

OAK PARK AND RIVER FOREST HIGH SCHOOL
201 North Scoville Ave.
Oak Park, IL 60302

FINANCE COMMITTEE MEETING

Tuesday, April 15, 2008

A Finance Committee meeting was held on Tuesday, April 15, 2008. Chair John P. Rigas called the meeting to order at 8:50 a.m. in the Board Room. Committee members present were: John C. Allen, IV (departed at 9:03 a.m.), Jacques A. Conway, Valerie J. Fisher, Dr. Ralph H. Lee, Dr. Dietra D. Millard, Sharon Patchak-Layman, and John P. Rigas. Also present were Dr. Attila J. Weninger, Superintendent; Cheryl L. Witham, Chief Financial Officer; Jack Lanenga, Assistant Superintendent for Operations; Philip M. Prale, Assistant Superintendent for Curriculum and Instruction; and Gail Kalmerton, Executive Assistant/Clerk of the Board.

Visitors included Kay Foran, Director of Community Relations and Communications; Doug Wiley, Supervisor of Finance; Tim Keeley, Purchasing Coordinator; James Hunter, FSEC Chair; and Ann Courter and Steve Alstead, community members.

Minutes

The Finance Committee minutes of March 11, 2008, were accepted, as presented.

Stadium Lights

Ms. Patchak-Layman suggested a tandem proposal that would include the District applying to the Village of Oak Park for a special use permit for a single nighttime game and a moratorium on stadium lights for one year. This suggestion would correlate with the neighbors request for a moratorium. She asked that the letter written by Oak Park Village attorney Ray Heiss regarding this issue be attached to the minutes of this meeting. She felt that having a moratorium would be a good neighbor gesture, i.e. acting positively in order to build a good relationship with the neighbors. A large part of Mr. Heiss' correspondence stressed the importance of the District having good relationships with the neighbors in order to have their support for the activities at the school. She felt the school needed time to develop that good relationship. The request for holding one night game was a result of hearing from students that having a night game would be fun, similar to having the fireworks at the school on the Fourth of July. She felt this could be a coordinated effort with the police, etc., and include devising traffic patterns, etc.

Mr. Rigas stated that the special lights be necessary to have a nighttime football game would rent for approximately \$50,000 to \$75,000 for one night. He asked who would pay that expense. Dr. Millard added that a night game could not be scheduled because the athletic calendar had already been set. Ms. Patchak-Layman suggested that if the Board of Education were interested in pursuing this suggestion, more information could

be sought from the Athletic Director, e.g., scheduling and specific costs relative to the renting of appropriate lights, etc.

Dr. Millard stated that the District complimented the neighbors for their civility in this matter, as they have been gracious in their efforts to continue to negotiate. Many discussions have already been held and she questioned whether more discussions would have true benefit; the Board of Education understands the neighbors' concerns. Ms. Patchak-Layman felt more conversations would calm things down and mirror the process and time that went into putting lights on the south field. She remembered the discussions regarding the installation of lights on the south field including traffic patterns, timing of the lights, and specific activities, etc. Dr. Millard reiterated that the Board of Education already had those conversations and encouraged Ms. Patchak-Layman to ask those who were Board of Education members at the time for their comments.

Mr. Rigas stated that the Finance Committee could not take action. The Committee would have to recommend that the Board of Education agenda include a proposal to have a moratorium on submitting an application for lights to the Village of Oak Park and to reopen the discussion with the neighbors. It was the consensus of the majority of the Finance Committee members present not to recommend any further action to the Board of Education. Ms. Patchak-Layman disagreed.

Mr. Lanenga reported that he would keep the neighbors informed and would talk with Musco Lighting. He added that to have 60-foot lights would require two diesel trucks with generators. There would be significant noise because of the generators and the lights would have significant "spillage."

Food Service Beverage RFP

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the award of the beverages contract to Coca-Cola under its consent agenda at the regular April Board of Education meeting, because

- 1) its proposal received the highest overall score when subjected to the RFP's stated scoring system;
- 2) Coca-Cola offered the selection of products that the Food Service Director felt would be most desirable within the District's nutritional program; and
- 3) Pepsi would not allow the storage or display of dairy products in its coolers (a pre-requisite of the qualification of the RFP.

When asked if the District could have bid the water separately, Mr. Keeley stated that when one bids Coca-Cola or Pepsi one gets the entire product line.

