



TENTATIVE A g e n d a
President and Board of Trustees
Monday, February 6, 2012
Village Hall
123 Madison Street

Open Meeting/Regular Meeting at 6:30 p.m. The Board is expected to immediately adjourn into Executive Session (Closed Session) in Room 130 at approximately 6:30 p.m. and will return to Open Session in the Council Chambers at 7:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Consideration of Motion to Adjourn to Executive Session to Discuss Sale of Property, Labor in Room 130 at 6:30 p.m.
- IV. Return to Open Session at 7:30 p.m. in the Council Chambers

The President and Board of Trustees welcome you. Statements may be made by citizens at the beginning of the meeting, as well as when agenda items are reviewed. If you wish to make a statement, please complete the "Instructions to Address the Village Board" form which is available at the back of the Chambers, and present it to the staff table at front. When recognized, approach the podium, state your name and address first, and please limit your remarks to three minutes.

Instructions for Non-Agenda Public Comment **(3 minutes per person; 30 minutes maximum)**

Non-Agenda Public Comment is a time set aside at the beginning of each Regular Meeting for citizens to make statements about an issue or concern that is not on that meeting's Agenda. It is not intended for a dialogue with the Board. You may also communicate with the Board via the Village Board voicemail at 708-358-5784 or email Board@oak-park.us.

Non-agenda public comment will be limited to 30 minutes with a limit of 3 minutes per person. If comment requests exceed 30 minutes, public comment will resume after the items listed under the Regular Agenda are complete.

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

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

- V. Agenda Approval

VI. **Minutes – Special Board Meeting Minutes of January 9, 2012, Special Meeting of January 18, 2012 and Special Meeting Minutes of January 23, 2012**

VII. **Non-Agenda Public Comment – *Please refer to instructions above.***

VIII. **Proclamations, Resolutions, Awards and Presentations**

IX. **Village Manager Reports**

X. **Village Board Committees**

Overview: This section is intended to be informational. If there are approved minutes from a recent Committee meeting of the Village Board, the minutes will be posted in this section.

XI. **Citizen Commission Vacancies**

Overview: This is an ongoing list of current vacancies for the Citizens Involvement Commissions. Residents are encouraged to apply through the Village Clerk's Office.

XII. **Citizen Commission Appointments, Reappointments, Resignation and Chair Appointments**

Overview: Names are forwarded from the Citizens Involvement Commission to the Village Clerk and then forwarded to the Village President for recommendation. If any appointments are ready prior to the meeting, the agenda will be revised to list the names.

Community Development Citizens Advisory Committee –

Glynne Gervais, Appoint as Chair

Kevin Hooper, Reappoint as Member

Housing Programs Advisory Commission –

Margaret LeFleur, Appoint as Member

Meredith Morris – Reappoint as Member

XIII. **Regular Agenda**

B. **Ordinance Further Amending Planned Development Ordinance 2010-0-014, as Previously Amended by Ordinance 2010-0-91 and 2011-0-15 as Proposed for 938-954 Lake Street and 170 N. Forest Avenue as Directed by the Village Board on January 9, 2012**

Overview: On July 18, 2011, the Applicant filed for an amended planned development, seeking to amend Ordinance No. 2010-0-014, to [remove] the 140-room hotel and 85-unit condominium components from the project and [replace] them with up to 270 residential rental units and [increase] the number of parking spaces from 510 to 588 spaces, and [modify] the exterior materials and use for the previously-granted planned development. The President and Board of Trustees referred the amended application to the Plan Commission at its August 4, 2011, Special Board meeting. The Plan Commission returned with a recommendation to deny the application on December 5, 2011. At [their January 9, 2012](#) meeting the Village Board overturned the Plan Commission's recommendation and asked staff to prepare an ordinance, revise the findings of fact, and develop the list of conditions for their approval.

C. Plan Commission Recommendations Related to Four Text Amendments Relative to the B-1/B-2 General Business District and C Commercial District, the Madison Street Overlay District and Screening of Outdoor Storage Areas and Adoption of the Ordinance Related to those Text Amendments

Overview: The proposed Zoning Ordinance text amendments are four of six text amendments which the Board referred to the Plan Commission on June 20, 2011. On September 6, 2011, the Village Board approved three of the four Zoning Ordinance text amendments. The Board asked that the Plan Commission re-review the text amendment relative to screening of outdoor storage facilities on Roosevelt Road (Agenda Item C1). The Plan Commission reviewed the outdoor storage screening amendment and recommends supporting the Zoning Ordinance text amendment as detailed in the attached Ordinance. All four Zoning Ordinance text amendments are being submitted in aggregate for final ordinance approval (Agenda Item C2).

