturday or Sunday nights no use of the lights by any non-OPRF group or event and the development of a lighting policy which applies to both south field and the stadium which we submitted. In addition to the above we stated with strongly our intent to work closely with our neighbors and the Oak Park Police Department to develop a security and safety :... plan a comprehensive traffic and parking plan a cleanup plan and the replacement of the current stadium sound system which we have put aside \$25,000 in this year's budget for that purpose. All of these to mitigate the adverse impact for our neighbors. We will do everything in our power to work with our surrounding community. Especially our immediate neighbors, the Village, students, spectators teams and visitors to ensure safe clean orderly and least disruptive days and evenings when the liabilities are used my professional experience is with a close working collaborative experience with the schools and agencies such as the police most issues are resolved and satisfactory accommodations are made while there's a period of adjustment during the first year especially in the fall schools learn to be respectful of the neighbors and neighbors find the lights not to be the large nuisance they imagined so there's a balance between the high school's need and the impact on our neighbors of the but there is also a greater good. The benefit for this community lights are a public benefit because it will benefit the greater number of citizens. Finally because everyone involved has a strong desire to resolve these issues, we believe that stadium lights will meet the high schools needs benefit the greater and larger community and that we can together with our neighbors successfully meet the challenges that lights in the stadium have and make it a positive addition. We are committed to making that benefit a reality. Thank you. [Applause.]

>>PRESIDENT POPE: Thank you. Okay. I'm going to ask Chairperson Bolte of the Plan Commission and Craig Failor the Village planner to return to the mic. And again just highlighting the motion that we have in front of the Board is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Linden Street to deny the applicant's request for a special use and zoning ordinance text amendment approval and approve the vacation of East Avenue and again that's option I out of the 4 options that we have. Option 1 is to accept the motion to deny. Option 2 is to reject the motion to deny without conditions. Option 3 is to reject the motion to deny with conditions and option 4 is to refer back to the Plan Commission for further hearings. With that I want to open it up to my colleagues to go around and ask questions for clarification purposes here. And I will start on my right with Trustee Johnson. Ray?

>>TRUSTEE JOHNSON: I am the lucky one. Should I call for a break now? Let's see. I want to go back to what seems to be a bit of a pattern in that we have some contradictory evidence before us and I think we just heard an allusion to that by Mr. Whitener who referenced a comprehensive parking plan but you mentioned earlier that Planning Commissioners actually had some concerns about the traffic and parking issues in that the study that was completed did not actually address all of the concerns that may — may not be in fact quote-unquote comprehensive can you elaborate on that point, please?

>>CHAIRPERSON BOLTE: Certainly first off it didn't look at any of the pedestrian movements. And what kind of additional -- maybe this isn't a traffic issue maybe this is more of a police issue. But for example the -- we mentioned that the

Farmer's Market has crossing guards I'll call them for lack of a better term. So those pedestrian issues really weren The fact that the residents on Linden particularly have the whole street is made up of cars on the Saturday games. the concerns were well during the day that's a very congested and a hazardous area to try to maneuver it would be in the evening but then what about the prohibition of parking on those streets as part of an evening -- so that the res

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themselves might be able to have visitors and whatever those kind of things weren't addressed plus it really wasn't -- we didn't feel that the standard of minimizing impact on locale streets, the Comprehensive Plan standard was fully addressed in that regard. We should have gotten a discussion and we didn't want to become traffic engineers on site so we felt maybe some more counts, maybe some more observations were necessary before you could -- you knew what the right strategy would be. There was no conversation with the Village. Nor pilgrim about the availability of those parking lots for evening games. It was just assumed that they were there. And they were sort of free. We know that's not true. So that needed to be done. Plus there was -- one of the businesses I think it was -- it was a dance studio on South Boulevard I think it was.

>> Between Lincoln and South.

>>CHAIRPERSON BOLTE: The coordination of what their events might be and the impact of their having -- they are having available parking for any of their performances really wasn't explored. And there was no attempt to hide it. It just wasn't addressed. So we felt maybe that was something that could be looked at, as well. And then just general need if at all for parking prohibitions like I mentioned Linden. Those -- just that sort of thing so that those --

>>TRUSTEE JOHNSON: Did the Plan Commission walk through some potential conditions that would indeed address some of those things that were not addressed.

>>CHAIRPERSON BOLTE: We mentioned a few of them but we didn't want to get into the role of being presuming how the traffic should flow or anything else we felt we needed traffic engineers to do that so we felt that needed to be -- I guess I would characterize the traffic study as being -- what it did, it did modestly well except for some of the follow-up on parking availability but it needed to be expanded so there are some things it needed to do. Some of the recommendations were to have a drop-off zone. Was to have written communications and guidelines for students and parents visiting the student from other parts of the region who were familiar with where parking was so those things were great and they were part of the initial study and we said we didn't think there was anything wrong with those recommendations. There just weren't enough of them and enough detail.

>>TRUSTEE JOHNSON: One more question I know you're going around. The other question in regards to the actual impact of the lights themselves. Did the Plan Commission feel that the technology provided by the vendor for the lights is indeed state of the art which would reduce the spill of lights onto homes to the greatest extent possible? Or were there other factors that should be taken into account to limit that impact?

>>CHAIRPERSON BOLTE: Well I think we -- most everyone -- I think every one of the commissioners went to one of the locations that was suggested by the vendor. Some of them were not the recommended lights. There were like several generations the newest generation which was what they were proposing for the high school. Those were available at Evanston. I happened to see a version that I guess was a previous version that was at oak lawn. And if you went to that school and then went to some other school that just had sort of I'll call it open lighting you can really see a significant difference. I happened to walk around the houses at oak lawn. I mean it was -- it was a significant I want to say protection from the residences but these were supposed to be even better. I think the problem we had with the illumination study as we said at the last minute we realized they had the wrong plat they were working with so everything had to be moved I think it was 25 feet -- 10 feet. So while the lighting people thought that they could meet the illumination study that we saw, we would have felt more comfortable if we would have had it you know in front of us to really see. So I think that needs to be ensured.

>>TRUSTEE JOHNSON: Thank you.

>>PRESIDENT POPE: As we go around is to give each member of the Board roughly three minutes to kind of ask questions and get answers and things so keeping questions tight and answers tight is much appreciated. Colette?

>>TRUSTEE LUECK: Sorry; one quick question first. The placement of the lights as described in the finding of facts, is that the accurate placement? Or is that the placement that's in the application that's wrong? It's in the --

>>> It's in the application because we don't know where they need to be.

>>TRUSTEE LUECK: So there is no final determination of where the exact placement of the lights would be.

>>PRESIDENT POPE: Craig?

>> CRAIG FAILOR: The application was ten feet off so we know that it's ten feet from where they are actually proposing the lights to be.

>>TRUSTEE LUECK: In which direction.

>> CRAIG FAILOR: Is needs to go further east.

>> East, right?

>> CRAIG FAILOR: I'm sorry --

>> PRESIDENT POPE: Which standard are we talking about? Which light standard?

>> CRAIG FAILOR: The southeast --

>>PRESIDENT POPE: The southeast corner.

>> Southwest corner.

>>TRUSTEE LUECK: Moved which way.

>> CRAIG FAILOR: It showed the light ten feet further east so it needs to go ten feet further west.

>> But they designed the location based upon the illumination study and the stands and the existing structure that's there. So I don't know that we are in a position to presume that just moving it ten feet will do the job. They may have to look at it - I don't want to speak for Mosco.

>>TRUSTEE LUECK: I know that it's the high school's responsibility to prove their case. I also know that there are times where the Plan Commission earlier on in the process will look at the record and say: 'There's information missing here that we're going to need to make our final determination. Was there ever a time when you considered asking for some of the things that you felt weren't completely addressed? And how do you resolve that balance?

>>CHAIRPERSON BOLTE: One of the commissioners early on asked several times for a noise -- more information on noise. And in fact and particularly on the sound system. And the response that we had was as the superintendent mentioned that they put in money into the budget of the for the development of the sound system but there was never any study done to determine what kind of mitigating factors that Mr. So I think for that particular commissioner she repeatedly said when we were having our final negotiations that that was a big turning point for her. She had asked several times and didn't feel that she had any response.

>>TRUSTEE LUECK: So how do you understand that the application came to you without that level of detail being flushed out?

>> You're asking me why they resubmit it had without addressing that?

>>TRUSTEE LUECK: Yeah.

>> I don't know the answer to that. I suggest you ask the school.

>>TRUSTEE LUECK: I know. But I can only ask you.

>>CHAIRPERSON BOLTE: I don't know. And we did not accept any of the testimony from the ZBA hearings. So one of the reasons we weren't going to you know go over 1600 pages or whatever it was but we also felt you can't cross-examine the written word so we asked for fresh testimony in all cases.

>>TRUSTEE LUECK: One more question because I'm probably running out of time. The thing — the application is — is written as if the stadium would only be used for sporting events but there's no language that I saw that would rule out other kinds of events that you might host in a lighted stadium.

>>CHAIRPERSON BOLTE: Those were some of the conditions that the school put on their original application was it would only be for the sporting events.

>>TRUSTEE LUECK: Well but when I read what's in there, the list of conditions, what it says is teams, groups and events. So I wasn't sure that that actually meant only sporting events. Because you could have an event — an event could be — I don't know. You could go graduation at night. I don't know. Drum and bugle corps.

>>CHAIRPERSON BOLTE: We were only assuming the sporting events that were mentioned and that were requested.

>>TRUSTEE LUECK: Okay. That's all.

>>PRESIDENT POPE: Jon?

>>TRUSTEE HALE: Thank you, President Pope. Ms. Bolte here is the thing that I don't get. I spent a lot of years on the Plan Commission. Several of us actually up here have. And I read through the entire set of materials that we got over the last couple of weeks. And I guess my general question is: Be that as it may in terms of what was presented and what you felt that you did or didn't have in front of you, my experience has always been that a Plan Commission can nonetheless use the information that they have in front of them to put conditions on an approval. So I'm a little unclear as to why there was a sense that you couldn't do that. Or -- I'm sorry to ask a two-part question or is it the case and I don't know that it's been that clear in what you all have said so far. Or was it the case that you have here you have seven commissioners. You need five votes out of that seven in order to approve the application with conditions let's say. You had four that supported that idea as I understand it.

>> CHAIRPERSON BOLTE: That's correct.

>>TRUSTEE HALE: So you had three that were essentially saying: No go. We don't want to go through conditions. That's it.

>>CHAIRPERSON BOLTE: Right and I think if you look at the first vote which was to -- was it maybe the second vote to deny, it was 3-4. The 4 -- did not want to deny the application. So we did have 4 votes with -- we had 2 -- what was the first

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one? 3-4.

>> 3-4.

>>CHAIRPERSON BOLTE: Okay. I can't remember which one was that. 3-4 to approve as is.

>>TRUSTEE HALE: Without conditions.

>>CHAIRPERSON BOLTE: Right. 4-3 we went with some conditions. So we still -- we couldn't get a fifth vowed to approve the conditions. But we were much farther away from having a no vote you know just a simple no vote. Am I making myself clear? I'm not sure.

>>PRESIDENT POPE: Craig.

>> CRAIG FAILOR: I was going to say in the last vote that was taken there was one commissioner who was interested in voting with the conditions. But she felt that she didn't any information back from the high school to make any kind of support for that with conditions. She felt that they didn't even listen to her. So that was one of the concerns that she had and that's why she didn't vote in support of that. Had there been some interaction with her on that request, she may have voted differently. But because she didn't get the answer that she did at that time she didn't feel — if she didn't get it now she didn't want it later or if it would even work so she wanted the answer before she voted.

>>CHAIRPERSON BOLTE: And that was the sound system question that you raised earlier. That was asked several times and very early on in the presentation and the presentation of materials. And in fact in the applicants case.

>> And was it ever --

>>TRUSTEE HALE: Was it officially asked of the applicant.

>> Yeah.

>>TRUSTEE HALE: I mean the chair did you say we would like to have more detail on sound.

>>CHAIRPERSON BOLTE: Yes, we did. And we sound it several times. And even as we got closer to the end of the discussions, the same commissioner made it very clear that she wasn't getting an answer and she wasn't very satisfied that -- and very -- leaning towards the school at all in terms of her concern -- addressing her concerns. But you point you made, trustee, is we were operating on a two member shortfall.

>>TRUSTEE HALE: So just to summarize, there would have -- there were four members of the commission that were prepared to move forward by specifying a set of -- by conditioning approval.

>> Correct.

>>TRUSTEE HALE: On a set of conditions. But never got to the point of saying exactly what those conditions would be because you didn't have the votes.

>> We made them the ones I summarized in my opening remarks and the ones listed in the findings were the ones we identified the more comprehensive traffic study for example so those were conditions but we still couldn't get the five votes.

>>TRUSTEE HALE: A more informational traffic study whereas the high school should submit a study or was the condition we want to see a comprehensive traffic plan in place before the lights are . . .

>>CHAIRPERSON BOLTE: Right. One of our conditions was to establish a neighborhood Advisory Committee which would meet with the high school to monitor the impact of the athletic facilities. We also had a condition with the advisory committee that the high school would hire a qualified industry professional to address a public address system that was -- the list goes on and on. I won't go into it the OPRF would work with the neighborhood and neighbors to eliminate the disruptive flow of traffic and we previously had some more specific elements on the traffic study itself and what it should include. I'm trying to find it. I'm not finding it. But it was in our original findings a little more honing in on what we expected that traffic study to be but the key thing is you have an Advisory Committee that helps you identify the concerns. And those are the concerns that then that traffic study would be responding to. Not some unending limit of concerns that come up so you had to have some scope to it. Restrictions.

>>TRUSTEE HALE: All right. Thank you.

>>PRESIDENT POPE: Jan?

>>TRUSTEE PATE: I had kind of a comment question for the chair. And then I have a question for manager Barwin. But chair Bolte, I think that something that we can take from this for down the road and I think it applies to the ZBA, as well. And this was something that I came across in one of the e-mails that I was reviewing up to this event. It does -- does it -- I don't want to put words in your mouth. So can you just speak to the situation of trying to work on a decision like this when you were down several members of your commission? Because I think we really need to as a Board try to make sure that the commissions that have hearings before them are as fully staffed as possible at all times. Because in both cases those issues have created further issues which I think have just made this that much more difficult.

>>CHAIRPERSON BOLTE: Yeah and I think one of them is just in a scheduling of meetings because we have to have a quorum or five persons in attendance to hold the meeting and we did have double meetings almost every month. We would

have been able to have more frequency of meetings perhaps in that time period if we would have been able to get the required in attendance. So that's one issue. And that plagues us any time we're down on the number. But I think it is very difficult. Because -- and then the people who aren't there of course listens to the tapes and everybody did listen tape they weren't able to be at but when you deal with complex issues it really comes into play than going over some

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one or two meetings because it's an ongoing discussion so you want that continue news for participation and we would have been in terrible straits if we would have lost a number for any reason because we were already sort of on the edge. But I think because the votes were really close and I think the ZBA had the same situation, they were down members. They were not able to reach their required majority in their case as well as ours and I think if we would have had two more members or the one more member because we had the recusal we would have perhaps had a fifth vote on any kind of votes.

- >>TRUSTEE PATE: I think that's something we need to really think about in terms of process and lessons learned.
- >> Particularly those that come to you to make decisions that have hearings.
- >>TRUSTEE PATE: Manager Barwin, related to costs, I know that you surveyed a number of different departments in the Village that might be impacted by any additional cost or anything vis-à-vis what we normally do in support of the high school can you speak to that a little bit about what you found.
- >>VLG. MGR. BARWIN: Assuming that night games would attract more visitors than the day games have we are estimating that each game would probably require between 1500 to \$2,000 worth of Village community cost to police the event, put out barricades if those are warranted. Hire back additional police power to deal with traffic and the sounding neighbor and to move pedestrians before and after the game. So I'm pretty solid on that estimate of 1500 to \$2,000 per night game.
 - >>PRESIDENT POPE: Okay. Thank you, Glenn?
- >>TRUSTEE BREWER: Thank you, David. My question I guess goes right along in line with that because my chief concern is basically the impact on Village resources. So as part of the traffic study, was there any acknowledgement of the use of Village resources in order to effectively mitigate any traffic issues in the community? I mean I noticed that Dr. Wieninger in his presentation just a few moments ago and forgive me if I mispronounced that name talked about working with police in order to mitigate such issues. And I would like to know if in the traffic study that was actually mentioned.
- >> I don't believe that there was any calculation of a cost or you need three more officers. You need you know five of those or six of those. Pardon me? No. And Craig's recollection is that it didn't, either. It talked pretty much about attorney moments and parking who was on the street parking and that kind of thing. So I think that is a question that when we heard the report from Evanston, the representative from the high school there told us about the number of ambassadors in the school that they used and the number of additional traffic control people and so on. And I don't know what those numbers are, they are in our report but not in the findings of fact but they did share with us some calculation of the number of people they needed.
- >>TRUSTEE BREWER: I believe it was because after reading the information about Evanston that's what raised the question for me if this information might have been available to you as the Plan Commission and also to the high school, basically why wasn't that at least looked at as a possibility.
 - >> Yeah, it wasn't.
 - >>TRUSTEE BREWER: Thank you.
- >> They did share with us some information that we did have some discussion and opposing system on how much electricity would be used by the lights.
 - >>TRUSTEE BREWER: Okay, thank you.
 - >>PRESIDENT POPE: Thank you. John?
- >>TRUSTEE HEDGES: Thank you, David and thank you and your commission. For spending so many hours on this. It's commendable. I had it's -- kind of questions on a different area. But what's been discussed here as intrigued me a little bit. The lack of completeness I guess in the application. Are those kind of things correctible? I mean one of the options we have is to send it back. Is something like that correctible in a second round if they were -- and I'm not quite sure if there was a reason they didn't do a sound study. I mean was there a cost factor or was it just -- it apparently didn't tell you why they wouldn't do it.
- >>CHAIRPERSON BOLTE: I don't know if I would use the word correctible. I think more complete sound study, a design proposal for a speaker system. More traffic analysis can give us a better handle on the impacts. Then it's a question of the benefits. Are they -- are they compensated for by the -- or are the impacts compensated for by the benefits? And I don't think we can answer that. Until we know what those are. I think that everything can be addressed, though. I think there is a possibility of providing more information and more complete information on the impact.
- >>TRUSTEE HEDGES: One of the things I think was mentioned by one of the speakers that's also kind of created an interest in me when I was reading the material but I didn't see anything specific on it was the economic impact of the businesses in Oak Park and Lake. It could go either way. There could be so much traffic and people are say well I'm not going

to go down there for dinner this Friday night because there's a football game or there may be a who will bunch of p to football games that are going to stop to have dinner beforehand and/or afterwards was there any material I misse through the material on that.