Ms. Patchak-Layman asked if the 12 oz. cans of sodas were carbonated. If so, how does that mesh with the Wellness Committee's activities of not serving unhealthy, no-nutritional value products to students? Ms. Witham responded that while there is a

Wellness Policy and a Committee that is working on the goals to be rolled out, the goals are not yet complete. However, carbonated beverages within the school have been limited during the day. One of the challenges in the Wellness Policy is the size of the drinks; products such as Gatorade are not presently being sold by these companies in the prescribed package. Problems arise in finding appropriate portion packaging, particularly as it relates to beverages. Ms. Patchak-Layman noted that the question regarding soda was yes or no answer in terms in having it at the school; it had nothing to do with size.

Food Service Bread Product RFP

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the recommendation to award the ALPHA Baking Company and Sara Lee contracts for bread products for the Northern Illinois Independent Purchasing Cooperative under its consent agenda at the regular April Board of Education meeting, as presented.

PE Uniforms

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the recommendation for PE Uniforms to Ambassador Athletic Apparel, as presented, under its consent agenda at the regular April Board of Education meeting.

When asked whether any of the companies submitting bids were new to bid, Mr. Keeley replied that Itch'n to be Stichin was a new company to bid.

Sub Teacher & Sub Clerical Pay 2008/09

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the recommendation to increase Substitute Pay and Clerical Staff Pay as follows:

Certified Substitutes (Teachers)

\$110 per diem

\$115 per diem (after 20th day – retroactive to the first day)

\$174 per diem (long term 4-12 weeks)

\$199 per diem (long term 13–24 weeks)

\$224 per diem (long term 25-38 weeks)

Non-Certified (clerical Staff)

\$12.50 per hour

\$13.50 per hour (after 20th day – retroactive to the first day)

When asked if the District found it difficult to get substitute teachers, Mr. Edgecombe reported that it was only difficult getting clerical substitutes. Often substitute teachers are used to fill substitute clerical positions. When asked how the per diem of \$224 per day

compared with the faculty's, Mr. Edgecombe responded that it was significantly less, i.e., \$40,000 for substitute teachers versus \$47,000, plus benefits for regular teachers.

Ms. Patchak-Layman asked what happened in the instructional activity when a substitute is used versus having a long-term staff person. Mr. Edgecombe responded that the teachers do provide two-weeks of plans and sometimes the teachers are involved in the long-term planning with the substitute. If not, division heads monitor the substitute's activities. While Ms. Patchak-Layman suggested hiring substitutes who have long-term assignments, e.g., twenty weeks or more to improve instructional quality, Mr. Edgecombe reported that it would have significant impact on the overall budget as well as a questionable discussion of instructional integrity. He continued that it was difficult to project costs in this area and that the District has exceeded its budget.

Projected Fiscal Year 2009 Certified/Non-Certified FTE Summary – First Semester.

Mr. Edgecombe presented the Projected Fiscal Year 2009 Certified/Non-Certified FTE Summary – First Semester. This report was developed to assist the Business Office with the development of the FY 2009 Budget. It provides projected FTE information for first semester of fiscal year 2009 as well as historical information for the previous four-year period.

The chart showed that first semester it is projected that faculty FTE will increase by .6 FTE when compared with the 2007-08 school year due to three additional sections across instructional programs.

The projected FTE of non-certified employees increases by 2.44 when compared with the 2007-08 school year, due to moving the contractual occupational therapist to employee status and the need to hire additional one-to-one teaching assistants for incoming special education students.

The Administrative FTE is projected to increase by 1.5 due to the move of Assistant Principal for Student Services from .5 percent of service to 1.0 percent of service and the move of the Assistant Principal for Student Activities from the non-certified employee group.

Overall FTE has increased by 4.54, due to changing the status of the Occupational Therapist and the additional TA's needed to meet the needs of special education students. Mr. Edgecombe stated that the District could no longer consider a person a contractual worker since he/she was being directed by the District.

Agile Mind Contract

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the Agile Mind Contract for the 2008-09 school year, as presented. Mr. Prale reported that for the last two years the Math Division had used an online program to support students in multiple levels of the Algebra Program, i.e., Agile

Mind. The cost of the contract is \$15,000, which is the same as the cost for the 2007-08 school year. There are 500 student licenses at a cost of \$30 per student and 10 teacher licenses. Of the 500 student licenses, 120 are used in the block program and 170 in the Algebra I course.

Amended Budget

Ms. Witham highlighted various areas that were amended in the FY 2007-08 Budget for the Committee members (attached to and made a part of the minutes of this meeting). The Board of Education approved the resolution to place the Amended Budget for FY '08 on display for thirty days beginning April 16, 2008 at its Special Board of Education meeting held earlier that day.

Ms. Witham noted that the Board of Education would take a final vote on the amended budget in May.