(1) Plan Commission Recommendation to Approve Zoning Ordinance Text Amendments Relative to Fencing of Outdoor Storage Lots

(2) Ordinance Amending Sections 3.8.1, 3.8.4, 3.9.6E, 3.9.8 (L.) (7) (b), 4.6.2, 4.6.3, 6.4.5(H) and 7.1 of the Village Zoning Ordinance Relative the B-1/B-2 General Business District and C Commercial District, the Madison Street Overlay District and Screening of Outdoor Storage Areas

D. Plan Commission Recommendations Related to the Expansion of the Transit Related Retail Overlay Districts and Direction to Staff to Prepare the Necessary Documents

Overview: Staff has proposed the expansion of the Transit Related Retail Overlay District to South Marion Street and South Oak Park Avenue. The Plan Commission has considered both and has made recommendations. The Plan Commission is in favor of expanding the Transit Related Retail Overlay District for South Oak Park Avenue (Agenda Item D1) but is not in favor of expanding it to South Marion Street (Agenda Item D2)

(1) Plan Commission Recommendation to Accept the Zoning Ordinance Text Amendment Relative to the Expansion of the Transit Related Retail Overlay District for South Oak Park Avenue

Overview: The Plan Commission supports this text amendment. There were no members of the public or businesses who testified against this expansion of the overlay district. The Plan Commission understood there to be less of an impact on business relative to non-conforming uses with this overlay compared to South Marion Street (Agenda Item D2). Staff agrees with this recommendation.

(2) Plan Commission Recommendation to Deny the Zoning Ordinance Text Amendment Relative to the Expansion of the Transit Related Retail Overlay District for South Marion Street

Overview: There are various reasons for the Plan Commission's lack of support for this text amendment. Mainly due to testimony of some businesses and OPDC that where they believe the Overlay District restrictions would be a burden on the landowners and hinder further growth. Staff does not agree with this recommendation.

H. Plan Commission Recommendation to Accept Proposed New Language Defining the Term “Vegetative/Green Roof” and Allowing the Construction of Vegetative Green Roofs to be used to Fulfill Limited Open Space Requirements and Direction to Staff to Prepare the Necessary Documents

Overview: The Board tabled this item at the last meeting to ensure that both the Community Design Commission & the Environment and Energy Commission reviewed the proposed language. Both Commissions have indicated support of the text amendment. This Zoning Ordinance text amendment was referred to the Plan Commission by the Village Board of Trustees at their June 20, 2011. The purpose of this amendment is to allow vegetative/green roofs as a substitute for open space requirements. The Plan Commission requested that the Energy and Environment Commission review and make recommendation on a definition for Green Roof. The Plan Commission completed its review which included the EEC’s recommended language.

XIV. Consent Agenda

E. Referral to the Zoning Board of Appeals to hold a Public Hearing for a Special Use Permit from WRXXIV, LLC to Operate a Weight Watchers Clinic at 477 N. Harlem

Overview: The Applicant is applying for a special use permit to operate a weight-loss clinic in a B-4 Downtown Business District. The applicant is also requesting relief from the Transit-Related Retail Overlay District to locate the facility on the ground floor of the tenant space located at 477 N. Harlem Avenue.

F. Ordinance Amending Article 33 of the Village Code Entitled “Universal Access Commission” to Change the Name of the Universal Access Commission to the Disability Access Commission As Reviewed at the January 18, 2012 Regular Meeting

Overview: The Citizens Involvement Commission (CIC) and the Universal Access Commission requests this name change to help clarify the scope of the Universal Access Commission’s work.

G. Resolution Accepting a Department of Housing and Urban Development Community Challenge Planning Grant Agreement in the Amount of \$2,916,272 and Authorizing the Execution of the Cooperative Agreement for that Award

Overview: On November 21, 2011, the US Department of Housing and Urban Development (HUD) awarded the Village of Oak Park on behalf of the West Cook County Housing Collaborative (Collaborative) a \$2,916,272 Community Challenge Planning Grant. The Village of Oak Park will act as the administering agency for the Collaborative. The Challenge Grant will allow the communities of Oak park, Bellwood, Forest Park and Maywood to update their comprehensive plans and will provide funds to IFF (formerly known as the Illinois Facilities Fund), as the Collaborative Coordinator, to set up a revolving loan fund to create an acquisition and predevelopment fund to support affordable housing activities near transit.