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- >>CHAIRPERSON BOLTE: We didn't have any testimony from the Avenue businesses. But that is one of the points that the superintendent made that he felt was -- would be of an economic benefit to the community would be that that would impact happen.
- >>TRUSTEE HEDGES: Also the football game could take up all of the parking in the area and could be a negative, too. I called Craig a couple of days ago and asked him this question. It was if there's some context of comparing this quite a few request to the other kinds of requests that the Plan Commission made. Is this a reasonable request? Does it fall into the category of things that may normally be approved or does it fall off the scale.
 - >> You mean the lights or some of the shortcomings?
 - >>TRUSTEE HEDGES: The project itself.
- >>CHAIRPERSON BOLTE: I would say it's definitely unique usually we are dealing with a bus that doesn't exist and it's being rehabbed and there's a question of you want to build 18 units when the underlying zoning says 12. Or you want a variance from a setback requirement because you're building a multiple use building instead of overlying zone but those are easier to evaluate.
- >>TRUSTEE HEDGES: You're going to be looking at the Walgreens those kind of things and the mixed use building that would have been just west of there that hasn't been started. The Plan Commission went through all of that. Is that the same concern concerns and you -- concerns you get from -- is.
- >> A larger scale the Walgreens was a big example of a project that the developer and the applicant did an exceptional job working with the neighbors okay.
- >>PRESIDENT POPE: Thank you, John. I share John's concerns about the question of how to be able to address some of the issues that you've identified as kind of outstanding issues and share that question of whether if it were to be referred back to the Plan Commission if that's something that could be reasonably addressed. One of the concerns, though, that I think that exists is this process through multiple venues has gone on for a significant amount of time. And I think that the interest of the community is well served in bringing it to a conclusion one way or another after an expeditious timeframe here. And so I guess one question might be if there was a referral back to the Plan Commission from your perspective having sat through all of these hearing processes, what what might that look like in your mind? And what would be involved in that sort of consideration process that might move forward toward a decision?
- >>CHAIRPERSON BOLTE: Okay. I think there are three pieces because I don't think -- and I don't think you will just sort of throw it back and say, you know, try again. Because you may have nine members of the Plan Commission gone. No. Seriously, though, I think there are three key things that a referral could include that maybe there's -- well there's four excuse me. One is this Advisory Committee. I think we heard from Evanston and all my professional experience is that when you have a group working with you, it's a lot better. When everyone is told they must sit down at the table. And so -- and then you raise the questions, what are the concerns, here is a list, here is a list we're working on. We're moving on. So the Advisory Committee and that became an ongoing activity I think it's beneficial because we heard questions about the south field lights not being monitored so I think that was a little bit of a concern. The second one would be this improved traffic plan, traffic study. And there is where you would also -- you would have things coming out of the hearings but I think you give the residents and the school or anyone else who has a thought what the list of additional things looks like so that's a quick scope of work development task. The third is the speaker system. And speaker/sound impact. Because I think there's the speakers but then there's also something that we raise that the individual that the opposition was presenting I don't think had the expertise in that is sound kind of mitigating development or walls or whatever that could be -- greeneries, whatever it might be to help the general sound because everyone agreed that speaker sound is different than crowd sound so we want somebody that's a professional in that field and maybe it's the same professional that can do the sound system but maybe not so maybe that's two separate pieces. And then the third -- the fourth one is the illumination study. We really do need to see that as Mosco's claimed they could the light spillage is minimized and that even by moving the poles wherever they have to move them that there's no significant increase in light impact. So those are the things that I think would be a narrow focus. I mean it's still a pretty strong list of things to accomplish and then of course the direction from you all as to how much you want the Plan Commission to be involved as a monitor of that or anything else.
- >>PRESIDENT POPE: Okay. Regarding the issue of the Advisory Committee just a quick comment that that that is in fact the way that things worked when we set up the clean indoor air subcommittee with the Board providing direction that we were going to adopt a clean indoor air ordinance and we wanted the parties on both sides to figure out how that ought to work and what the recommendations ought to be. That's helpful. One other question which is we've heard and it's in the testimony, as well. Individuals indicate that some of the neighbors believing that 60 nights is too much in terms of the use of the lights. But a question about whether the high school considered decreasing the intensity of use as a result of the opposition and a suggestion here tonight that they didn't offer that at all, is that something that came up to your recollection during the course of

the hearings.

>> CHAIRPERSON BOLTE: I don't recall.

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>>PRESIDENT POPE: Because the split between games versus practices, I mean, the question here was raised games, again, one side suggests there are more games another side suggests there are nine spring games and six fall games that's 60 -- that's certainly not a majority but one side is representing it potentially as a majority and so the question is was there any substantive consideration of the possibility of reducing the total number of lights by cutting back for example on practices.

>>CHAIRPERSON BOLTE: We didn't discuss cutting back on practices. It wasn't raised. And I think the practices except for the very late evenings and I don't know that we have it here. The -- they gave us a calendar with sunset times. And so some of those early evening, early in the season as you would think you know the lights may be on a half an hour, 15 minutes, depending if at all if there's a cloudy day or not of course as you get later into the winter then it would be different and the fall.

>>PRESIDENT POPE: In September it was like one day or something, one hour.

>>CHAIRPERSON BOLTE: Yeah, something like that. Yeah to some extent you know the school could have the students there practicing until it was dark without any light discussion at all. And I think that -- I think we were sort of -- some of us were thinking that the light is not that big of a deal on some of those lights.

>>PRESIDENT POPE: We've gotten a chance to go through questions why don't we take a five minute break we'll do comments and then direction. Okay? Thank you.

(Five-minute recess)

>>PRESIDENT POPE: Okay. We're back. Thank you very much for continuing to hang with us through this short break we've had a request actually from each side in this discussion to take three minutes to provide clarification with respect to some of the items that have been presented here this evening again just for everyone's benefit the Board's responsibility is to make a determination based on the information that's already provided in the record. It is not even permitted should it so desire to accept new testimony or new facts being presented so this is merely an opportunity for each side to be able to provide clarification in light of what's been discussed here this evening and the questions that the members of the Board have raised. So with that I would start with the group that is in favor of the motion to accept the Plan Commission's recommendation to deny and ask you to come forward please introduce yourself and your affiliation or connection to this process.

>> Thank you, Mr. President and members of the Village Board I'm Mark Sarges I represented the residents group twice, both at the Zoning Board and at the Plan Commission and now briefly here. I think some great questions from this Board about why wasn't more information asked for on certain points. Is this incomplete application correctible? I'll say this: From my standpoint having represented groups and also being on a Zoning Board myself in DuPage County, I've never seen a text amendment and a special use application be brought to the decision makers without even critical input of a land planner. I mean this is a major change in your community and your residential and historic District no land planner twice. We had essentially a school having a sneak preview before the Zoning Board of the process of having the issues brought not just lights but also noise. And I think twice the school has not brought a noise consultant or engineer into the process. We asked at the beginning of the Plan Commission because of the great expense that was undertaken by the residents we asked in a formal written request I think those were in your packets for independent experts to be brought into the picture. Whether it be paid by the Village or in most communities paid by the applicant at the request of the commissioner Board. Those requests were denied. So as the residents we asked for the type of information that I think you're seeing was not in this record. And I guess our point there is that there's been ample opportunity not just before the Plan Commission but before that and in our requests for this very kind of information to try to really analyze this application and weigh these competing interests. The fact is this school has grown over the years but the point that was made at the very end of the hearing is that the school activities and the growth has never encroached upon the evening of this community of that residential neighborhood it has never encroached this would be a major change and it was never addressed by the school. Finally I think as a matter of process that was mentioned by a couple of Board members, there are no specific light or noise standards that you have in Oak Park. Now I don't know how that's played out in the past but for something like this of a high intensity use the Village will be at a major disadvantage to not have specific standards that you could apply and enforce if necessary. The applicant even without those standards in place, the applicant had an opportunity to bring south field measurements that were actually in place. You have to wonder why the applicant didn't make those measurements to prove out whether the light spillage was there or not. So in tenns of process, we think there's some real questions there. This is a unique situation so we've asked those important questions at the beginning of our second hearing we never got answers there's been ample opportunity.

>>PRESIDENT POPE: Thank you very much now we would ask those who are opposed to the motion to accept the Plan Commission's recommendation to come forward, as well.

>> Thank you to the Village trustees for just allowing both April and ourselves to maybe respond to a couple of things. There was a question about whether or not the conditions included just athletics or other events. The conditions are very clear. Only athletics. So there shouldn't be any mistake about that. Secondly it is true that the plat that was used by Mosco originally was one that was a developed one that had a proposed track around it. However, Mosco has said that they will absolutely stand

I think as Colette said, Trustee Lueck said, we need to -- I think everyone needs to understand that when we get a d especially like the one that we have, which is frankly a mixed decision from the advisory body that the respect for t is built into the process. That's one of the reasons why we have to have five votes to do something different from w Commission suggests. So I think the respect is built into the process. When you have something coming up to us for

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Plan Commission, it's, you know, you can accept what they recommend or if you're going to go the other way, it has to be a super majority. You know, my view is that we should approve lights with conditions because I do think that the high school has established the desirability of lights and that it will contribute to the general welfare of the community. And you know we could go into that idea further. But I think that that's the clear conclusion that I draw from this. But at the same time we need to make sure that we mitigate the serious concerns that have been raised. And hold the high school as Trustee Johnson said responsible to living up to some pretty high standards of behavior and management of the light situation. So you know talk is going to turn to conditions. I think — I don't disagree with anything that's been said so far. I do think that the high school's 12 conditions that they have outlined are a good start. In addition to parking plan and paying the costs of all the mitigation efforts and working it out potentially through some sort of Advisory Board that — or advisory group that's going to flesh out these conditions as we move forward.

>>PRESIDENT POPE: Great. Thank you, Jon. Jan?

>>TRUSTEE PATE: Well again as you move down the row here so many good things have been spoken so I want to take a little different tact but I do also want to thank everybody who is here this evening, everybody who put in hours and hours at the various commission meetings and hearings and to everyone who did take the time to e-mail us. I think that public participation really is a Hallmark strength of our Village. And it's not always easy. It's often very time consuming but I think it's something that we can all be very proud of. And I'm particularly happy that we had so many young people with us this evening. Because I think it's important for you to see how and why these decisions are made. And the time and effort that folks do put into it when it's something that affects your lives and you're at the high school for a certain number of years and then you move on but all of the rest of us sometimes think about the community in different ways. And it was good to have you here tonight. And some of what I want to say this evening will reflect on you. And I know some of your colleagues had to go because you have classes tomorrow but I hope you'll take the message back to them. I personally in -- am in agreement with my colleagues because I don't like to base my decisions on fear. And a lot of the content of the e-mails and the conversations that I've received were about individuals who were very afraid of things happening. And that's why I think the conditions are so important because I don't want people to be fearful of what's happening in their communities and in their neighborhoods and in their homes. If don't think that fear has been a part of this community's history in terms of how we've moved forward making other difficult decisions. I also have a lot of faith and this is where the young people come in. Because while you hear people talking about the traffic studies and the lights and all of the things that are out of your control, a lot of what happens at these night games and the way it's perceived by the neighbors by your neighbors because when you attend the school you not only have your neighbors at home but you have your neighbors who live around the school. A lot of what happens is going to be based on how all of you I don't want to say behave but how you attend those games and the way you leave the stadium at night and the way you treat your neighbors when you go to and from the game and you will set the tone from that. A lot of you were here in your football jerseys and football players are leaders so I hope you take that seriously. I work with young people every day so I don't want to be -- to fail to be supportive of our young people and let them know that this is an opportunity that -- that we have really put a lot of faith and trust in them and hopefully once you see this citizen process you'll come back to Oak Park to live because you'll see it's a place where you were educated and where your thoughts and inputs are welcomed and appreciated. I think that's really important. But I also have a lot of faith in the neighbors, too. And I think that I've just seen Oak Park work through so many things that I think we can do this. And it's been a very interesting evening this evening. I also want to say that I came into this meeting this evening a little bit fearful. And I just really do want to thank everybody for the tenor and tone of the way this meeting was handled this evening. It's made it a whole lot easier from my standpoint.

>>PRESIDENT POPE: Thank you, Jan. Glenn?

>>TRUSTEE BREWER: Thank you, David again I would like to echo comments from all of my colleagues thanking everyone for your attendance here tonight and for all of your passion and time you have spent on this issue. I understand and appreciate the idea of precedent. It is important as a theory that we acknowledge the work of the bodies below us. However, I am concerned when asked to make a decision based on an incomplete record and that's what I believe we have before us I believe we have an incomplete record and I believe we have one that doesn't allow us to make a reasonable right hand decisions based on what we see before us. I am of the find that I think that I agree with the idea that this possibly should go back to the Plan Commission and look for the additional information and — to touch on the idea of fear so that — and I believe residents bordering the high school should not fear going back to the Plan Commission because it may also present the opportunity for providing greater guidance to the high school and in fact we may find out that some of the things that the high school intends to do as it relates to putting in the lights cannot be done or will have to be done at such an expense that the high school may not want to do it. So I think that by sending this back and answering some of the information that we've already discussed, would in fact allow us to make a more right hand decision. And would actually give the residents the opportunity to

find out what are those answers to those questions that remain open at this time. That's it. Thank you.

>>PRESIDENT POPE: Thank you, Glenn. John?

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>>TRUSTEE HEDGES: Thank you, David and also my thank you's to everybody who has participated here the evening. I don't think I've seen a situation that has been at such a clash. I mean you see it - it's like there is no in between ground and you see it on all of the boats of all of the commissions and everything else. They are all split, I don't think I've seen it in that veracity before either on this Board or in other public service that I've had. I agree with Trustee Lueck. The sound for me is the issue. I think that's the one thing you can't kind of deal with. You can put a new sound system in. And it may in some ways reduce it, the overflow into the neighborhood. I mean the spillover is kind of the next thing. But that just doesn't seem to have the prominence of the others. I think the other issues that have been dealt with or have been discussed were the security and litter and parking although those kind of things can be dealt with if there's enough resources put in to do it. There is a tradeoff here. We're trading I assume Saturday noise for Friday night noise. So you can have quieter Saturdays if that happens. I don't know if that makes much difference. Although there just seems to be so much information missing that questions that I had what I wrote down when I was going through this, some details and sometimes the devil is in the details of terms of how the sound system is going to work is it just going to be for varsity football games those three or four nights a year or is it junior varsity are they still going to have the sound on Saturdays and things like that. So to me -- and I guess to what -somewhat what Glenn was talking about, it just doesn't seem to be a finished product. It's hard to - you know to make a decision when you just don't seem like you have all the information. The kind of conditions that I think I would be interested PH seeing if this goes forward would certainly be sound oriented mostly PA system, varsity games only keeping traffic all the way off of Linden from Lake to Ontario. Obviously making sure there's sufficient litter pickup, security, traffic controls and all that kind of thing. And the one thing it's kind of close to my heart is Gary Bowling came and Mike Grandy who are both good friends of mine spoke about the Park District and that's one of the things we haven't said is if the high school moves off of those facilities, that opens up a lot of community use that simply hasn't been available. And also a more quality use because high schoolers are much harder on soccer fields than - and lacrosse fields and things like that than the 8, 9, 10 year olds so I think that's probably one of the positive things that hasn't gotten too much mention. Our school superintendent mentioned athletics only but I also notice marching band is in there and I don't know if that's considered an athletic event or are they going to practice at night where it's going to be a problem and obviously a new sound system. So I -- you know I just agree with Glenn it's very hard to make a decision when you just don't seem like you have a finished product that you're looking at to try to deal with.