Dr. Millard complimented Ms. Witham on the form of the report as it was easy to read and understand.

Food Service Lunch Prices

It was the consensus of the Finance Committee members to recommend to the Board of Education that it approve the increased cost for both breakfast and lunch as presented at its regular April Board of Education meeting under the Consent Agenda. The prices will be as follows:

Breakfast Prices

School	2007-08	2008-09
O.P.R.F.H.S.	\$1.75	\$1.80
District 97	\$.90	\$.95

Lunch Prices

School	2007-08	2008-09
O.P.R.F.H.S.	\$2.25	\$2.30
District 97	\$1.50	\$1.55

Currently, O.P.R.F.H.S. is serving 2,000 meals per day to District 97. The payoff of the equipment will happen sooner than expected. Because gas and food prices are rising, the recommended increase was \$.05 per meal. District 200 is looking to recoup monies, gain efficiencies, and break even.

O.P.R.F.H.S. meets annually with District 97 to review program details; the District 97 business manager, Don Robinson, agreed to the increase.

O.P.R.F.H.S. students will be notified of the increase after Board of Education approval.

Monthly Financials

Ms. Patchak-Layman asked for a list of the account codes and account numbers; Ms. Witham will provide.

Treasurer's Report

Ms. Witham presented the Committee the February 2008 Financial Reports which will be presented to the Board of Education for approval at its regular April Board of Education meeting.

Township Treasurer's Report

Ms. Witham provided the Board of Education with a report that the Trustee of Funds had distributed interest income to O.P.R.F.H.S. for the period of July 1 through December 31, 2007, in the amount of \$1,095,924.79.

Adjournment

The Finance Committee adjourned at 9:36 a.m.



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April 11, 2008

Attila Weninger, Superintendent
Oak Park and River Forest High School
201 N. Scoville Avenue
Oak Park, Illinois 60302

Dear Dr. Weninger:

You have requested direction from the Village as to the proper channels by which Oak Park and River Forest High School District 200 ("OPRFHS") may seek a vote by the Village Board about installing, erecting and using 88-100 feet light poles and lights in its stadium.

Seven years ago, Steve LeBrecht, then Assistant Superintendent for Business and Finance, asked me what the best course of action for OPRFHS would be to obtain Village approval for the installation of similar stadium lighting for the high school recreational fields immediately south of Lake Street and East Avenue in the Village.

While the questions are slightly different my answer is essentially the same. I have enclosed a copy of my 2/22/01 letter to Steve LeBrecht. The most appropriate course of action for OPRFHS to follow in seeking Village authorization to install, erect and use the above-described lighting in its stadium would be to apply for an amendment to the Village Zoning Ordinance to provide for stadium lighting in the OPRFHS stadium as a special use and to also apply for such a special use permit with the Zoning Administrator. These applications were pursued simultaneously seven years ago and could be simultaneously pursued again by the OPRFHS.

The attached 8/1/02 letters of Jack Lanenga, OPRFHS Director Operations, to the Village Zoning Administrator initiated those actions then by applying for an amendment to the text of the Oak Park Zoning Ordinance, Section 4.5.2, authorizing Light Standards as a special use at athletic fields and

applying for a special use permit for the recreational fields south of Lake Street and east of East Avenue.

Ordinance 2002-O-52 (attached) adopted by the Village Board on September 30, 2002 amended Section 4.5.2 of the Zoning Ordinance entitled "Authorized Special Uses" by adding new Subsection 4.5.2AA entitled "Light Standards" which permits light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 or less restrictive district.

Another text amendment would be required now because unlike the recreational fields which are located in a B-3 zone district, the OPRFHS stadium is located in both an R-7 Multiple-Family zone district in the south portion of the stadium and R-2 Single-Family residential in the north portion of the stadium. The Zoning Ordinance would need to be amended to provide for stadium lights as a special use in the R-7 and R-2 zone districts.

Whether an applicant is applying for a text amendment, a special use permit or a variation, the burden is on the applicant to establish that the applied for text amendment, special use or variation meets each of the standards set forth the Zoning Ordinance. Section 2.2.2D of the Zoning Ordinance contains the standards relating to Amendments thereto. Section 2.2.3D of the Zoning Ordinance contains the standards relating to Special Uses and Section 2.2.4C of the Zoning Ordinance contains the standards relating to Variations.

The appropriateness of seeking Village approval for stadium lighting through an application for a special use permit can best be seen in the first standard for special uses set forth in Section 2.2.3D1 of the Zoning Ordinance which considers whether the proposed structure or use at the particular location 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.