>>PRESIDENT POPE: Thank you, John. Maybe reactions first to a couple of comments that have been made. There was a question raised about kind of the composition of the Plan Commission that's referring it to us that we have this issue of seven people voting, four people voting in favor of the Special Use Permit. Three people voting against it. But that being insufficient to make it a recommendation. That's because the total composition of the Plan Commission is nine members. And so you need a -- an absolute majority of the total number of commission seats, whether those individuals in all nine seats are voting or not. In this case one individual was not voting because they had recused themselves from the hearing process because of a connection to the high school. And another individual had initiated the hearing process and had sat through the first six months and then had a family medical issue that forced them to temporarily step out of their Plan Commission responsibilities. And so when this process started there were nine members. All of whom could have sat to hear it. One of whom elected to recuse himself so we ended up in a situation where there were seven individuals to hear this process. All the way through. And you needed five of those seven to be able to make recommendation. Another issue that comes up that I think is very important because people talk about the zoning Board of Appeals process. And then the Plan Commission process. And it's very important to understand that the standards against which the Zoning Board of Appeals evaluates the type of requests that come in are substantively different than the requirements are that the Plan Commission was using and particularly on a key criteria the variation standards, standard No. 4 is that the proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. And if you split it right at that or the injurious to other property or improvements in the neighborhood raises the quo of whether or not it has any -question of whether or not it has any negative impact at all which is a very different standard than the special use standard which is the application that came in front of the Plan Commission and that standard No. 2 is the proposed building or use will not have substantial or undo adverse effect upon adjacent property the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health safety and general welfare so in that case when you're talking about the neighboring properties you're talking about a substantial or undo adverse effect so we're no longer talking about any impact. We're talking about a substantial impact or an undo adverse impact. That's a much different sort of standard and it makes it easier in this instance for the Plan Commission to hear that and to come to conclusion that while there is an impact - and I don't think anybody will sit here tonight and deny there isn't an impact to the surrounding neighbor that it doesn't rise to the level of being a substantial or undo adverse effect but it raises the question it gets us to the point about then having a discussion and mitigation. It appears that at the outset the high school was forthcoming with a set of conditions that they would apply to themselves. In my opinion some of those conditions don't go far enough. The ones that my colleagues have ably identified I think are all absolutely appropriate to incorporate. And I appreciate Dr. Wieninger's comment with respect to paying for the cost_of the additional police presence. There is an additional item which is a standard part of any alley vacation that would

occur anywhere in the community which is that there's an economic cost associated with vacating an alley and I wo certainly expect that would be addressed in the same way with any other applicant who would be asking us to vacat that there would be a limited appraisal to be done to identify a dollar amount and that would be a cost that would be

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There is another question because I agree with the comments that have been raised here. Regarding sound. That inyou're not going to be able to mitigate the sound. And I think that's a real material impact. That to me doesn't mean that the intent of the application to install lights ought to fail. But it does mean that there ought to be other benefits that flow back directly to those affected and impacted neighbors. And I would recommend just a suggested set that would include some physical infrastructure improvements regarding street scaping and landscaping and other things immediately around the high schools property and in particular around the stadium and the area on Linden to be able to help improve the quality of the physical infrastructure and the esthetics of the street that impact people on a daily basis. I think that those sorts of efforts to reach out by the high school and to be a good neighbor to all of its surrounding residents would be very well received. And the last one has to do with this question of intensity of use. In the findings of fact that we have, it actually -- the comments notwithstanding the 66 hours, it's 66 hours but it is over 60 days is the way that it's laid out in the findings of fact that we have. It's one day in August, 14 days in September, 11 days in October, 13 days in March and 17 days in April and 4 days in May. And so I think there's an impact there that we ought to be thinking about and I'm not sure that going from 0 to 60 is the right answer here. I agree with everything that I've heard from the -- in particular from the very able President of the student body who was communicating about the importance of fostering school spirit, fostering the opportunity for students, parents to be able to come and watch games all of that makes a lot of sense to me and I think the idea of helping to support games that can be conducted at night can have a very important community spirit and family and neighborhood impact. At the same time I'm not sure that I'm completely sold on the idea that all of the other days that are required for practices to be able to extend practices into the evening are as important in terms of community impact. It seems that there's some kind of broad based agreement around the idea that some sort of advisory input ought to occur and some sort of connection between the school and the community on an ongoing basis is helpful. Another area where there's agreement I think are the elements that were identified by Chairperson Bolte regarding the speaker system and being able to work effectively to be able to mitigate the sound issues, with the illumination study and make sure that the modifications are as Dr. Wieninger mentioned minor with respect to the study as it was presented. And that as John Hedges mentioned the traffic and parking plan addresses some of the key needs of the residents immediately surrounding as well as the broader sort of area during the times when there would be significant impacts. We have in front of us a motion to accept the Plan Commission's recommendations and findings of fact as proposed to deny the applicants request for special use and zoning ordinance text amendment approval and approve the vacation of East Avenue. It would seem that the first item here tonight, Ray, would be based upon what I've heard from everyone to vote on this item. And then subsequent to that to put a motion on the table reflecting what we've heard from my colleagues.

>>VLG. ATTY. HEISE: It's an appropriate place to start.

>>PRESIDENT POPE: Okay. So with that motion on the table I guess let me just make sure that people feel comfortable with that but the idea would be to vote on the motion to accept the Plan Commission's recommendations, to deny the application. If that is voted down, as I envision it would be based upon the comments of my colleagues, then we would move to a subsequent motion to act in a different fashion. So there are questions first about that. John?

>>TRUSTEE HEDGES: So if we voted to accept the Plan Commission's, that would just send the discussion.

>>PRESIDENT POPE: That would end the discussion full stop and there would be no lights. Any other questions on this item? Okay. Terry, if you could call the roll, please.

>>TRUSTEE HALE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HEDGES: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: No. So it raises the question and I think I heard two or three people who were open to the idea of referring to the Plan Commission to address the conditions issue. But I guess I want to get clarity around that first. Because having decided not to accept, we have three remaining options on the table. As possibilities. One is to reject without conditions. Another is to reject with specific conditions and we've articulated a significant number of those and a third is to refer back to the Plan Commission for hearings and — at which we could provide some specific direction. And I just want to ask about that last one first and see if that kind of goes off the boards, if it does. So why don't we just kind of run around the table and just see if folks are interested in referring it back to the Plan Commission or not.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE PATE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HALE: Yes.

>>TRUSTEE HEDGES: Can I ask a question? If that happened can the Plan Commission look at this in a lim rather than a full blown -- yeah I think I would like to --

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>>PRESIDENT POPE: If we direct it that way then yes. And that would be how I would go about it, as well. But with the majority not preferring to do that so we'll take that off the table. So now we have reject without conditions and then reject with conditions. I assume I know the answer about reject without conditions. But let's run through that one, too, reject without conditions which means we going to just move forward.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: Okay. So we are all in the same position or page with respect to rejecting but with explicit conditions. We probably ought to start with -- yeah, I'm sorry. No to reject the Plan Commission's recommendation to deny. And in so doing we -- no. Well, we did reject but we haven't applied specific conditions.

>> Mr. Heise it's rejecting the Plan Commission recommendation. And approving the application for the Special Use Permit. With conditions.

>>TRUSTEE PATE: Don't we have to direct Ray to write findings of fact.

>>PRESIDENT POPE: Yes.

>>VLG. ATTY. HEISE: This is a direction.

>>PRESIDENT POPE: So right now all we need to get clear on is exactly what elements are included in those conditions. So I'm sorry; Glenn.

>>TRUSTEE BREWER: Quick question so you can help clear this up for me. Who would be responsible for making sure that the conditions actually occur and were put into place?

>>PRESIDENT POPE: The attorney will write them up for us based on the direction that we provide here tonight. They will come back to us. We would vote for approval. And then there would be -- they would have the force of requirements of the Special Use Permit. Should those things not be carried out the Special Use Permit is then immediately on its face null and void. And so it's incumbent upon the applicant to carry out the specific elements that are required under that Special Use Permit and at the same time there are likely to be interfaces with Village Staff or others who would help to facilitate the carrying out of those continues. Mr. Heise is that a fair assessment.

>>VLG. ATTY. HEISE: Yes it is. And in terms of who is going to administer that, that's really a determination that the manager would make to fulfill the Board's direction.

>>PRESIDENT POPE: Okay. All right. So in terms of conditions, we probably start with the ones that were agreed to and identified and proposed by the high school in their initial application, which is included in the materials that we've received. I'm sorry; thank you it's applicant Exhibit 19 from the original hearing process. Mr. Heise, would it be for me to read these into the record. Okay. So Item 1 and I'll read these and look around the table and see if there is concern about any of these concerns and we'll try to get clarity on these. Sorry, John.

>>TRUSTEE HEDGES: Just a question is there intent here to make the exhaustive list of conditions tonight? I have a concern about that. I have a concern that we're going to leave out a whole bunch of people who might have input into this that we're not going to hear. And I think that if we have an advisory commission or something like that, they ought to be our partners in putting this together, this list of conditions.

>>PRESIDENT POPE: Okay. Why don't I go this way first in reverse order since we've been going the other way all night. Jon and Colette and Ray.

>>TRUSTEE HALE: It seems the idea that's kind of going through my mind is that the conditions that we would step through, there are a number of them that would need to be fleshed out. I mean we're not going to sit up here and do the parking plan tonight. Right? So we can -- there are still guidelines we can provide in the conditions. And then the -- the advisory group is to help arrive at the specifics of that condition. I mean that's a fairly normal -- I mean the advisory group is not necessarily a normal outcome of conditions but it's or not the case that if there's a condition saying you need to develop a parking plan that's workable you know with some guidelines. So there are going to be a number of I think these conditions that an advisory group could work on and come up with. You know, the specifics on.

>>PRESIDENT POPE: John.

>>TRUSTEE HEDGES: What my fear is it's going to leave me with the same problem that I had the first time around is we're not going to have the information, the detail that I'm looking at to go ahead and approve this plan or you know approve the lights. And I agree that maybe we shouldn't micro manage this. But you know I guess I'm having a hard time getting by

that. I would rather see a set of conditions and have — make sure that everybody who should be involved in it is it and then be able to vote on that. But maybe it doesn't work that way.

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>>PRESIDENT POPE: That would have been provided if we would have referred it back to the Plan Commiddn't do that.

>> It was going to be my point it would be -- we avoid micro-managing so the commission takes it back and then can establish that Advisory Committee in conjunction with the residents and the high school in order to come up with a set of workable conditions rather than us sitting here tonight and trying to piecemeal you know one by one by one what exactly guidelines we should come up with not understanding all of the issues exactly.

>>TRUSTEE LUECK: I think we'll get to the same point in the end. I think -- I think it would be difficult for the Plan Commission to do that work. Because they can't convene the body that includes all of the representatives that they have to do. Because they are the hearing body and you can't be the hearing body and do the work at the same time. So they couldn't convene that work. The high school or somebody would still have to convene the work to do the work of developing the conditions and then it would come back before us so the process of who develops the conditions ends up the same to me no matter which direction we go. And you still you are approving it upon conditions. If you don't feel that the conditions have sufficiently been met by the time is comes for the final vote, you don't have to vote for it. So the -- this really puts the onus squarely on the high school to develop a plan that fleshes out all of the areas we've expressed concerns about and what they said was they didn't want to do it without the approval well we can give them the approval but they have to do that work or the approval doesn't stay.

>>TRUSTEE HEDGES: What's the function of the next step that approval you're talking about I mean if we approve the lights and say okay we've approved them. Is it contingent? When do you get the next bite of the apple to come back and say well no these conditions don't meet my approval and I don't want to vote for it. So how do you do that?

>>PRESIDENT POPE: Well this won't be a final action until we get something back from the attorney. Because he's got to redraft findings of fact that would be consistent with the direction that the Board provides. And a piece of that will also be definition of what those conditions are. Now if your question is does that happen in the next say four weeks but then at that point you still haven't worked through some of these other issues so those were attached as sort of conditions but they need to then be followed up at some point in the future, that's probably right in terms of where we are right now. And Mr. Heise, maybe the question is appropriately addressed to you that if we were to go down that path, what steps could be taken if any in terms of actually moving forward based on that understanding, based on the approval until you have all of those conditions addressed.

>>VLG. ATTY. HEISE: I don't know if this answers Trustee Hedges' question or not but it's certainly possible. You've got a lot of flexibility here. You can create this advisory group. They can manufacturer solid recommendations that can come back to the Board for final approval. That can occur. You can leave that authority ultimately with the neighborhood group. You have a lot of choices you can put timeframes on this if we have open issues looking at how much time certain things might take. What is going to require a technical assistance that might take a little longer. Certainly all doable And controllable.

>>PRESIDENT POPE: Okay. Colette?

>>TRUSTEE LUECK: The ad hoc group doesn't end when our vote ends. It's ongoing so you can put a traffic plan in place and the first football game you realize it has major flaws in it. Well you want the group to realize that and correct the plan. So I don't think your conditions are going to lock you into something that you have to live with for the rest of your life. I think you want your conditions to be — there's a group and a process that is going to be responsive ongoing to whatever issues come up. And we don't know what all those issues are going to be they might be things we haven't even thought of and some of the things we identified may end up being non-issues at all.

>>TRUSTEE JOHNSON: I was going to advocate for the baseline conditions which I think helps us move forward a little bit more expeditiously at least tonight which is to simply include which is already part of the public record Exhibit 19 from the high school which is their conditions in addition to what the Plan Commission created as conditions which is also part of the public record I don't see a need actually to reread those items back into the record but to say that's our baseline the high school and Plan Commission came up with the conditions. Our additional direction, if you will, is to create the environment for this advisory body to form. And I think we can -- we can set very wide parameters about that and move this really to the staff levels so our class which already includes traffic engineers, public safety experts, the high school administration clearly knows their campus better than any of us along with the neighbors working in partnership to work through these issues. And that's what I think we need to do tonight is move it into that direction and then flesh out those details will as Mr. Heise said come back to us with findings at some later date which I think our desire would be to say in the next 60 to 90 days.

>>PRESIDENT POPE: Mr. Heise any limitations with respect to doing that.

>>VLG. ATTY. HEISE: No. And I would like to mention that we're coming close to I think maybe our fourth annual meeting with the neighbors at Garfield and Maple. The more neighbors where we have an ongoing document, we have a point person in community relations up for neighborhood complaints. We have certain tasks assigned air monitoring with the Health Department. They have certain processes that they are required to follow if complaints come in. This is something that we do.

>>PRESIDENT POPE: Okay. Why don't I run around real quick and just ask how people feel about the idea establishing an Advisory Committee to be able to provide guidance with respect to some of these issues and to set a for them to work to come back to us with recommendations that would also be associated with findings of fact that we available for approval.

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>>TRUSTEE JOHNSON: Fully concur.

>>TRUSTEE LUECK: Yes.

>>TRUSTEE HALE: I think we need to make a distinction here normally the way something like this would work is we would approve the application with conditions. Those conditions would include the advisory group to do what we've said it needs to do which is take these conditions, flesh there out, make sure they are going to work and be in place before there's any - you know before some deadline. But I don't think that we should delay approval of the whole thing until every one of these conditions is completely fleshed out in total by an advisory group. That's not a normal -- it wasn't clear. I'm hearing something else.

>>PRESIDENT POPE: You're right because I said something different because I wasn't clear then to what extent can we approve lights at the high school subject to certain conditions to be influenced by an advisory commission but they are not yet articulated.

>>VLG. ATTY. HEISE: We have the right to do that. And we do that on a fairly regular basis. In our planned unit development ordinances where we will prove the plan unit development ordinance and we'll be forwarding landscaping plans or various kinds of plans to community design that are contingent upon community designs approval. I mean we can do that. You can issue the Special Use Permit contingent upon conditions that don't have to be finalized right now. But that we create a mechanism for their development.

>>PRESIDENT POPE: So we could say conditions to be determined by an Advisory Committee welcome up with the composition of the Advisory Committee and then they will be reporting back to us and they will be taking into account the different issues and items that we've identified here this evening.

>>VLG, ATTY. HEISE: Right and we'll pin down what we can. And we'll make those things that can't be determined now subject to that advisory group's approval.

>>PRESIDENT POPE: Can the membership of the Advisory Committee be something that we don't have to pin down to the last detail tonight.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Okay. All right. Are we okay with that.

>>TRUSTEE JOHNSON: Yes.

-->>TRUSTEE LUECK: Yes.

>>TRUSTEE JOHNSON: Yes.

>>TRUSTEE PATE: Yes.

>>TRUSTEE BREWER: Yes.

>>PRESIDENT POPE: Mr. Heise can you help me with a motion do we need a motion or do we just have direction.

>>VLG. ATTY. HEISE: I think a voice vote directing me to put together a set of findings with conditions that reflect the initial dozen amended conditions proposed by the high school in addition to the advisory group, the ad hoc group to implement those things. And we'll work them.

>>PRESIDENT POPE: Let's make sure that we — I want to make sure that we have it, though, as to consider the conditions that were included in applicant Exhibit 19. That include but shall not be limited to the conditions that are included in applicant Exhibit 19 as well as the other conditions mentioned here this evening related to the speaker system, the — and the utilization of it. The elimination impact on the surrounding neighborhood. The traffic and parking impact on the neighborhood. The issue of a point person for complaints. The issue of automatic shutoff of the lights. The issue of the overall intensity of use and the number of nights and hours where they would be used. The issue of paying for police presence. The issue of paying for the alley vacation. And the issue of physical infrastructure improvements with the possibility of street scape and landscape and street geometry questions and that's to include those for discussion it doesn't mean all of those are going to come back to us but it just says all of those that have been mentioned this evening will be considered by the group as well as other relevant items.

>>TRUSTEE JOHNSON: Just to be specific in addition to the Plan Commission conditions are already listed in the public record and I so move.

>>PRESIDENT POPE: Great. Is there a second?

>>TRUSTEE LUECK: Second.

>>PRESIDENT POPE: Does everybody know what we're voting on it was the articulation that Mr. Heise gave us with

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clarification on the questions.

5.8 >>TRUSTEE HALE: We have Exhibit 19. We have in the findings of fact the conditions laid out on motion 54/69 15 which is neighborhood Advisory Committee, qualified industry professional design a PA system for sound impa some overlap and this implement a plan to -- disruption and flow of traffic there's something also in here about flow of traffic but one thing that's not really listed in here is parking. So I mean we need to say that we're going to -- OPRF will work with

- the group and the Police Department to implement and develop a parking plan. >> PRESIDENT POPE: We have improved traffic and parking plan.
 - >>TRUSTEE HALE: It's not in here.
 - >>PRESIDENT POPE: It's the list I just read off.
- >>TRUSTEE HALE: I just -- just bear with me for a second because I think we do need to say that the parking plan ought to include the full utilization of the OPRF parking facility.
 - >>PRESIDENT POPE: No objection to that? Ray, are you okay to just accept that on the motion.
 - >>TRUSTEE JOHNSON: Yes.
 - >>TRUSTEE LUECK: Yeah that's fine.
 - >>TRUSTEE HEDGES: Are we putting constraints on this group by saying they have to use certain things.
- >>TRUSTEE HALE: I think they ought to be using -- that thing better be filled up if there's a good football game going on.
 - >>TRUSTEE HEDGES: You might start getting you have to do this and that.
 - >>PRESIDENT POPE: Consider full utilization.
- >>TRUSTEE HALE: This is my comment about President Pope's description about all of this is it started out pretty specific and then it got into in any issue we raise if only in passing tonight and acknowledge it was an issue the group should somehow hash out and I think that's where we're getting in danger here of opening it up to too wide of a spectrum here. So if there are any issues that the advisory group identifies that they feel they want to bring to the Board as a condition, additional condition, that's fine. Because someone mentions auto shutoff on lights well that's not practical on any of the nights there's games that might go overtime. Intensity of use --
 - >>PRESIDENT POPE: For practices and stuff it exists today on the south feed.
- >>TRUSTEE HALE: But it's impractical to say you're going to do it at a football game and intensity of use is an issue that I think the high school has reasonably established how they would use the field so I would be hesitant to say let's just open all that up for broader negotiation so I think we have to be careful at just making the whole thing too open-ended.
- >>PRESIDENT POPE: All of these with consideration and review with the understanding that they will come back with us that -- with recommendations that are seasonable and reasonable and accept real world needs that we can't sit here and anticipate tonight. Motion, second. Any other discussion on is this voice vote. All in favor of the motion as presented please signify by saying aye. (Chorus of ayes.) Any opposed, nay? Thank you. All right. So Mr. Heise, you've got that we will need to come back and provide some guidance with respect to the composition of the Advisory Committee my suggestions we get some input from staff on this as well as if the chair of the Plan Commission has any thoughts with respect to the nature of folks who have been involved here, staff comes back to us with a recommendation. We attempt to get that set up and codified say within the next week. Does that sound reasonable to folks? Okay. All right. Thank you all very much for bearing with us through this very long item. And again also for all of your involvement throughout this entire process. That brings us to the next item which is Item O.
 - >>TRUSTEE JOHNSON: So moved. I'm sorry; were you done.
 - >>PRESIDENT POPE: I was going to ask a question.
 - >>TRUSTEE JOHNSON: Oh.
- >>PRESIDENT POPE: I might be able to save us a bunch of time on this item just based on some of the concerns that I know exist. If people are willing to hear something. A number of concerns have been raised about the fact that one of the coowners of this property has other issues and other items active in the community that require work. That they are currently in violation. And that those need to be corrected. We have received information from staff that indicate that they are potentially in a position to be able to move those things forward. However have not yet done so. One approach to Item O might be for us to table this or to not put it on the table tonight. And to instead premise our reconsideration of this item on the successful and satisfactory completion of the set of outstanding items that exist with respect to the other projects that exist that this applicant has indicated he will address. So that is a suggestion based on some of the comments that I know have been raised up to this point regarding this issue. Mr. Heise, any problem with that?
 - >>VLG. ATTY, HEISE: No, sir.
 - >>PRESIDENT POPE: Tom?

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EXHIBIT D

Photometric Plan

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EXHIBIT E

Parking Restriction Plan

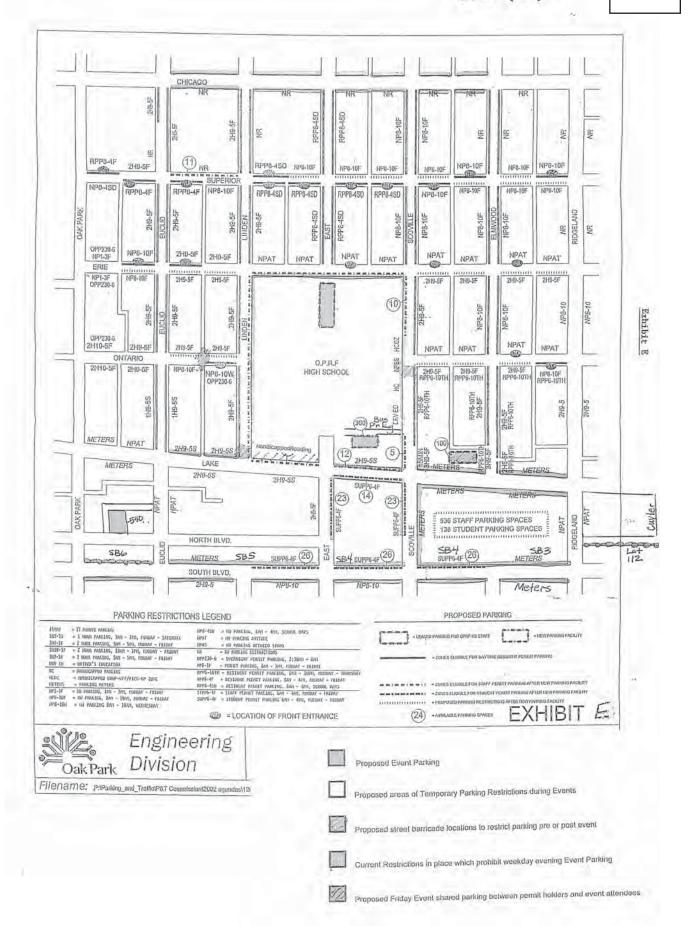
Parking Resources available for Special Events at Oak Park River Forest High School

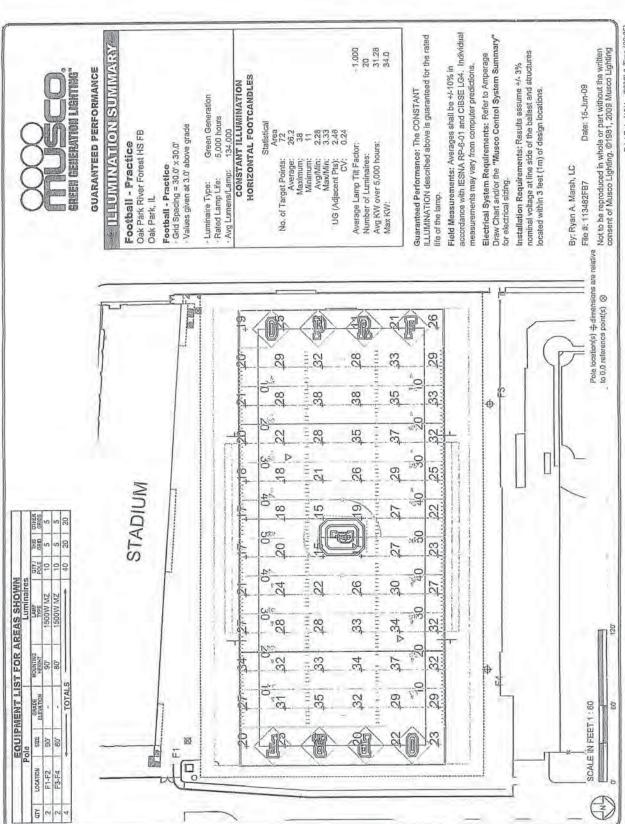
Parking Spaces
Parking Available for a
Space Friday Evening
Capacity Activity

Capacity	Activity	Description	
300	300	OPRE High School Parking Garage Intergovernmental Cooperation Agreement Adopted 3/10/03	
		Parking Fees estimate charge for 200 spaces at 50 cents per hour would generate \$400 per football game (4 hr avg) estimate charge for 200 spaces at \$1 per hour would generate \$800 per football game (4 hr avg)	
540	250	Avenue Parkling Garage (located on North Boulevard between Oak Park Avenue and Euclid) 3 block v	valki 📰 🚐 🗓
		Public Parking Garage with following rates	man Aproximation (Control
		0-1 hours free 1-2 hours \$ 1.00	
		2 – 2 ½ hours \$ 2.00	
		2 ½ - 3 hours \$ 3.00	
		3 – 3 % hours \$ 4.00	
		3 % - 4 hours \$ 5.00	
		4 – 10 hours \$ 8.00	
		10 – 24 hours \$ 10.00	
79	79	School Perimeter—school side only of Linden, Erie, Scoville and Lake (Scoville to East)	
10	10	OPRF Staff Lot (East and Erie)	
100	80	Lot-22 (Pilgrim Church) subject to Church approval	
, , , , , , , , , , , , , , , , , , , ,		Overnight Permit Parking Starts at 6 p.m. Mon - Fri Overnigth Permit Parking is 24 hours on Saturday & Sunday - excluding Farmers Market	and the state of t
58	58	On Street Meters on Lake Street (Ridgeland to Scoville) and on Scoville (Lake to North Bivd)	
		Rate 50 cents hour between 8 a.m. and 6 p.m.	
28	23 23	west side of Scoville (Lake to viaduot)	
10,5	10	riorth side of Lake (East lot Linden) LOADING & DISABLED ONLY	
75.6		north side of Lake (Linden to Euclid)	
26	26	southiside of Lake (East to Euclid)	
14	342	south side of Lake (Scovilla to East)	
23	23	east side of East (Lake to North Bivd)	
86=	85	southside of South Boulevard (Ridgeland:to Oak Park). Primarily open on-street parking only location for meters 8 am - 6 pm @ 50 cents per hr is between Ridgeland and Elmwood	
		Lot SB6 (north side of South Boulevard (Euclid to Oak Park))	
10-2		Overnight Permit Parking Starts at 6 p.m. (only 2 sold) with meters 8 am - 6 pm @ 50 cents per hr	
31	25	Lot 112 (on street enclave on North Boulevard between Ridgeland and Cuyler) Overnight Permit Parking Starts at 6 p.m. (only 6 sold) with meters 8 am - 6 pm @ 50 cents per hr Overnigth Permit Parking is 24 hours on Saturday & Sunday	
130	130	north and south sides of Chicago (Elmwood to Euclid).	
1446	1130	total	The state of the s
P T S TOP	1100	AVAII	VIII. III. III. III. III. III. III. III

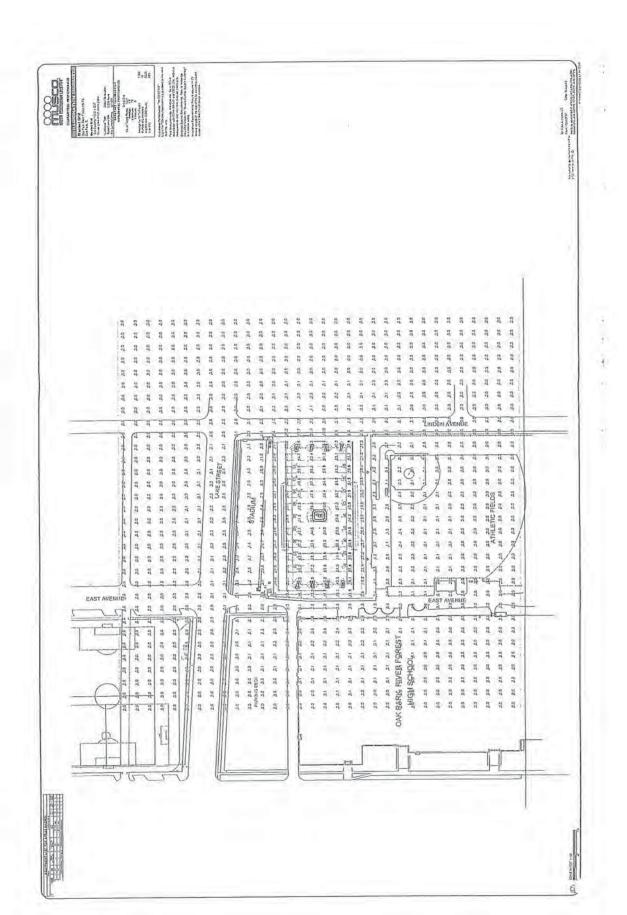
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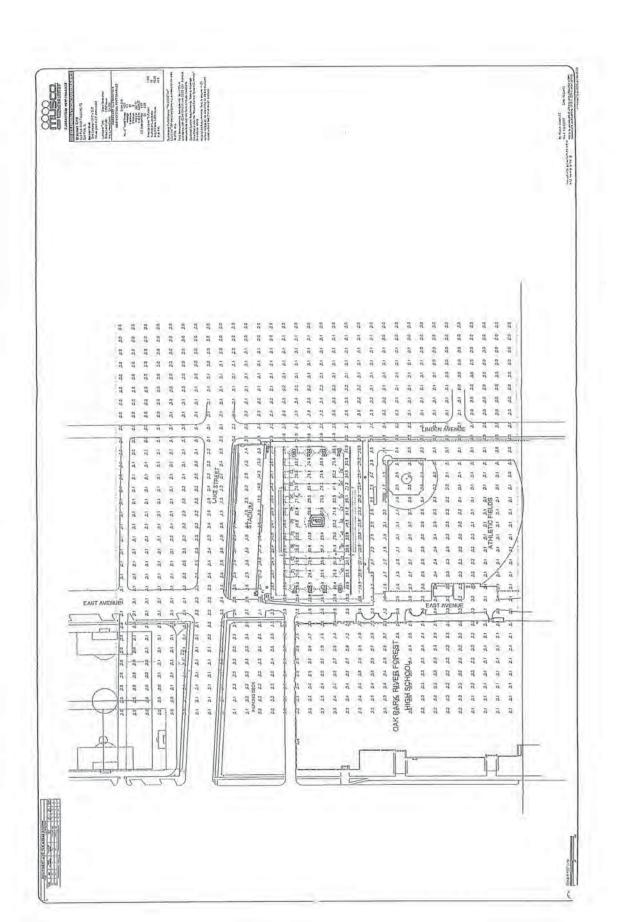
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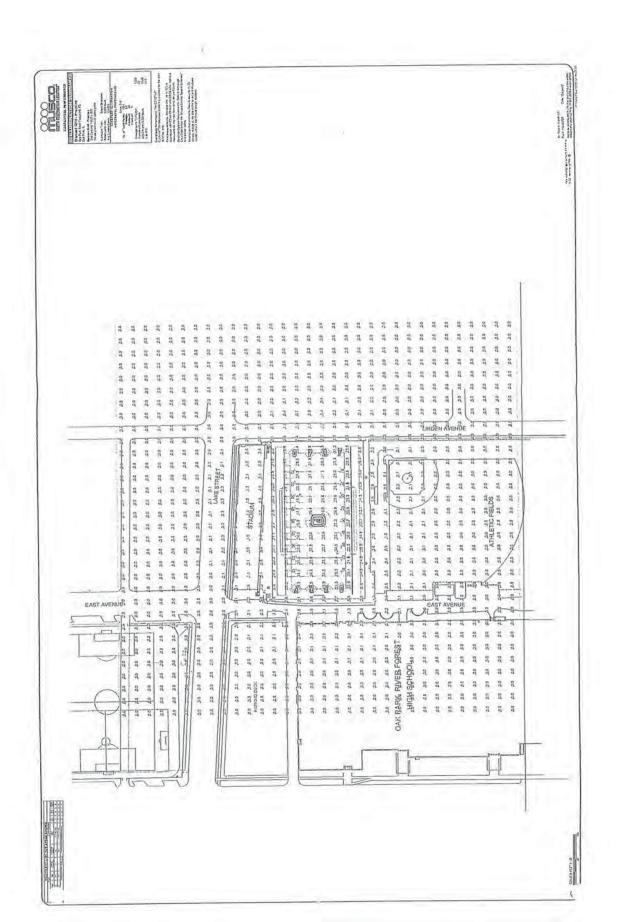


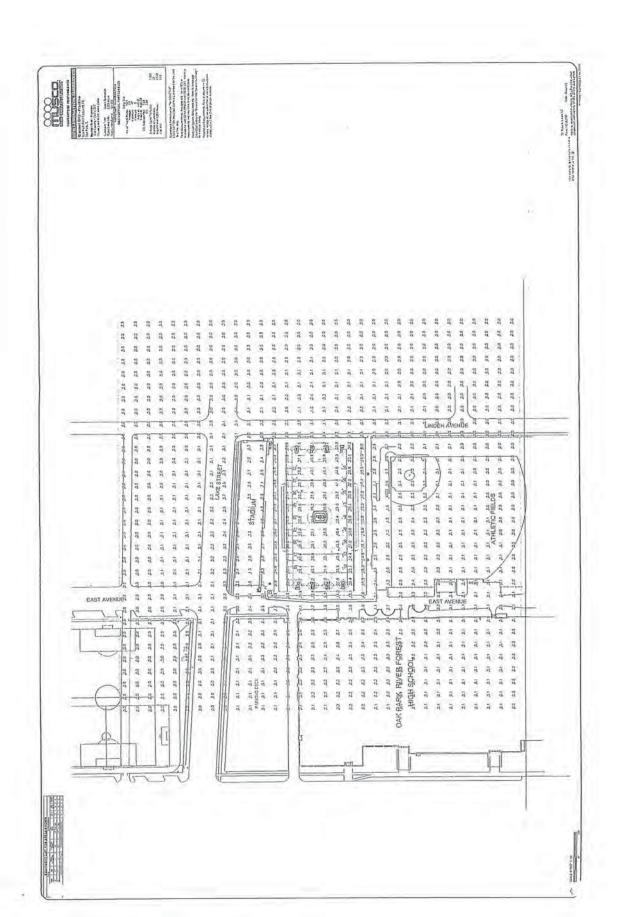


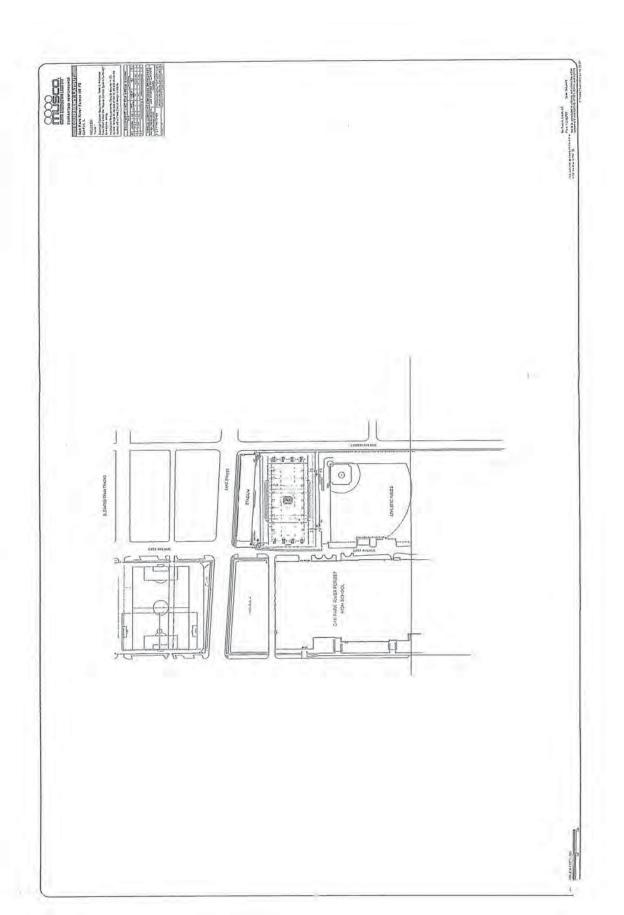
Print Date (15/Jun/2009) & Time (09:25)











CONTROL SYSTEM SUMMARY

Date: 06/15/2009 Oak Park River Forest HS FB Ryan Marsh Doug Miller 113482FB7

Control and Monitoring Digital

Typical Equipment

Digital Cellutar Antenna

Salester switches

CONTROL SYSTEM TYPE: Control and Monitoring Typical

Service Location: 1 of 1 Electrical #1

Scan;

EQUIPMENT LISTING

DESCRIPTION

24 X 72 1. CONTROL AND MONITORING CABINET

ΩΤΥ TOTAL CONTACTORS: 8 TOTAL Off/On/auto SWITCHES: 8

APPROXIMATE SIZE

SIZE 30 AMP

Additional Control and Monitoring Cabinet(s) (As required))

Control and Menitering Cabinet

meno

Distribution Fansi (Provided by Custome



Service Notes:

Notes:

- A. Voltage and phasing per the notes on page 2.