This neighborhood and community benefit standard should be a necessary component of any informed decision-making process on the appropriateness of stadium lighting at the OPRFHS stadium.

The variation process does not address the "public benefit" issue and is more rooted in standards which focus on "unusual hardship" and the fact such a hardship has not been created by persons having a proprietary interest in the property.

It is common for a municipal zoning ordinance to track most, but not all, of the standards set forth for variations and special uses in the Illinois Compiled Statutes. The Village Zoning Ordinance is no exception.

Fundamental concepts like those referenced hereinabove are common to most ordinances. While adoption of these standards is not mandatory, the substantial body of case law developed around these standards presents a compelling argument for adhering to them.

There is precedent in Illinois for municipalities to use the special use permit process to address the appropriateness of athletic field lighting at a particular location.

In the 1986 Court case of Wilmette Park District v. Village of Wilmette, for example, the Illinois Supreme Court affirmed Wilmette's special use permit process for athletic field lights when it determined that the Park District must apply to the Village for a special use permit to install such athletic field lights.

A quick review of the Zoning Ordinance standards for text amendments, special uses or variations will make it readily apparent that impact on the surrounding neighborhood is always a critical consideration in any request for zoning relief.

There are obvious similarities and dissimilarities between the lighting special use proposed by OPRFHS in 2002 and the application which OPRFHS may propose in the future. One important similarity, however, is the need for OPRFHS to make an earnest effort at neighborhood outreach long before it files an application. Neighborhood support is critical for any zoning application.

Whatever the similarities and dissimilarities of the current situation and the situation in 2002 may be, I will offer that OPRFHS was able to successfully reach out to its neighbors in 2002. Ordinance 2002-O-52 (attached) authorized the lighting special use permit for the recreational fields and sets forth a number of limitations which were imposed upon the use of the stadium lighting. I believe that most, if not all, of them were agreed to by OPRFHS.

On the night that the special use permit for the lights appeared on the Board agenda for action, only one resident appeared to voice an objection.

Please forgive me if I am sounding preachy about this. I know that you are aware of the importance of neighborhood outreach and I am sure that OPRFHS has already devoted a great deal of time and effort to it. My only real message to you on this is that there cannot be too much interaction between OPRFHS and the neighbors in attempting to resolve perceived neighborhood impact issues.

The special use process differs from the variation process in that the ultimate decision-maker for special use permits is the Village. In the variation process the Village of Oak Park has vested the Zoning Board of Appeals with final administrative authority.

The hearing process is very similar. The Village Board appointed hearing body for special use permit applications, which may be any appointed or elected commission or committee, including but not limited to the Zoning Board of Appeals or the Plan Commission (this is also true for text amendments) will conduct the hearing but is ultimately only responsible for making a recommendation to the Village Board.

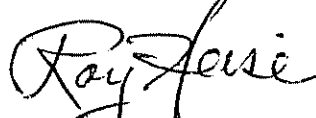
Both zoning ordinance text amendments and special use permits may be adopted by a simple majority vote of the full Board (4 of 7 members). A super majority of the full Board (5 of 7 members) may be required to adopt the ordinance if in the case of the zoning amendment 20% of the adjoining property owners to the property upon which the change is proposed file a written protest against the proposed amendment, or in the case of the special use permit the hearing body recommends against the special use.

Lastly, while ex parte communications should be avoided with the hearing body and Village Board during the special use permit application and hearing process, please do not hesitate to contact the Village Manager or me if some issue arises during discussions between the neighbors and OPRFHS that requires Village action or involvement.

If you have any questions, please do not hesitate to call.

Very truly yours,

VILLAGE OF OAK PARK

A handwritten signature in cursive script, appearing to read "Ray Heise".

Raymond L. Heise
Village Attorney

RLH:kdb
Enclosures

cc: President and Board of Trustees
Tom Barwin, Village Manager
Craig Failor, Village Planner
Michael Bruce, Village Zoning Administrator



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February 22, 2001

Stephen LeBrecht
Assistant Superintendent for Business and Finance
District 200
Oak Park and River Forest High School
201 N. Scoville Avenue
Oak Park, Illinois 60302


Re: Stadium Lighting

Dear Steve:

I have confirmed with Phil Ritchey, the Village Zoning Administrator, and Dick Martens, the Village Zoning Attorney, that the best course of action for Oak Park-River Forest High School is to seek an amendment to the zoning ordinance to provide for stadium lighting for recreational fields as a special use and to also file an application for such a special use permit with the zoning administrator.

Chuck Dressel of the Huskie Boosters Club indicated to me yesterday that this process needs to begin as soon as possible. I would therefore suggest that you contact Phil Ritchey at (708) 358-6431 as soon as possible to begin the process.