 B. Calculate per load, voltage drop.

 C. For more information on equipment, see attached drawings.

 D. Refer to instruction on advance for details on equipment mounting and conduit entry points.

 E. Power circuits (Wire #1-4) must be run in separate conduit from and conduit entry points.

 Power circuits (wire #1-4) must be run in separate conduit from non-power circuits (wire #5).

Page 1 of 3

Project Number: Project Name: Prepared By: Sales Rep:

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Date: 06/15/2009 Oak Park River Forest HS FB Ryan Marsh Doug Miller 113482FB7 1 of 1 Electrical#1 113482

Project Number: Project Name:

Prepared By: Sales Rep: Scan:

Service Location:

NA P
9
5
\$ 100 m
(20)
2
5
ŭ
- 1

	CIR	CUITS	CIRCUIT SUMMARY BY ZONE	3Y ZONE		
POLE	CIRCUIT	#OF FIXT	FULL LOAD AMPS	CONTACTOR SIZE(AMPS)	CONTACTOR	ZONE
F1	Zone 1	ı,	14.8	30	Ct	+
F1	Zone 2	2	14.8	30	C2	2
F2	Zone 3	ເດ	14.8	30	63	m
F2	Zone 4	5	14.8	30	C4	4
F3	Zone 5	ιΩ	14.8	30	CS	5
F3	Zone 6	22	14.8	30	90	9
F4	Zone 7	co	14.8	30	22	7
F4	Zone 8	ιΩ	14.8	30	82	00

IMPORTANT NOTES:

This design is based on 480 VOLTS 3 phase. If voltage is other, equipment costs may be affected. Contact your Musco sales representative.
 When 3 phase service is available, all 3 phases are to be run to each pole.
 One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit.
 If the lighting system will be fed from more than one service location, additional equipment may be required to each circuit.
 Enfrance hub and locknut materials must be die-cast zinc, copper free die-cast aluminum or PVC and must meet NEMA 4 enclosure sealing requirements.
 A single 120V control circuit must be supplied to each control system.
 A single 120V control circuit must be supplied to each control system.
 Size overcurrent devices using the full load amps column of the chart. Full load amps based on an assumed power factor of 0.9.

SWITCHING SCHEDULE

Customer Fleld Name

Practice Football Football

Zones 2,4,6,8 1,2,3,4,5, 6,7,8 Field Type Football Football INRUSH: 645,0 120V SINGLE PHASE (SEE NOTE 6)

CONTROL POWER CONSUMPTION

SEALED: 145,0

VA LOADING OF MUSCO SUPPLIED EQUIPMENT

Page 2 of 3

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CONTROL SYSTEM SUMMARY

/2009

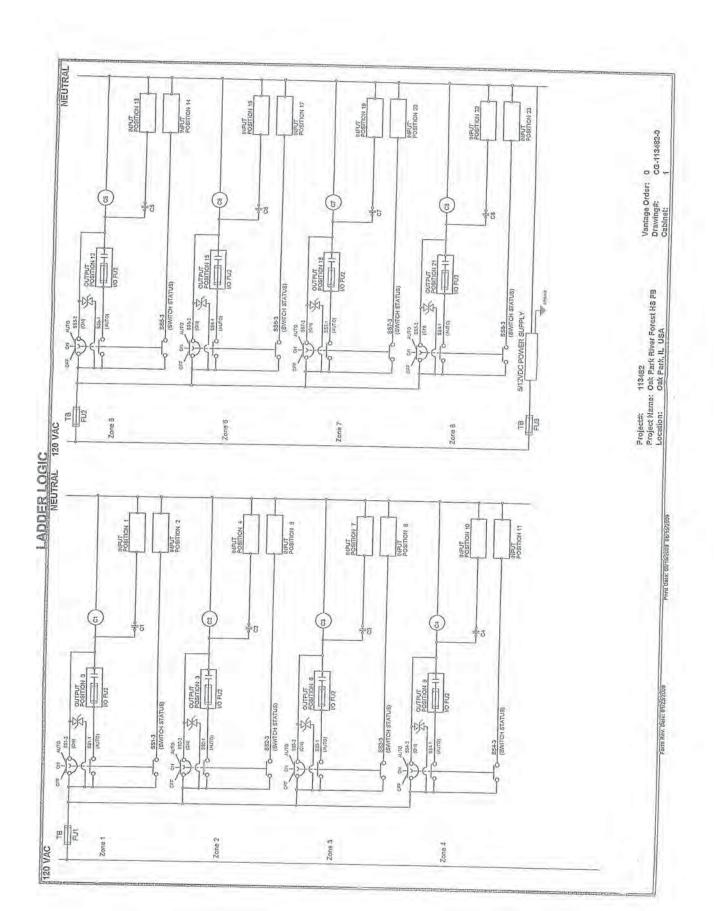
	Project Number:	113482	
-	Project Name:	Oak Park River Forest HS FB	SFB
6	Prepared By:	Ryan Marsh	
	Sales Rep:	Doug Miller	Date: 06/15/2
	Scan:	113482FB7	
	Service Location: 1 of 1	1 of 1 Electrical #1	

		ZONE SCHEDUL	m	
l i	1000	10	CIRCUIT DE	IT DESCRIPTION
ZONE	Selector Switch	ZONE DESCRIPTION	POLEID	CONTID
Zone 1		Zone 1	P1	5
Zone 2	2	Zone 2	FI	C25
Zone 3	3	Zone 3	F2	CS
Zone 4	4	Zone 4	F2	C4
Zone 5	20	Zone 5	F3	CS
Zone 6	9	Zone 6	F3	90
Zone 7	7	Zone 7	F4	C7
Zona 8	cc	70na 8	2.4	900

			PANEL SUMMARY	MARY		
CABINET #	CONTROL MODULE LOCATION	CONT.	CIRCUIT	FULL LOAD AMPS	DISTRIBUTION PANEL ID BY OTHERS	CIRCUIT BREAKER POSITION BY OTHERS
1	+	15	Pole F1	14.8		
		C2	Pole F1	14.8		
1	-	S3	Pole F2	14.8		
		Q.4	Pole F2	14.8		
	F	CS	Pole F3	14.8		
		Ce	Pole F3	14.8		
	1	C7	Pole F4	14.8		
-	1	C8	Pole F4	14.8		

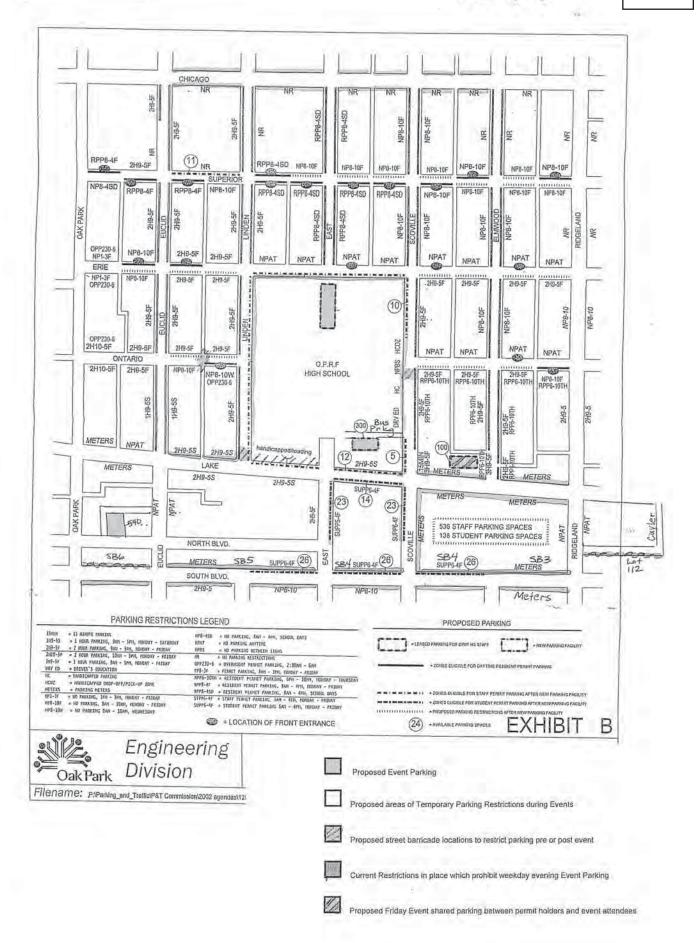
Page 3 of 3

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SNAC Draft 6/24/09

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ORIGINAL

ORDINANCE

1115-2 5.9 1/3

AN ORDINANCE AUTHORIZING AND APPROVING AN AMENDMENT TO THE ORDINANCE GRANTING A SPECIAL USE PERMIT FOR STADIUM LIGHTS AT THE OAK PARK RIVER FOREST HIGH SCHOOL

WHEREAS, Oak Park River Forest High School - District 200 ("District") is the legal title owner of the property located at 201 North Scoville Street, Oak Park, Illinois (the "Property"); and

WHEREAS, the Village of Oak Park ("Village") approved a special use permit for the Subject Property pursuant to Ordinance No. 2009-0-047 (the "Original Ordinance"); and

WHEREAS, the District seeks an amendment to the special use permit for the Property regarding field lighting for playoff games for the post fall and spring sport seasons; and

WHEREAS, the President and Board of Trustees has the authority to review and approve special use applications; and

WHEREAS, pursuant to Section H(2) of the Original Ordinance, the Village retained jurisdiction over the special use for future review and "possible amendment of conditions placed upon the special use;" and

WHEREAS, the President and Board of Trustees find that the request by the District is in substantial conformance with the adopted special use permit and that it is in the best interest of the Village and its residents to approve the proposed amendment and grant the District its request to include use of the stadium lights for playoff games in addition to regular season games.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Authorization and Approval of an Amendment to the Original Ordinance Granting the Special Use Permit. The Village approves an amendment to Section 3(H)(1) of the Original Ordinance which granted the applicable special use permit by adding the following bold and underlined language to Section 3(H)(1) of the Original Ordinance to read as follows:

H. Usage Plan.

 Stadium lights may be used a maximum of sixty (60) nights during the first year of operation and shall be further limited to use only during the ten (10) week fall sports season and the ten (10) week spring sports season. <u>Stadium lights may be used a</u>

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maximum of sixty (60) nights thereafter and shall be further limited to use only during the ten (10) week fall sports season, plus any applicable Illinois High School Association football playoff games and the ten (10) week spring sports season. The fall sports season shall include no more than five (5) regular Friday night football games, and any applicable Illinois High School Association football playoff games. Use of the stadium lights immediately following the Fourth of July holiday fireworks display is not subject to the limitations set forth herein.

- Section 3. Original Ordinance to Remain in Effect. All provisions of the Original Ordinance shall remain in effect, and the Original Ordinance is hereby amended only the extent provided herein.
- Section 4. Violation of Condition or Code. Any violation of any term or condition provided in this Ordinance or the Original Ordinance, and of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approval set forth in this Ordinance or the approvals set forth in the Original Ordinance.
- Section 5. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.
- **Section 6. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

ADOPTED this <u>H</u> day of <u>August</u>, 2014, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb	V	***************************************		
Trustee Barber	V		. 10 110	
Trustee Brewer	V			
Trustee Lueck	V			
Trustee Ott	/			
Trustee Salzman	1			
Trustee Tucker	1		and the state of t	

Trustee Tucker		and the second s
APPROVED this	day of Bug	<u>USY</u> , 2014.

Anan Abu-Taleb, Village President

Attest:

Teresa Powell, Village Clerk

Published in pamphlet form this 5th day of August	_ 2014.	1115-2 5.9 3/3
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Jeresa Powell, Village Clerk

Note: In regards to areas where the maximum exceeds capacity, the Village Code uses a standard 2 per vehicle for curb parking in order to allow large vehicles to maneuver in/out of a parking stall. I survey includes some compact vehicles parked which require less room to maneuver in/out of a park stall (and may be parked bumper to bumper).

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2015 OPRFHS PARKING USAGE SURVEY BOUNDED BY RIDGELAND TO OAK PARK AVENUE & CHICAGO AVENUE TO SOUTH BLVD		•	11, 2015 thru Monda M, 2PM, 7PM – exce	• • • • • • • • • • • • • • • • • • • •
ON-STREET	Capacity	Average	Max. Utilization	Min. Utilization
100 N Ridgeland (between Lake & Ontario)	30	6	12	2
200 N Ridgeland (between Ontario & Erie)	32	8	15	1
300 N Ridgeland (between Erie & Superior)	33	19	25	0
400 N Ridgeland (between Superior & Chicago)	20	5	10	1
100 N Elmwood (between Lake & Ontario)	48	8	12	5
200 N Elmwood (between Ontario & Erie)	33	3	6	1
300 N Elmwood(between Erie & Superior)	35	5	10	2
400 N Elmwood (between Superior & Chicago)	38	2	7	0
100 N Scoville (between North Blvd & Lake)	38	16	25	1
100 N Scoville (between Lake & Ontario)	36	4	8	0
200 N Scoville (between Ontario & Erie)	31	5	8	2
300 N Scoville (between Erie & Superior)	33	2	6	1
400 N Scoville (between Superior & Chicago)	38	3	7	0
100 N East (between North Blvd & Lake)	35	23	27	7
300 N East (between Erie & Superior)	32	3	9	1
400 N East (between Superior & Chicago)	34	6	10	0
100 Linden (between Lake & Ontario)	43	11	15	6
200 Linden (between Ontario & Erie)	32	21	28	2
300 Linden (between Erie & Superior)	29	1	3	0
400 Linden (between Superior & Chicago)	24	1	4	0
100 N Euclid (between Lake & Ontario)	40	11	17	6
200 N Euclid (between Ontario & Erie)	30	7	15	3
300 N Euclid (between Erie & Superior)	32	3	5	1
400 N Euclid (between Superior & Chicago)	32	2	4	0
100 N Oak Park (between North Blvd & Lake)	24	21	24	16
100 N Oak Park (between Lake & Ontario)	28	8	27	3
200 N Oak Park (between Ontario & Erie)	21	19	21	14
300 N Oak Park (between Erie & Superior)	29	19	24	13
400 N Oak Park (between Superior & Chicago)	14	9	14	6
400 Lake (between Ridgeland & Elmwood)	21	3	8	0
438 Lake (between Elmwood & Scoville)	24	10	24	0
500 Lake (between Scoville & East)	28	26	28	0
600 Lake (between East & Linden)	28	21	27	5
638 Lake (between Linden & Euclid)	24	16	19	12
700 Lake (between Euclid & Oak Park)	28	22	27	17
400 Ontario (between Ridgeland & Elmwood)	10	1	2	0
438 Ontario (between Elmwood & Scoville)	12	2	6	0
638 Ontario (between Linden & Euclid)	24	6	9	2
700 Ontario (between Euclid & Oak Park)	30	23	30	0
400 Erie (between Ridgeland & Elmwood)	12	2	3	0
438 Erie (between Elmwood & Scoville)	11	5	7	1
500 Erie (between Scoville & East)	13	7	10	1

600 Erie (between East & Linden)	14	14	17	0 11	15-2
638 Erie (between Linden & Euclid)	22	11	14	1 O I	.10
700 Erie (between Euclid & Oak Park)	29	21	29	15 1	
400 Superior (between Ridgeland & Elmwood)	22	0	1	0 4	2/4
438 Superior (between Elmwood & Scoville)	23	2	11	0	
500 Superior (between Scoville & East)	22	9	16	0	
600 Superior (between East & Linden)	23	6	16	0	
638 Superior (between Linden & Euclid)	25	1	8	0	
700 Superior (between Euclid & Oak Park)	25	1	5	0	
400 Chicago (between Ridgeland & Elmwood)	20	12	20	1	
438 Chicago (between Elmwood & Scoville)	22	17	22	0	
500 Chicago (between Scoville & East)	24	21	24	0	
600 Chicago (between East & Linden)	22	18	22	0	
638 Chicago (between Linden & Euclid)	22	9	15	0	
700 Chicago (between Euclid & Oak Park)	10	5	9	0	

2015 OPRFHS PARKING USAGE SURVEY BOUNDED BY RIDGELAND TO OAK PARK AVENUE & CHICAGO AVENUE TO SOUTH BLVD		-	11, 2015 thru Monda M, 2PM, 7PM – excep	-
Lot	Capacity	Average	Max. Utilization	Min. Utilization
112 (North Blvd N. between Cuyler & Ridgeland)	31	7	11	6
34 (South Blvd E. of Ridgeland)	31	11	17	7
SB3 (South Blvd Ridgeland to Elmwood)	23	10	14	6
SB4 (South Blvd Elmwood to East)	51	9	12	6
SB5 (South Blvd East to Wesley)	23	7	10	5
SB6 (South Blvd Euclid to Oak Park Ave)	10	6	8	3
SB6E (South Blvd Wesley to Euclid)	28	13	16	8
66 (North Blvd Bishop to East)	22	13	19	10

Note: In regards to areas where the maximum exceeds capacity, the Village Code uses a standar per vehicle for curb parking in order to allow large vehicles to maneuver in/out of a parking sta survey includes some compact vehicles parked which require less room to maneuver in/out of a parking that it is to be parked bumper to bumper).