Very truly yours,

VILLAGE OF OAK PARK

Raymond L. Heise
Village Attorney

RLH:kdw

cc: Phil Ritchey
Dick Martens
Carl Swenson
Chuck Dressel

OAK PARK AND RIVER FOREST HIGH SCHOOL

201 NORTH SCOVILLE AVENUE • OAK PARK, ILLINOIS 60302-2296

Director of Operations

August 1, 2002

(708) 434-3214
FAX (708) 434-3914

Zoning Officer Phillip Ritchie
The Village of Oak Park
Village Hall
123 Madison
Oak Park, IL 60302-4272

Hand Delivered

Dear Mr. Ritchie:

Oak Park and River Forest High School would like to apply for an amendment to the text of the Oak Park Zoning Ordinance, Section 4.5.2, Authorized Special Uses.

In preparing our previous application for a special-use permit, we found that there is no reference in the ordinance to lighting for athletic fields. Consequently, we are requesting that the ordinance be amended to allow for the installation of lighting standards at athletic fields. Specific language may apply as follows:

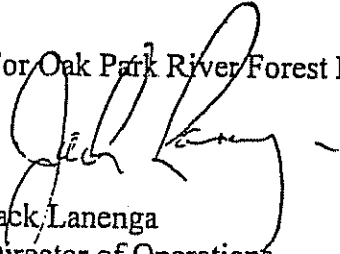
4.5.2 Authorized Special Uses: Lighting Standards for Athletic Fields. *Athletic fields shall be permitted to be lighted with light standards for safely extended play hours.*

Our property is bounded by Lake Street on the north, Scoville Avenue on the east, East Avenue on the west, and the CTA green line/Metra tracks to the south. We do not anticipate that this amendment would change the zoning classification of our property.

Thank you for your consideration of this amendment. We are happy to be providing improved safety for the students of Oak Park River Forest High School, and for the neighboring community.

Please let me know if there is any additional information needed from us to continue this process. We look forward to answering any questions that the Board of Trustees may have at their August 5th meeting.

For Oak Park River Forest High School,



Jack Lanenga
Director of Operations

OAK PARK AND RIVER FOREST HIGH SCHOOL

201 NORTH SCOVILLE AVENUE • OAK PARK, ILLINOIS 60302-2296

August 1, 2002

Zoning Officer Phillip Ritchie
The Village of Oak Park
Village Hall
123 Madison
Oak Park, IL 60302-4272

Dear Mr. Ritchie,

Oak Park and River Forest High School would like to apply for a special-use permit for our property located south of our main campus. That property is bounded by Lake Street on the north, Scoville Avenue on the east, East Avenue on the west, and the CTA green line/Metra tracks to the south.

We are currently in the process of installing playing fields on that space. There will be two fields, primarily used for lacrosse, field hockey, and soccer, as well as by football. The fields will be wrapped with a new running track. To extend our practice time, we are asking for a special-use permit for installing lights on these fields. Our use of the land is consistent with the goals and objectives of the comprehensive plan of the Village of Oak Park, and complies with the published standards for a special-use permit. Our rationale for this request is as follows:

1. The use of lights will extend the practice time available to our teams. Currently our teams travel to various locations in Oak Park and River Forest for practice and for games. Installing lights will allow us to run two or three shifts of practice for various teams, thus serving the needs of more children.
2. We are committed to working closely with our neighbors to create a desirable amenity in the neighborhood. First, the lights we have selected have specially installed spill controls to avoid excess light in the surrounding neighborhood. Secondly, the height of the light towers was designed to create light that flows vertically to light the field rather than a greater degree of horizontal light created by towers of less elevation. Thirdly, we have pledged to our neighbors that we will limit the use of the lights by having them shut off by 8:00 P.M. each night.
3. The entire project on the south fields of OPRFHS will benefit the neighborhood. As the drawings show, the complex includes a running track that is designed to be used by the neighborhood. The entire complex will be landscaped appropriately, including landscaping to help alleviate sight and sound intrusions into the neighborhood.

4. We believe that our track record of taking care of our property speaks for itself. Despite heavy usage by both students and the community, the grounds of OPRFHS are clean, neat and well-maintained. That would, of course, be our intention on the fields we are proposing to light. This complex is a wonderful improvement to the neighborhood, and we will maintain it as such.

Thank you for your consideration of this special-use of our property. Please be assured that our primary motivation for this request is to ensure that our students have a safe, secure, and excellent place to play and practice the athletic endeavors they have chosen. At the same time, we feel we have also remained sensitive to the concerns of our neighbors, and intend to continue to maintain good, positive communications with them throughout this process.

Please let me know if there is any additional information needed from us to allow this process to continue, and I will be sure to provide that to you. I have enclosed a print of the site, all of the legal descriptions of the 5+ parcels involved, and the appropriate PIN numbers.

For Oak Park River Forest High School,



Jack Lanenga
Director of Operations

Enclosures:

Name and address of applicant
Legal descriptions, street description, PIN numbers
Site plan of proposed use

**ORDINANCE AMENDING THE OAK PARK ZONING ORDINANCE AND
GRANTING A SPECIAL USE PERMIT FOR LIGHT STANDARDS TO
ILLUMINATE THE SOUTH ATHLETIC FIELD AT OAK PARK-RIVER
FOREST HIGH SCHOOL**

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:

SECTION 1: That the Oak Park Plan Commission, acting as the hearing body in accordance with the Zoning Ordinance, has considered an application for an amendment to the Zoning Ordinance to authorize light standards for illuminating athletic fields as a special use and issuance of a special use permit to allow the use of light standards for the High School's athletic field located on the block bounded by Lake Street, Scoville Avenue, the CTA Green Line/Union Pacific embankment and East Avenue (the "South Campus Tract") pursuant to said text amendment and pursuant to notice duly published on August 14, 2002 in the Oak Leaves, a newspaper of general circulation in the Village, and pursuant to a public hearing held on August 29, 2002 at 7:00 p.m. in the Council Chambers of the Village Hall, 123 Madison Street, Oak Park, Illinois held in accordance with said notice.

SECTION 2: That the Plan Commission delivered to the President and Board of Trustees, for the Board's consideration, written Findings of Fact and its Recommendations adopted by the Plan Commission on September 9, 2002 and

which are attached hereto as Exhibit A (hereinafter sometimes referred to as "Plan Commission Report").

SECTION 3: That the President and Board of Trustees hereby adopt the Findings of Fact and Recommendations of the Plan Commission, as set forth in Exhibit A attached hereto and made a part hereof.

SECTION 4: That the Oak Park Zoning Ordinance is amended by adding the following special use to Section 4.5.2 as new Subsection 4.5.2AA to read as follows:

AA. Light Standards

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 or less restrictive district.

and by amending Section 3.1 the Use Matrix to reflect athletic field light standards as a special use in the B-3 Zone District.

SECTION 5: That a special use permit be granted to Oak Park and River Forest High School pursuant to the foregoing text amendment to allow the installation and use of light standards not exceeding one hundred feet (100') in height at the South Campus Tract, SUBJECT TO the conditions set forth in the Plan Commission's Recommendation attached hereto as Exhibit A.

SECTION 6: 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.

SECTION 7: The Village Clerk is hereby authorized and directed to record this Ordinance, at the Applicant's expense, with the Cook County Recorder of Deeds.

THIS ORDINANCE shall be in full force and effect from and after its adoption and approval as provided by law. The Village Clerk is directed to publish this ordinance in pamphlet form.

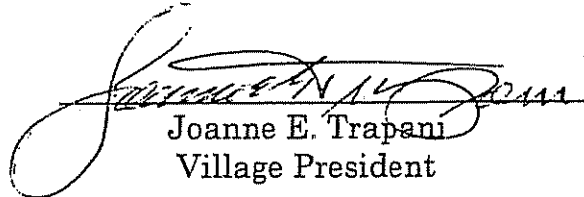
ADOPTED this 17th day of September, 2002 pursuant to a roll call vote as follows:

AYES: Trustees Carpenter, Ebner, Gockel and Turner and President Trapani

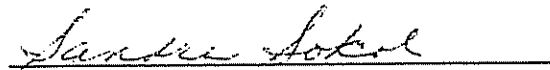
NAYS: None

ABSENT: Trustees Hodge-West and Kostopulos

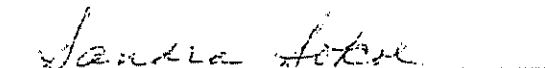
APPROVED by me this 17th day of September, 2002.


Joanne E. Trapani
Village President

ATTEST:


Sandra Sokol
Village Clerk

Published by me in pamphlet form this 30th day of September, 2002.