1115-2 5.10 3/4

2015 OPRFHS PARKING USAGE SURVEY EAST/WEST STREETS ONLY BOUNDED BY RIDGELAND TO OAK PARK AVENUE & CHICAGO AVENUE TO SOUTH BLVD

Thursday, November 12, 2015 thru Monday, November 16, 2015 (TIMES: 11AM & 2PM – except Sunday)

CHICAGO AVENUE TO SOUTH BLVD		ı		T
ON-STREET	Capacity	Average	Max. Utilization	Min. Utilization
400 Lake (between Ridgeland & Elmwood)	21	5	13	0
438 Lake (between Elmwood & Scoville)	24	6	11	1
500 Lake (between Scoville & East)	28	20	27	10
600 Lake (between East & Linden)	28	20	28	7
638 Lake (between Linden & Euclid)	24	20	23	13
700 Lake (between Euclid & Oak Park)	28	23	26	12
400 Ontario (between Ridgeland & Elmwood)	10	1	3	0
438 Ontario (between Elmwood & Scoville)	12	4	7	1
638 Ontario (between Linden & Euclid)	24	6	7	3
700 Ontario (between Euclid & Oak Park)	30	29	29	28
400 Erie (between Ridgeland & Elmwood)	12	3	7	0
438 Erie (between Elmwood & Scoville)	11	3	6	0
500 Erie (between Scoville & East)	13	5	15	1
600 Erie (between East & Linden)	14	10	16	2
638 Erie (between Linden & Euclid)	22	13	15	10
700 Erie (between Euclid & Oak Park)	29	23	29	10
400 Superior (between Ridgeland & Elmwood)	22	1	2	0
438 Superior (between Elmwood & Scoville)	23	1	4	0
500 Superior (between Scoville & East)	22	4	11	0
600 Superior (between East & Linden)	23	1	3	0
638 Superior (between Linden & Euclid)	25	0	1	0
700 Superior (between Euclid & Oak Park)	25	2	6	0
400 Chicago (between Ridgeland & Elmwood)	20	6	9	3
438 Chicago (between Elmwood & Scoville)	22	10	17	0
500 Chicago (between Scoville & East)	24	12	20	0
600 Chicago (between East & Linden)	22	9	17	0
638 Chicago (between Linden & Euclid)	22	3	6	0
700 Chicago (between Euclid & Oak Park)	10	1	4	0

2015 OPRFHS PARKING USAGE SURVEY EAST/WEST STREETS ONLY

BOUNDED BY RIDGELAND TO OAK PARK AVENUE & CHICAGO AVENUE TO SOUTH BLVD

Thursday, November 12, 2015 thru Monday, November 16 (TIMES: 11AM & 2PM – except Sunday)

1115-2 5.10 4/4

Lot	Capacity	Average	Max. Utilization	Min. Utilization
34 (South Blvd E. of Ridgeland)	31	10	14	5
SB3 (South Blvd Ridgeland to Elmwood)	23	9	16	3
SB4 (South Blvd Elmwood to East)	51	8	12	4
SB5 (South Blvd East to Wesley)	23	7	10	6
SB6 (South Blvd Euclid to Oak Park Ave)	10	5	8	2
SB6E (South Blvd Wesley to Euclid)	28	10	15	5
66 (North Blvd Bishop to East)	22	12	22	4
66N (North Blvd East of Euclid to Bishop)	26	6	10	2

1115-2 5.11 1/26

High School Parking Structure Oak Park and River Forest

Analysis of Special Event Parking:

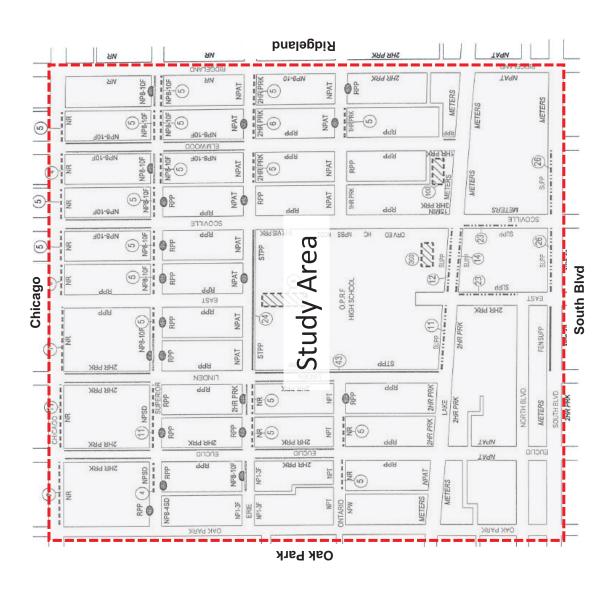
Graduation Ceremony - May 31, 2015;

Home Football Game – August 28, 2015;

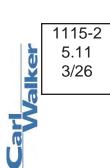
Saturday Farmers Market – August 29, 2015;

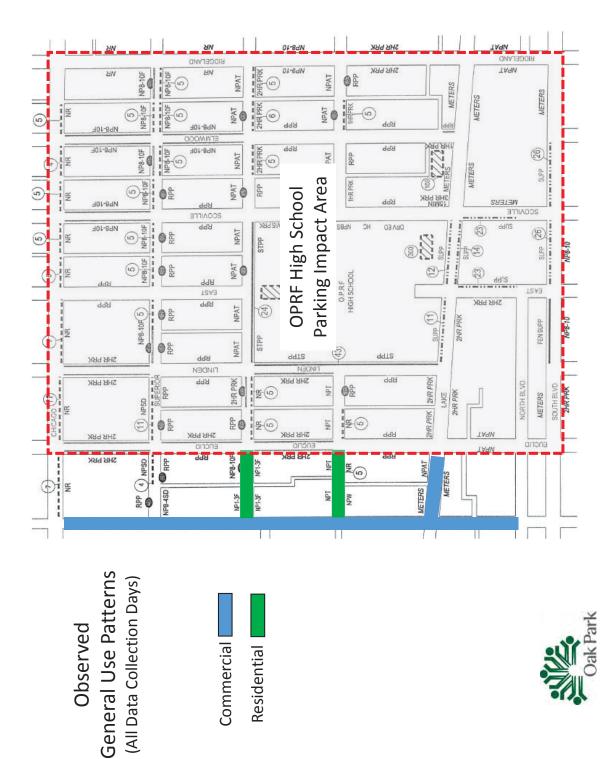
Open House/Registration – September 10, 2015











(All Data Collection Days)

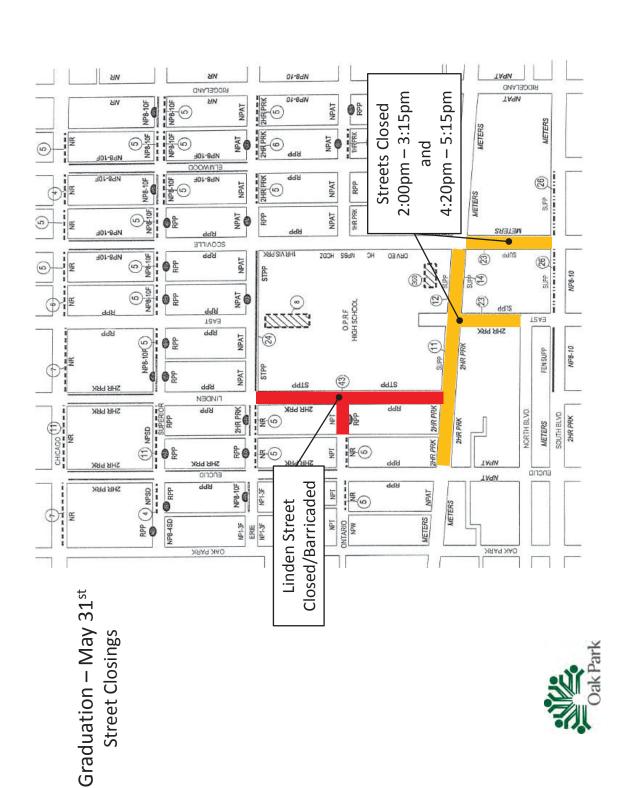
Commercial

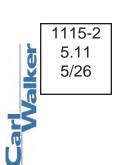
Residential

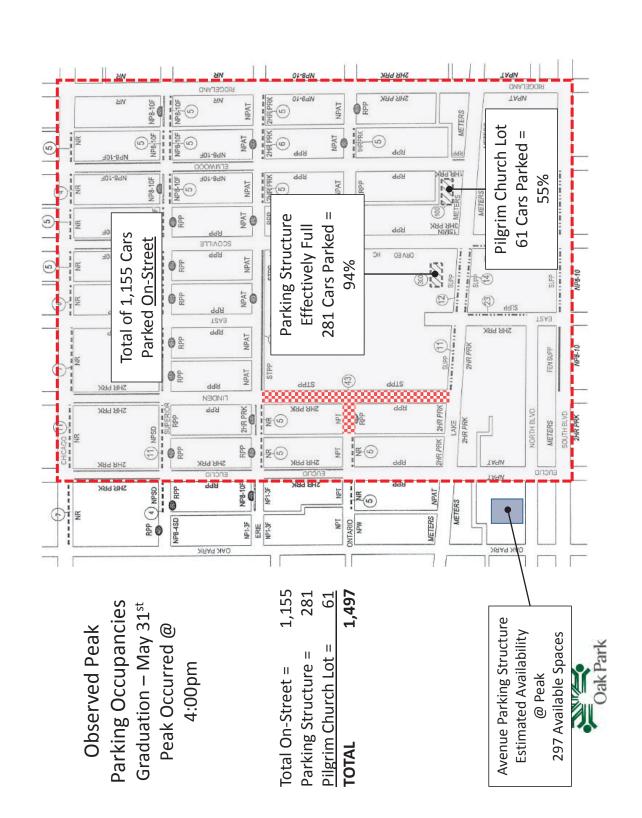
Observed







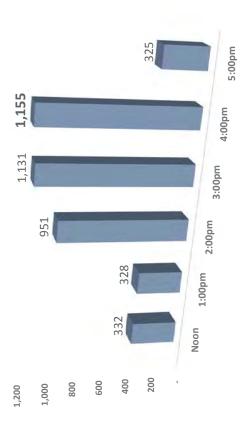






Graduation Ceremony - May 31, 2015 On-Street Parking Accumulations

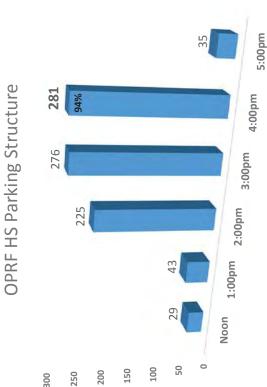


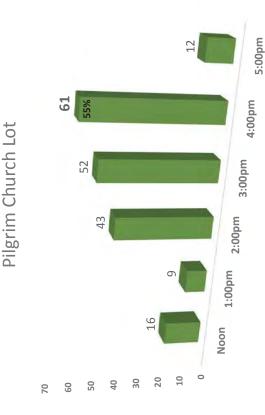




Graduation Ceremony – May 31, 2015





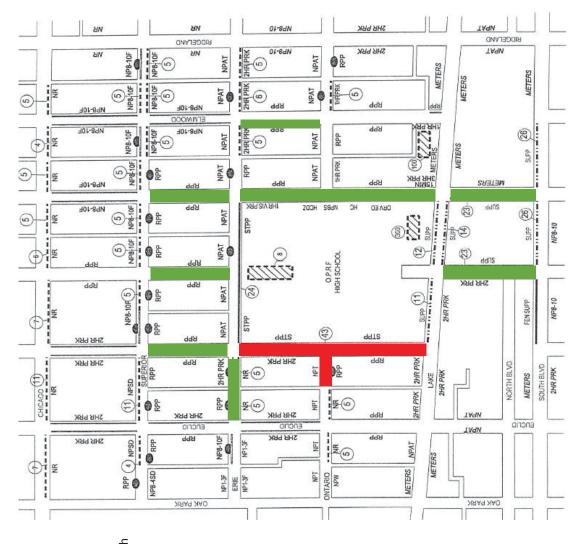










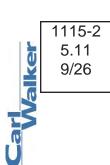


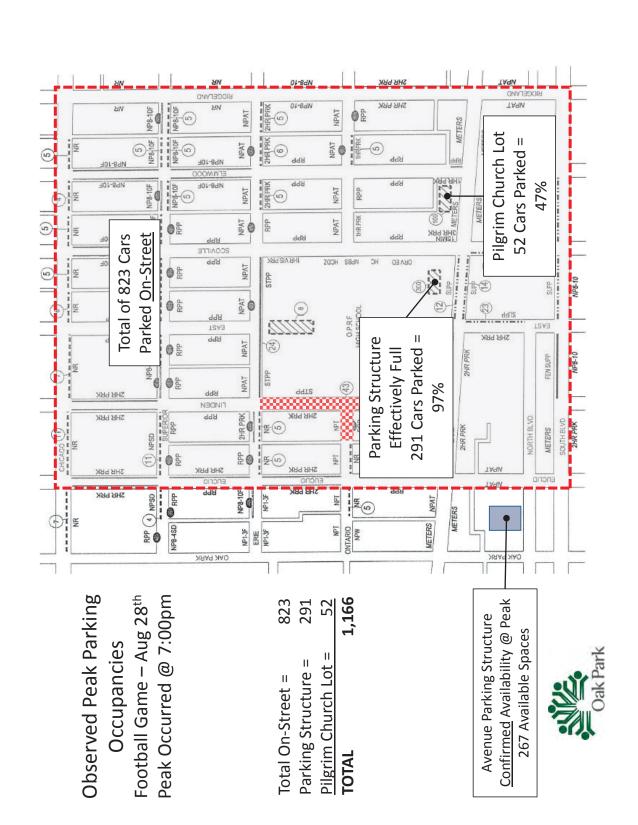


Street Closings /
No Parking
Football Game – Aug 28th
4:00pm to 7:00pm

"No Football Parking"

Linden Street Closed

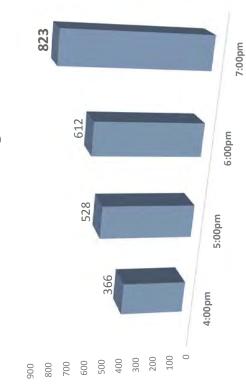






Home Football Game – August 28, 2015 On-Street Parking Accumulations

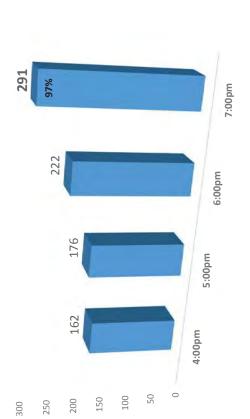
On-Street Parking Totals

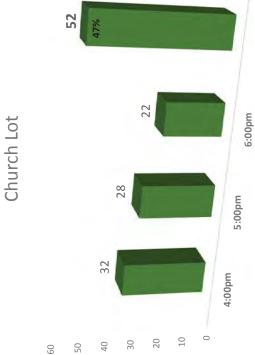




Home Football Game – August 28, 2015

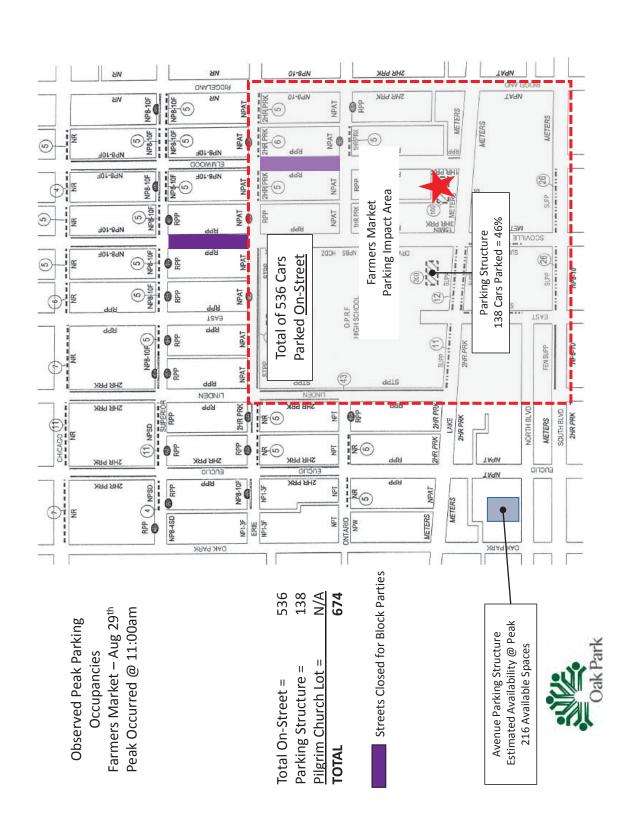








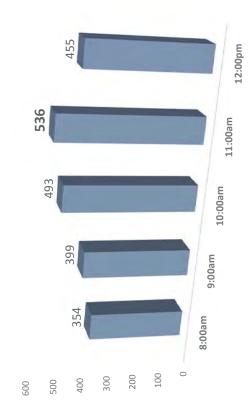






Farmers Market – August 29, 2015 On-Street Parking Accumulations



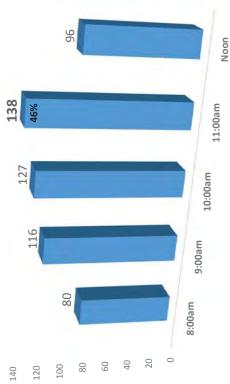




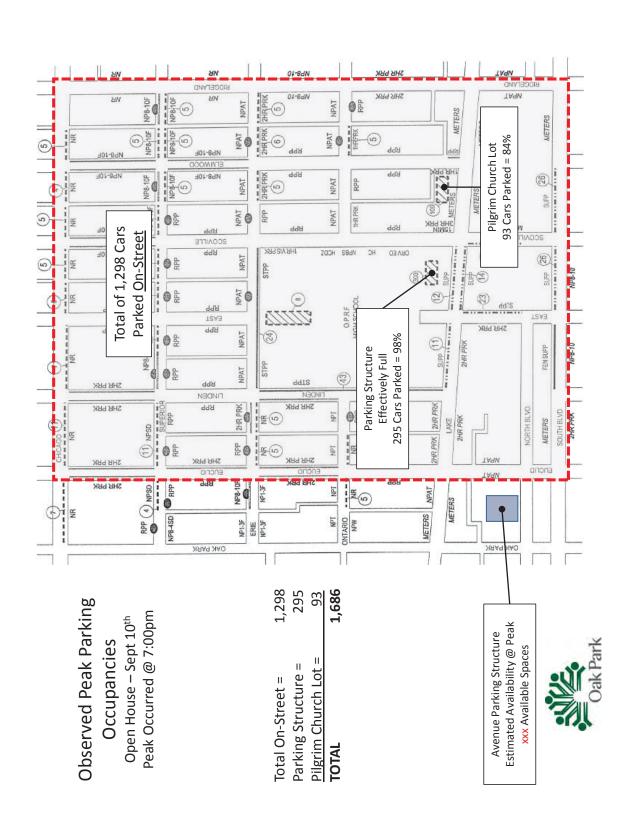


Farmers Market – August 29, 2015



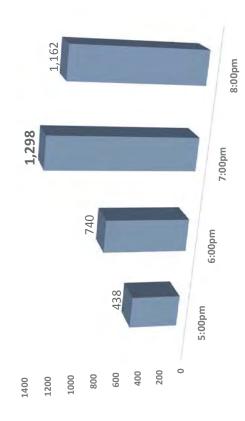






Open House/Registration – September 10, 2015 On-Street Parking Accumulations

On-Street Parking Totals

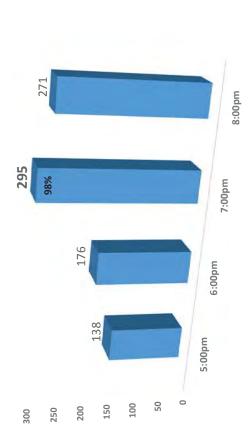


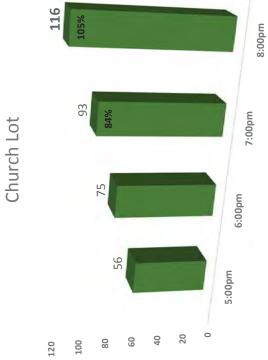








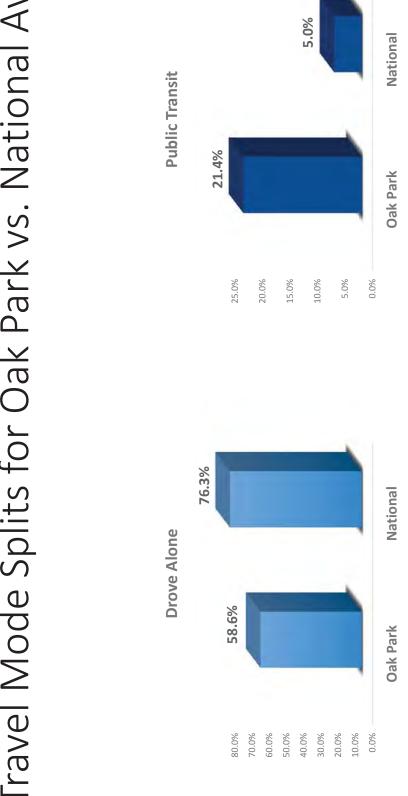








Travel Mode Splits for Oak Park vs. National Averages

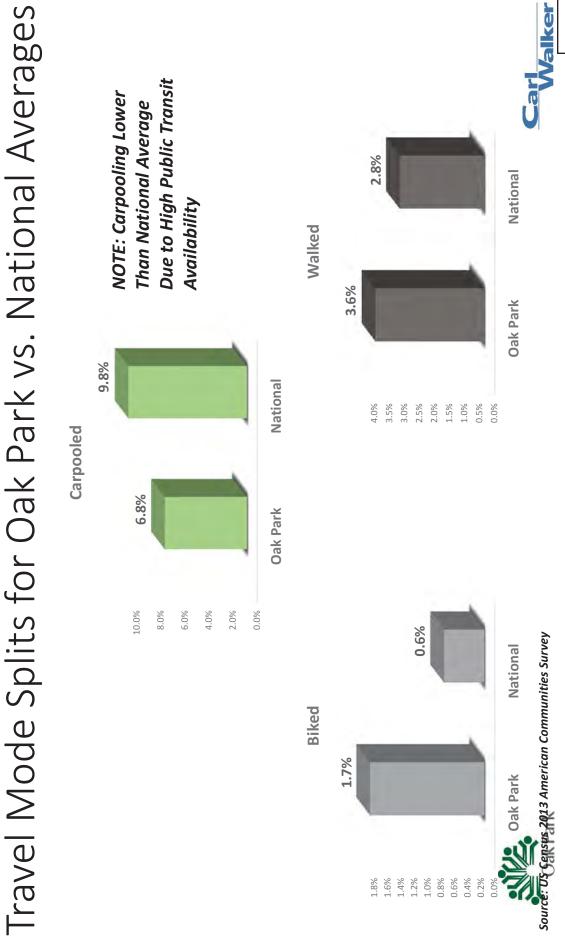


Oak Park Well Above National Average



Oak Park Well Below National Average





1115-2 5.11 19/26

Transportation Demand Management (TDM)

"The application of strategies and policies to reduce travel demand (specifically that of single occupancy vehicles, or "SOVs"), or to redistribute this demand in space or in time"

Also Referred to as:

- Transportation Demand Management
- Travel Demand Management
- Traffic Demand Management





Examples of TDM Policies and Programs

- Support, Promotion, Marketing of Public Transit Options
- Tele-Commuting/Flexible Work Schedules/Work From Home
- Car/Van Pooling Programs + Guaranteed Ride Home Program
- Car Share / Bike Share Programs and Facilities
- Employer Paid or Discounted Public Transit Passes for Employees
- Pre-Tax Payroll Deductions for Parking & Transit Employee Paid Costs
- High Density Transit Oriented Development (TOD) Planning Policies
- Developer Incentives and/or Impact Fees
- Pedestrian and Bike Mobility Enhancements "Complete Streets"
- Elimination of Free Parking
- Demand Based Parking Rates / Variable Parking Rates





Potential Impact of TDM Policies and Programs

Support, Promotion, Marketing =

3% to 5% SOV Reductions

Enhanced Bicycle/Bike Sharing =

2% to 8% SOV Reductions

Car/Van Pool + Guaranteed Ride Home =

5% to 10% SOV Reductions

Enhanced Transit Service =

5% to 30% SOV Reductions

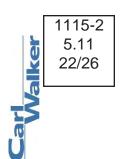
Financial Incentives =

10% to 20% SOV Reductions

25% to 30% SOV Reductions

Instituting Paid Parking =
 *NOTE: Assumes High Level of Available Public Transit Service





Summary of Primary Observations

- Traffic and Crossing Guards Were Stationed Along Lake Street at Key Intersections During All Events Observed and Were Very Effective at Managing Traffic Flow and Safe Pedestrian Crossings
- The High School Parking Structure Reached Maximum Occupancies of Over 90% at All Events Except the Saturday Farmers Market - Making the Parking Structure Effectively Full at Each of the Special Events, (Except the Farmers Market)
- On-Street Parking Demand Was Greatest at the September 10th Open House Event (1,298 Cars Parked); Followed by Graduation (1,155 Cars Parked); Home Football Game (823 Cars Parked); and Farmers Market (536 Cars Parked)
- The High School Practice Fields; the Oak Park Recreation Fields and the Public Dog Park Were All In Use During Each of Our Observed Special Event Periods, Contributing to On-Street Parking Demand at All Times of Our Field Observations





Summary of Primary Observations (Cont.)

- Event and Overnight; it Remained Under-parked at Approximately 50% of Total Capacity The Pilgrim Church Lot Only Filled Up After 8:00pm During the Evening Open House at All Other Times (Approximately 50+ Spaces Unused During Daytime Periods)
- In General, There Was Very Little Illegal Parking Observed On-Street During All Special Event Periods – Most Parkers Respected Posted Signs and Regulations
- the Graduation Ceremony and at the Open House Event, But Not During the Home Spillover Event Parking Was Observed In the Neighborhood South of South Street During Football Game or During Farmers Market
- Metered Parking Areas on North and South Boulevards Were the last On-Street Spaces to Fill as Events Were Happening
- There Was Very Little Parking Activity Observed on Chicago Avenue, With Event Parking Activity Observed Only During the September Open House Event





Summary of Primary Observations (Cont.)

- The Saturday Farmers Market Had Less Than 50% Occupancy at the High School Parking Structure, and Marginal Impact to On-Street Parking Beyond a One, to Two Block Walking Distance
- The Only Hard Count Performed at The Avenue Garage Was Conducted at 7:20pm During the Football Game, Where 267 Spaces Remained Open During the Peak Demand
- Based on Historic Data Compiled by City Staff, It Appears the Avenue Garage May Have Unused Capacity That Could be Utilized During Future Special Events
- Street Parking Alone to Absorb the 300 Parking Spaces That Will be Lost if the High School Parking Structure is Removed - Particularly Given the Current On-Street Parking Based on Our Field Observations, We Question the Ability of Nearby Residential On-





Summary of Primary Special Event Recommendations

- Work With School District D200 to Develop and <u>Implement</u> a Comprehensive Employee and Student TDM Trip Reduction Program as Part of any Revised Intergovernmental Agreement
- Develop Specific and Ambitious TDM Reduction Factor Goals
- Reconsider Parking Restrictions and Signage on the Pilgrim Church Lot to Allow for More Special Event Parking (Approximately 50 Spaces)
- Heavily Promote the Use of the Avenue Garage for Special Events:
- Use Flaggers During Events to Park Garage Efficiently From Top to Bottom
 - Develop Pre-Payment Arrangements Directly With D200
- Consider Special Event Shuttle Operation if Necessary
- Due to the Reliance on Less Proximate Parking After the Aquatic Center is Built, Create a Special Event Drop-off/Pick-up Zone, Preferable on the North Side of Lake Street Between Scoville and Linden









November 4, 2015 Parking and Mobility Services 123 Madison Street Oak Park, IL 60302

TO: RESIDENTS NEAR THE OPRF HIGH SCHOOL PARKING PLAN AREA

RE: CONTINUED DISCUSSION REGARDING THE OPRF HIGH SCHOOL

PARKING GARAGE

Dear Resident:

On October 26, 2015, the Village's Transportation Commission reviewed and discussed the parking plan as contained in the District 200 Intergovernmental Cooperation Agreement regarding possible changes to the Oak Park and River Forest high school parking garage. Please note that continued discussion regarding this item will <u>not</u> occur on November 9th as previously anticipated but will take place at the Transportation Commission meeting scheduled on:

Monday, November 23, 2015, at 7PM in the Council Chambers at Village Hall

You are welcome to attend this public meeting. If you wish to provide public comments/suggestions but are unable to attend, you may write to the undersigned by email at tbrown@oak-park.us or by fax to 708-358-5119 before noon on Monday, November 23, 2015.

This invitation is the only notice that will be mailed with regards to any continued discussion meetings. Any relative meeting dates will be posted on the "Transportation Commission" link at http://www.oak-park.us/volunteer.

The agenda material for this meeting will be available at Village Hall on Friday, November 20, 2015 in the Parking & Mobility Services Department.

Sincerely,

THE VILLAGE OF OAK PARK

			Parkin	g and	nmary	Grayed out row indicates the item has b completed and closed	1		
Project No.	Date Opened	Opened By	Date Closed	Petition mailed out on	Petition received on	Action Item Description	Name Address Phone Number	Commission Recommendation Village Board Action Final Disposition	
1201	11/10/14	JAJ		11/13/14		Request for alley speed bumps in the east-west alley north of LeMoyne between Hayes and Lombard		No Trans Com involvement necessary	=
1202	11/11/14	JAJ		11/13/14		Request for alley speed bumps in east-west north of Lake between Ridgeland and Cuyler		No Trans Com involvement necessary	
1203	11/12/14	JAJ	11/12/14			Concern about Clinton & Lexington intersection - drivers uncertain about who has right of way		No Trans Com involvement necessary TWO #12302 written on 11/12/2014	
1204	11/07/14	JAJ	12/15/14			Request for DTOP Lake St signal timings and crash data at various intersections in DTOP for mixed		No Trans Com involvement necessary	
1205	11/21/14	JAJ	12/02/14			use development Request for NO PARKING IN DRIVEWAY signage		Requested information sent on 12/15/2014 No Trans Com involvement necessary	
1206	11/21/14	JAJ	12/03/14			Vehicles blocking intersection on Lake at Kenilworth		Sent emails to Street Maintenance & Police. No Trans Com involvement necessary	
1207	11/21/14	JAJ				Request for crosswalk markings on Oak Park Ave at Fillmore		TWO # 12304 written on 12/03/2014 No Trans Com involvement necessary	
1208	11/25/14	JAJ				Vehicle/Pedestrian Incidents occuring at Madison/Home		No Trans Com involvement necessary	
1209	12/01/14	JAJ	03/12/15			Install signage at Washington Blvd & Humphrey Ave cul-de-sac		TWO #12315 written on 01/28/2015 No Trans Com involvement necessary	
1210	12/04/14	JAJ		12/05/14		Request for alley speed bumps in the north-south alley west of Oak Park Ave between Greenfield and		TWO # 12321 written on 03/12/2015 No Trans Com involvement necessary	
1211	12/09/14	JAJ	12/11/14			Request for NO PARKING HERE TO CORNER signage TWO		No Trans Com involvement necessary	
1212	12/10/14	JAJ	12/11/14			TWO for Overnight Permit Parking Y7 for 500 block of S Ridgeland		TWO # 12309 written on 12/12/2014 No Trans Com involvement necessary	
1213	12/11/14	JAJ	01/16/15			Replace difficult to read overnight permit parking sign on the 400 block of S Taylor		TWO #12311 written on 12/12/2014 No Trans Com involvement necessary	
1214	12/29/14	JAJ	01/02/15			Needs information on estimated parking spaces around OPRFHS & update parking restriction maps for		SMO #30054 written on 01/16/2015 No Trans Com involvement necessary	
1215	12/22/14	JAJ		01/09/15	07/25/15	OPRF High School pool project Petition for cul-de-sac on 1200 N East Ave			
1216	01/05/15	JAJ	01/05/15			Request for traffic data at various locations		No Trans Com involvement necessary	
1217	12/29/14	MJK	01/16/15			Request for additional handicap parking signage at 820 North Blvd (Kids Unlimited Therapy Services)		No Trans Com involvement necessary TWO #12312 written on 01/16/2015	
1218	01/13/15	JAJ	03/31/15			Request for crosswalk signage on Marion St at Pleasant St		No Trans Com involvement necessary TWO #12322 written on 03/31/2015	
1219	01/20/15	JAJ				Request for NO PARKING WHEN SNOW IS sign.		No Trans Com involvement necessary	
1220	02/12/15	JAJ	02/12/15			Request to replace faded signage at Washington/Euclid intersection		No Trans Com involvement necessary SMO #30055 written on 02/12/2015	
1221	02/18/15	JAJ	03/12/15			Request for weighting of barricades for St Giles School		No Trans Com involvement necessary TWO #12320 written on 03/12/2015	
1222	02/20/15	JAJ				Request for left turn lanes on Ridgeland at Washington, signage on mast arm on Harlem for WR		No Trans Com involvement necessary	