Sandra Sokol
Village Clerk



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September 9, 2002

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

Re: Application of Oak Park and River Forest High School
for a Text Amendment and Special-Use to Permit the Use of Light
Standards at the High School's South Athletic Fields

Dear Ladies and Gentlemen:

By letter dated August 1, 2002, Oak Park and River Forest High School (hereinafter "the Applicant") filed an application for an amendment to the Zoning Ordinance to authorize light standards for illuminating athletic fields as a special-use and for the issuance of a special-use permit pursuant to the proposed text amendment to allow the use of light standards for the High School's athletic fields located on the block bounded by Lake Street, Scoville Avenue, the CTA Green Line/Union Pacific embankment, and East Avenue ("South Campus Tract"). This matter was referred to the Plan Commission, sitting as a Zoning Commission, (hereinafter "Plan Commission") to hold the required public hearing.

A public hearing was scheduled for August 29, 2002 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 August 14, 2002, in the "Oak Leaves," a newspaper of general circulation in the Village of Oak Park. Letters were also mailed by the Secretary of the Plan Commission to Village water service users in the neighborhood advising them of the proposal and the public hearing to be held.

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

FINDINGS OF FACT

1. That the Applicant is a consolidated public high school district which is governed by the Board of Education for District 200.
2. That the Applicant's main campus is bounded by Erie Street on the north, Scoville Avenue on the east, Lake Street on the South and Linden Avenue on the west. This campus includes eight tennis courts, a football stadium, three baseball/softball diamonds and one non-conforming field used for field hockey.
3. That approximately three thousand students attend Oak Park and River Forest High School.
4. That the Applicant has for many years bussed student athletes to off-campus fields, primarily those owned by the Park District of Oak Park, for soccer, lacrosse and some field hockey practices and games.
5. That through voluntary sales and condemnation proceedings, the Applicant recently obtained ownership of the South Campus Tract, which it is converting to athletic fields. This Tract formerly contained an automobile dealership, a funeral home, a restaurant and a kidney dialysis center. The Applicant has removed all buildings and other improvements on the South Campus Tract, except a changeable message sign which it constructed along Lake Street.
6. That the Applicant is installing artificial turf on the South Campus Tract and will soon begin using this Tract for its field sports, including its soccer, lacrosse and field hockey teams. The

Tract may be used for football practices, but no goal posts will be installed on this Tract.

7. That the Applicant wishes to extend the use of the athletic fields it is installing on the South Campus Tract by illuminating the Tract with lights atop 98' high light standards at the four corners of the Tract.

8. That the South Campus Tract is located in the "B-3" Central Business Zone District, in which retail, office and service uses are generally permitted. No building or structure may exceed 60' in height in this district.

The Text Amendment

9. That the Applicant has applied for a text amendment which would permit light standards for athletic fields throughout the Village.

10. That because the Applicant's light standards exceed the 60' limitation imposed in the "B-3" district, the Applicant's need for zoning relief is limited to the height limitation in the "B-3" district. A more narrowly drawn special-use amendment authorizing light standards not exceeding 100' for illuminating athletic fields in the "B-3" or less restrictive district will better address the Applicant's needs for the South Campus Tract.

11. That the South Campus Tract is surrounded by the following uses: to the north, Lake street (a primary arterial street) followed by the Applicant's main campus which is zoned "R-7" Multiple Family District; to the east, Scoville Avenue (a residential street) followed by Ridgeland Common, a tract which is zoned "R-2" Single Family District and which is owned and operated by the Park District which uses the west end of the tract for a baseball diamond and the east end for a swimming pool/ice arena; to the south, a recently vacated street (North Boulevard), which is now part

of the South Campus Tract, followed by the CTA/Union Pacific railroad embankment which is zoned "B-3" Central Business District; and to the west, East Avenue (a collector street at this location) followed by townhomes in the Euclid Place Planned Development whose underlying zoning is "B-1/B-2" General Business District.

12. That the baseball diamond at the east end of Ridgeland Common (opposite the South Campus Tract) is illuminated by 60' light standards which cast a significant glare, or light spillage, over the surrounding area.

13. That in order to better contain light spillage and glare into the surrounding areas, the Applicant proposes to use 98' light standards which are capable of directing light "down" rather than "out." This arrangement nearly eliminates players getting "light in their eyes" during athletic practices and games.

The Special Use

14. That in the event the enabling text amendment is adopted, the Applicant has requested that a special-use permit be granted to allow use of the 98' light standards to illuminate the South Campus Tract.

15. That the evidence indicated that the proposed use of the 98' light standards at the South Campus Tract as conditioned below is desirable to provide a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or the community. The use of the lights will extend practice times allowing two practices per day after school, and permit games up to 8:00 p.m., the time the Applicant agreed to turn off the high lights, in any event. This extended use of the fields will significantly decrease the need to bus student athletes to other facilities

and increase the opportunities for working parents to watch games. Moreover, the Applicant has agreed to make the athletic fields available to youth groups, running clubs, the Park District and others when not needed by the Applicant, provided that any user agrees to the conditions set forth below. One resident testified that athletic fields in the Village are in such short supply that three youth soccer teams often must practice on one field. Extending the use of the new athletic fields into the early evening by using artificial lights will help alleviate the critical shortage of athletic fields in the Village.