			Parkin	<u> </u>	Traffic	Action Item Activity Sun	nmary	Grayed out row indicates the item has b completed and closed	
Project No.	Date Opened	Opened By	Date Closed	Petition mailed out on	Petition received on	Action Item Description	Name Address Phone Number	Commission Recommendation Village Board Action Final Disposition	
						Ontario			_
1223	02/27/15	JAJ	10/10/15	02/27/15		Request for STOP sign petition for		See Project #1282 for same request	
1220	02/21/10	0710	10/10/10	02/21/10		Lombard & Thomas		Petition submitted by people in Item 1282	
						Possibly install Park Speed Zone		Do Park Zone Speed "after" study.	
1224	03/02/15	MJK				signs on Hayes Ave. adjacent to Anderson Center/Park		Install signs on Hayes?	
1225	03/09/15	MJK				Possibly install stop signs on Division at Belleforte			
								to the state of th	
1226	04/06/15	MJK				Review need for SB rush hour restrictions on the 400 block of S. Oak Park Ave.		do volume counts	
						Oak Park Ave.			
						Request for STOP sign on Jackson			
1227	04/13/15	JAJ				at Wesley			
								see # 1263	
1228	04/13/15	JAJ				Request for STOP signs on Jackson at Cuyler			
								No Trans Com involvement recorder:	
1229	04/15/15	JAJ				Request for speed bumps, STOP signs and speed limit signs in 500		No Trans Com involvement necessary	
						N Taylor alley			
						Request for crosswalks and in-		No Trans Com involvement necessary	
1230	04/13/15	JAJ		05/22/15	08/24/15	street pedestrian crossing signage on Kenilworth at Pleasant St		TWO # 12341 written on 07/27/2015	
								No Trans Com involvement necessary	
1231 04/22/15	JAJ	04/27/15			Request for 6 traffic cones for Holmes School				
								TWO # 12324 written on 04/27/2015	
1232	04/30/15	JAJ				Request for traffic pattern changes			
						on 1100 S Grove alley			
1233	05/01/15	MJK		05/01/15		stop sign request at unspecified location		petition emailed to Ms Heit-Murray on 05/01/2	201
								No Trans Com involvement necessary	
1234	05/01/15	JAJ	05/05/15			Move signage near 1008 Gunderson			
								TWO #12326 written on 05/05/2015	
1235	05/12/15	JAJ				Request for Signage in alley by 910		No Trans Com involvement necessary	
						S Lombard			_
	0=/4=/4=		0=10011=			Review locations of alley speed		No Trans Com involvement necessary	
1236	05/15/15	JAJ	05/28/15			bumps to make close to Division St alley entrance [900 block of N OPA]		Spoke with resident - provided him with optio	ns
						Request for NO PARKING		No Trans Com involvement necessary	110
1237	05/21/15	JAJ	05/29/15			BETWEEN SIGNS - 312-314 S OPA			
						OI A		TWO #12332 written on 05/29/2015 No Trans Com involvement necessary	
1238	05/22/15	JAJ	05/27/15			Issue with NO RIGHT TURN on North Ave at Woodbine		To france commission of the constant	
						. TOTAL TWO OLL WOODDING		Sent email explaining chronology of approval	
1239	05/26/15	JAJ	07/27/15			Request crosswalk markings and		No Trans Com involvement necessary	
00	55,20/10	37.13	J., 21/10			signage on OPA at Randolph		TWO # 12342 written on 07/27/2015	
						Safety concern regarding Erie St &			
1240	05/26/15	JAJ				Marion St intersection			
						Question/concerns about traffic at		No Trans Com involvement necessary	
1241	05/28/15	JAJ	06/03/15			intersection of Marion St/Pleasant			
						St		TWO #12334 written on 06/03/2015	
1242	05/29/15	JAJ	06/03/15			Sightline Issues for EB North Blvd		No Trans Com involvement necessary	
						and SB Marion St		TWO #12333 written on 06/03/2015	
				00/7		Request for additional STOP signs			_
1243	06/01/15	JAJ		06/04/15		or extra signage at Harvard/Euclid and Fillmore/Euclid			_
						and i iiiiiiole/Euclid			

			Parkin	g and	Traffic	Action Item Activity Sun	nmary	Grayed out row indicates the item has b completed and closed	3,
Project No.	Date Opened	Opened By	Date Closed	Petition mailed out on	Petition received on	Action Item Description	Name Address Phone Number	Commission Recommendation Village Board Action Final Disposition	
1244	06/01/15	JAJ	06/03/15			intersection of Marion Ct & Ontario Ct		Reviewed location and provided response to	BKutz
1245	06/04/15	JAJ		06/04/15		Request for all-way STOP signs at Wenonah & Monroe intersection (Rush Hospital)		TWO #12370 written on 09/09/2015	
1246	06/15/15	JAJ				Speed bump in north-south alley on 100 block of N Euclid/100 N OPA		No Trans Com involvement necessary	
1247	06/16/15	JAJ				Traffic Issues at Maple diverter between Monroe & Adams			
1248	06/16/15	JAJ				Traffic Crash at intersection of Ridgeland Ave/Van Buren St			
1249	06/17/15	JAJ		06/18/15	07/08/15	Speeding issues on 700 block of Hayes St			
1250	06/19/15	JAJ				Request for warning signage on 900 block of N Marion St		No Trans Com involvement necessary	
1251	06/25/15	JAJ	08/28/15	06/25/15	08/19/15	Request for alley speed bumps on 400 block of Washington Bvld		No Trans Com involvement necessary TWO 12367 written on 08/28/2015.	
1252	06/26/15	JAJ				Request for speed bumps or other to slow traffic in alley north of Lake St behind Lou Malnatis & Chase Bank		No Trans Com involvement necessary	
1253	06/29/15	JAJ	08/12/15			Request for upgrade of traffic control devices at East Ave & Superior St		Ordinance AIC for September 8th VBOT me TWOs 12360, 12361 written on 08/12/2015	eting.
1254	06/29/15	JAJ		07/01/15		Request for Stop Sign Petition at Lombard and Thomas		net	
1255	07/02/15	JAJ		08/03/15	08/26/15	Traffic issues on the 500 block of S Humphrey			
1256	07/10/15	JAJ				Incidents that occurred at Chicago/Scoville intersection			
1257	07/10/15	JAJ	07/15/15			FOIA request for traffic data for Lake St/Ridgeland Ave		Data was provided to the Village Clerk's office	e.
1258	07/15/15	JAJ	07/20/15			Provide spreadsheets for Police Dept on crash reports for Superior/Linden, Superior/East, Superior/Scoville FOIA request		Data was provided via email to the Police De	ept .
1259	07/27/15	JAJ	09/28/15			Parking and traffic issues on Harrison St/Humphrey		SMO #30058 written on 07/28/2015	
1260	07/29/15	JAJ	07/31/15			Request for CROSS TRAFFIC DOES NOT STOP plaque on Belleforte Ave STOP signs at Berkshire St		No Trans Com involvement necessary TWO #12348 written on 07/30/2015	
1261	07/31/15	JAJ				Request for crosswalk pavement markings on North Ave and Austin Blvd at specific intersections		No Trans Com involvement necessary	
1262	08/05/15	JAJ				Sightline Issues for SB Marion Ct at Ontario St looking eastward		No Trans Com involvement necessary	
1263	08/10/15	MJK		08/10/15		install flashing stop sign on Jackson at Cuyler		See # 1228	
1264	08/17/15	JAJ				Vehicles honking in north-south alley adjacent to 1200 block of Fair Oaks		No Trans Com involvement necessary	
1265	08/18/15	JAJ		08/19/15		Petition for alley speed humps in 300 block of N Humphrey		No Trans Com involvement necessary	

			Parkin	g and	Traffic	Action Item Activity Sum	nmary	Grayed out row indicates the item has b completed and closed	4
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1266	08/19/15	JAJ		08/20/15		Concerns about speeding on the 1150 block of Clarence Ave		il.com	
1267	08/10/15	JAJ				Check locations of specified speed bumps and ped push button locations for accessibility issues		No Trans Com involvement necessary	
1268	08/19/15	JAJ		08/21/15		Petition for cul-de-sac on 1150 block of S Highland Ave			
1269	08/20/15	JAJ	08/26/15			Request to verify & possibly modify signage at alleys adjacent to 1200		No Trans Com involvement necessary	
1270	08/26/15	JAJ		08/26/15		Excessive volume & speed of vehicles on 1150 block of S		TWO #12366 written on 08/26/2015	
1271	08/25/15	JAJ				Humphrey / cul-de-sac petition Request for convex mirror at 900 S Wenonah		No Trans Com involvement necessary	
1272	08/28/15	JAJ	10/15/15			Request for NO PARKING BETWEEN SIGNS by driveway -		No Trans Com involvement necessary	
			10,10,10			unable to get in and out of driveway Request for permanent in-street		TWO #12385 written on 10/14/2015 No Trans Com involvement necessary	
1273	08/28/15	JAJ				pedestrian signage on Ridgeland at Erie Request for replacement		See #1196 No Trans Com involvement necessary	
1274	09/01/15	JAJ				barricades for Beye School / pavement markings like Irving School		TWO #12390 written on 11/05/2015 No Trans Com involvement necessary	
1275	09/01/15	JAJ	09/16/15			Estimate of daytime driving population in the Village.		To Train committee the recording	
1276	09/04/15	JAJ				Request to install of DO NOT ENTER sign on Kenilworth at Division		No Trans Com involvement necessary	
1277	09/09/15	JAJ		10/07/15	10/19/15	STOP sign petition for lowa and Fair Oaks			
1278	09/14/15	JAJ		09/15/15		Alley speed bumps for 1200 block of Belleforte		No Trans Com involvement necessary	
1279	09/14/15	JAJ				Install crosswalk pavement markings on Randolph at Maple		No Trans Com involvement necessary	
1280	09/14/15	JAJ	09/23/15			Concerns by Pete's Fresh Market		Transferred to Development Customer Serv	rices
1281	09/16/15	JAJ		09/16/15		Request for traffic study on 1100 block of Linden			
1282	09/17/15	JAJ		09/17/15	10/19/15	Request for STOP sign on Lombard at Thomas		See Project #1223 for same request	
1283	09/21/15	JAJ				Request for crosswalk markings on Ridgeland Ave at Van Buren		No Trans Com involvement necessary	
1284	09/21/15	JAJ	09/23/15			Request for crosswalk markings and/or signage for pedestrian crossing on South Blvd at Lombard		No Trans Com involvement necessary	
1285	09/25/15	JAJ				Ave Request for volume/speed calming on alley traffic on east-west alley north of Washington btwn Taylor &		SMO #30066 written on 09/23/2015 No Trans Com involvement necessary	
1286	09/23/15	MJK				request for convex mirror on public property for private use		no Trans Com involvement necessary	
1287	09/28/15	JAJ				Request to install cul-de-sac on 1150 block of S Humphrev			

			Parkin	-	Traffic	Action Item Activity Sun	nmary	Grayed out row indicates the item has b completed and closed
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1288	09/30/15	JAJ	11/05/15			Request for replacement barricades for St Edmund School		No Trans Com involvement necessary
1289	10/01/15	JAJ				Increase sensitivity to detectors on Pleasant at Oak Park Ave to detect bicycles		TWO #12389 written on 11/05/2015 No Trans Com involvement necessary
1290	10/05/15	JAJ				Request for crosswalk markings on Ridgeland Ave at Superior St		No Trans Com involvement necessary
1291	10/05/15	JAJ		10/06/15		Request for all-way STOP signs on Gunderson at Van Buren		
1292	10/06/15	JAJ	10/06/15			Concerns on traffic data collection on 700 block of Wisconsin		No Trans Com involvement necessary Advised reisdent of what is purpose of this data.
1293	10/08/15	JAJ				Request for left turn arrow for NB Ridgeland Ave at Chicago Ave		No Trans Com involvement necessary
1294	10/08/15	JAJ				Request for pedestrian crossing signage at undisclosed location		No Trans Com involvement necessary
1295	10/14/15	JAJ				Request for safety equipment at north-south alley west of Highland Ave at Harvard St		No Trans Com involvement necessary
1296	10/08/15	JAJ	10/22/15			Pedestrian signals at Harlem and Augusta not functioning properly		No Trans Com involvement necessary Forwarded info to IDOT for inspection / repair.
1297	10/06/15	MJK	10/28/15			Harlem Ave. driveway problem for 221-231 S Maple Ave. row-houses		No Trans Com involvement necessary distributed memo about this to 6 VH depts. on 10/28/2015
1298	10/19/15	JAJ		10/21/15		Petition for KKAD25 banners on 500 block of S Lyman		No Trans Com involvement necessary
1299	10/22/15	JAJ	10/23/15			Request for protection walking kids to school on Division		No Trans Com involvement necessary Responded to resident via email/forwarded to Pol
1300	10/23/15	JAJ				Request for in-street pedestrian crossing signs at Marion/Pleasant intersection		No Trans Com involvement necessary
1301	10/26/15	JAJ				Request for crosswalk markings across Madison at Grove		No Trans Com involvement necessary
1302	10/26/15	JAJ				Request for STOP signs on Marion at Pleasant		No Trans Com involvement necessary
1303	10/27/15	JAJ				Excessive traffic on East Ave during arrival & dismissal time periods at Fenwick High School		No Trans Com involvement necessary
1304	11/02/15	JAJ		11/02/15		Request for KKAD25 banners on 700 block of N Kenilworth		No Trans Com involvement necessary
1305	11/02/15	MJK				Vehicles block 308 N Kenilworth driveway - request curbs painted yellow		No Trans Com involvement necessary
1306	11/04/15	JAJ				Request for Pedestrian Crossing signage on Lake St at Humphrey Ave		No Trans Com involvement necessary
1307	11/06/15	JAJ	11/09/15			Request for Harrison St data		No Trans Com involvement necessary Information provided via email on 11/09/2015
1308	11/06/15	JAJ				Request for traffic calming device on 600 block of S Humphrey Ave		
						Doguest for troffic coloning devices		

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Project No.	Date Opened	Opened By	Date Closed	Petition mailed out on	Petition received on	·	Name Address Phone Number	Commission Recommendation Village Board Action Final Disposition	
1309	11/06/15	JAJ				on 700 block of S Humphrey Ave			\equiv
1310	11/06/15	JAJ				Request for intersection CAD drawings		No Trans Com involvement necessary	
1311	11/09/15	JAJ				Request for traffic calming devices in neighborhood Humphrey/Lyman between Madison & Jackson			\exists
1312	11/09/15	JAJ				Concern about volume /speed of bypass traffic on the 500 block of N Grove			
1313	11/12/15	JAJ	11/12/15			Request to paint curb yellow adjacent to T intersection at Thomas/Harvey		No Trans Com involvement necessary TWO #12398 written on 11/12/2015	
1314	11/16/15	JAJ				Concerns about speeding on the 500 and 600 blocks of Belleforte Ave			



Village of Oak Park

123 Madison St Oak Park, Illinois www.oak-park 1115-2 OE2 1/2

Meeting Minutes President and Board of Trustees

Monday, November 2, 2015 6:30 PM Village Hall

I. Call to Order

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

II. Roll Call

Present: 5 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village

Trustee Tucker, and Village President Abu-Taleb

Absent: 2 - Village Trustee Ott, and Village Trustee Salzman

III. Consideration of Motion to Adjourn to Executive Session to Discuss Collective Bargaining.

It was moved by Village Trustee Brewer, seconded by Village Trustee Barber, to enter into executive session pursuant to 5 ILCS 120/2(c)(2) - collective bargaining and 5 ILCS 120/2(c)(21) - approval of minutes of meetings lawfully closed under the Open Meetings Act. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village Trustee Tucker, and Village President Abu-Taleb

NAYS: 0

ABSENT: 2 - Village Trustee Ott, and Village Trustee Salzman

V. Reconvene to Regular Meeting in Council Chambers and Call to Order

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

VI. Roll Call

Present: 6 - Village Trustee Barber, Village Trustee Brewer, Village Trustee Lueck, Village

Trustee Salzman, Village Trustee Tucker, and Village President Abu-Taleb

Absent: 1 - Village Trustee Ott

VII. Agenda Approval

Village Manager Pavlicek stated that Items J and O have been removed from the Consent Agenda and added to the Regular Agenda. she added that staff will be recommending that Item O be tabled to the next Regular Board Meeting.

It was moved by Village Trustee Barber, seconded by Village Trustee Salzman, to approve the agenda. A voice vote was taken and the motion was approved.

VIII. Minutes

Execution.

This Resolution was adopted.

L. RES 15-474 A Resolution Approving the 2016 Employee Health Benefit Plan Documents, Design and Premiums

This Resolution was adopted.

M. RES 15-467

A Resolution Approving the Renewal of the Independent Contractor
Agreement with G.A. Paving Construction, Inc. for Snow Plowing and
Salting of Village Leased/Owned Parking Lots and Snow Shoveling/Salting
of Village Owned Sidewalks and Crosswalks for a One-Year Period for an
Amount Not to Exceed \$190,000

This Resolution was adopted.

N. RES 15-479 A Resolution Authorizing Subordination Of A Lien For The Property Located At 1026 South Harvey Avenue (BPIP-056).

This Resolution was adopted.

P. RES 15-476

A Resolution Approving the Execution of a Contract with J. Nardulli
Concrete, Inc., for Project 15-3, 2015 Sidewalk and Curb and Gutter
Replacement, in an Amount Not to Exceed \$150,000 and Authorizing its
Execution

This Resolution was adopted.

Q. MOT 15-129 Motion to Accept Staff's Recommendation to Add a No Parking 8AM-10AM
Monday thru Friday Restriction Along the 300 block of South Harvey
Avenue and Direct Staff to Prepare the Necessary Ordinance

This Motion was approved.

R. MOT 15-131 Motion to Approve the Bills in the Amount of \$2,769,877.69 From October 2, 2015 Through October 29, 2015

This Motion was approved.

XV. Regular Agenda

S. <u>ID 15-340</u> Commercial Business District Presentation - Core Power Yoga and Sugar Beet Co-op

Adrianne Smith, Studio Manager at Core Power Yoga, spoke about her business and about yoga in general. She also discussed partnerships they have with other area businesses that benefit their members.

Jenn Gallogly discussed Sugar Beet Co-op and the ownership structure. She also spoke about what the store offers and various events that they were involved with in the community.