16. That the evidence indicated that as conditioned below, the proposed use of the 98' light standards 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. The more intense business and commercial uses which formerly occupied the South Campus Tract were often used until 9:00 p.m. or later (e.g., car dealer, restaurant, funeral home). The proposed high lights emit little spillover light to adjacent property – less light across the perimeter streets than emitted by the existing street lights. When not in use by the Applicant, the newly installed low impact running track which is located at the perimeter of the South Campus Tract will be available to community groups and recreational runners up to 10:00 p.m., when the South Campus Tract will be located. The Applicant indicated that the existing or enhanced street lighting or low level security lighting, would be sufficient to illuminate the track prior to the 10:00 closure of the facility. The Applicant also proposes to buffer the use of all lights by planting a number of trees (some 4 inches in diameter with established height of 20' – 25') in the parkways along East Avenue and Lake Street, pursuant to the landscape plan which was submitted into evidence.

17. That the evidence indicated that the Applicant's proposed use of 98' light standards to

illuminate the South Campus athletic fields as conditioned below 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 South Campus Tract is surrounded by public streets; to the north is the Applicant's main campus; to the east is a similar recreation facility with night lighting; to the south is a railroad embankment and to the west are townhomes in a planned unit development. The underlying zone of the South Campus Tract permits far more intense development than the use proposed by the Applicant. The early turn off of the lights, which will be on electric timer, and the buffer provided by the proposed landscaping will alleviate any adverse effects on neighboring property.

18. That the evidence indicated that the extended use of the athletic fields in the South Campus Tract by using the proposed light standards as conditioned below is consistent with the goals and objectives of the Oak Park Comprehensive Plan, including the goal to provide in the most efficient manner those public services and facilities which maintain Oak Park as a desirable community. The extended use of the Applicant's south athletic fields by use of the proposed light standards will allow additional high school youth and community residents of all ages the opportunity to use a recreational amenity which is in high demand. This extended use will also free up the Park District fields which the High School and other community teams presently use. More moderate use of the Park District fields, which one resident described as unsafe from overuse, will allow better maintenance and field conditions for these facilities.

19. That the evidence indicated reasonable assurance by the Applicant that the proposed installation of the light standards will be completed in a timely manner, if authorized. The Applicant indicated that the light standards could be erected in approximately two weeks, if authorized.

20. That the evidence indicated that the issuance of a special-use permit for installation of light standards on the South Campus Tract as conditioned below 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, the Plan Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees as follows:

A. That the text of the Zoning Ordinance be amended by adding the following special use to Section 4.5.2:

Light Standards

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 or less-restrictive district.

B. That a special-use permit be granted to Oak Park and River Forest High School pursuant to provisions of the foregoing text amendment to authorize the installation and use of light standards not-exceeding 100' at the South Campus Tract, SUBJECT TO the following conditions and restrictions:

1. That the four light standards and landscaping around the South Campus Tract be installed and maintained in substantial conformity with the plan by Wight and Company dated August 8, 2002 which was submitted into evidence.
2. That the light standards not exceed 100' in height and have a silver, galvanized steel finish.
3. That the lights atop the light standards be turned off not later than 8:00 p.m., Monday through Saturday.
4. That the lights atop the light standards not be used on Sundays.

5. That the gates to the South Campus Tract be locked at 10:00 p.m., Sunday through Saturday, and re-opened at 6:00 a.m. each morning.
6. That light spillage from the light standards across the streets surrounding the South Campus Tract shall not exceed the foot candles set forth in the attached plan drawn by the Musco Lighting Company.
7. That no commercial concessions be provided on the South Campus Tract.
8. That adequate trash receptacles and trash clean-up services be provided at the South Campus Tract.
9. That signage be provided at each gated entrance to the South Campus Tract, directing users to observe the "permit parking only" status of on-street parking in the neighborhood and other applicable conditions imposed herein.
10. That the Applicant not rent the South Campus Tract for commercial purposes to a for-profit entity.
11. 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.

Colette Lueck, Chairperson
Plan Commission ,
Sitting as a Zoning Commission.

This report was adopted by a 6
to 0 vote of the Plan Commission,
sitting as a Zoning Commission, this
9th day of September, 2002.