XV. Approval of Bills for the weeks beginning January 16, 2012 through January 27, 2012 in the amount of \$941,561.26

Overview: This is a routine item to approve the bills paid for the weeks beginning January 16th through January 27th.

Call to Board and Clerk

Adjourn

(*) The Village Board permits a maximum of three persons to speak to each side of any one topic that is scheduled for or has been the subject of a public hearing by a designated hearing body.

For more information regarding Village Board meetings and agendas, please contact the Village Manager's Office at 708.358.5770. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358,5430 or e-mail adacoordinator@oak-park.us at least 48 hours before the scheduled activity.

Agendas and agenda materials are now available electronically on the village web site. Visit www.oak-park.us, mouse-over News, then click on Board Agendas and Minutes.

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**Citizen Boards and Commissions
Vacancies**

UPDATED: 1/31/2012

Committee Name	Total Members	Number of Vacancies	Expired but Serving*	Total # Needed
BUILDING CODES ADVISORY COMMISSION	9	2	0	2
CITIZEN INVOLVEMENT COMMISSION	9	0	0	0
CIVIC INFORMATION SYSTEMS COMMISSION	7	0	0	0
COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE	9	1	0	1
COMMUNITY RELATIONS COMMISSION	9	1	0	1
CITIZEN POLICE OVERSIGHT COMMITTEE	7	0	0	0
COMMUNITY DESIGN COMMISSION	13	2	0	2
ENVIRONMENT & ENERGY COMMISSION	9	1	0	1
FARMERS MARKET COMMISSION	11	1	0	1
FIRE AND POLICE COMMISSION	3	0	0	0
HEALTH, BOARD OF	7	0	0	0
HISTORIC PRESERVATION COMMISSION	11	0	0	0
HOUSING PROGRAMS ADVISORY COMMITTEE	7	3	0	3
LIQUOR CONTROL REVIEW BOARD	5	0	0	0
PLAN COMMISSION	9	0	1	1
PUBLIC ART ADVISORY COMMISSION	11	1	0	1
TRANSPORTATION COMMISSION	7	0	1	1
UNIVERSAL ACCESS COMMISSION	7	2	0	2
ZONING BOARD OF APPEALS	7	1	0	1
TOTAL	157	15	2	17

Bolded CBACs need members

CHAIR EXPIRATION DATE

COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE	No Chair
BUILDING CODES ADVISORY COMMISSION	9/7/2008
HISTORIC PRESERVATION COMMISSION	4/20/2012
HOUSING PROGRAMS ADVISORY COMMITTEE	5/11/2012
PUBLIC ART ADVISORY COMMISSION	5/11/2012
CITIZEN POLICE OVERSIGHT COMMITTEE	10/17/2012
CITIZEN INVOLVEMENT COMMISSION	6/20/2014
LIQUOR CONTROL REVIEW BOARD	2/5/2013
COMMUNITY RELATIONS COMMISSION	1/19/2013
ENVIRONMENT & ENERGY COMMISSION	8/2/2013
PLAN COMMISSION	9/18/2013
FARMERS MARKET COMMISSION	2/4/2014
FIRE AND POLICE COMMISSION	2/7/2014
COMMUNITY DESIGN COMMISSION	5/16/2014
UNIVERSAL ACCESS COMMISSION	6/6/2014
ZONING BOARD OF APPEALS	7/18/2016
CIVIC INFORMATION SYSTEMS COMMISSION	8/4/2014
TRANSPORTATION COMMISSION	11/7/2014
HEALTH, BOARD OF	12/5/2014

APPOINTMENTS

6 FEBRUARY 2012

Community Development Citizens Advisory Committee

Appoint as Chair:

Glynne Gervais
238 S. Elmwood
708-386-3151

Term expires 2-6-15

Reappoint as Member:

Kevin Hooper
125 N. Euclid, #306
815-210-4707

Term expires 2-17-15

Housing Programs Advisory Commission

Appoint as Member:

Margaret LeFleur
639 N. Lombard Ave.
708-790-2440

Term expires 2-6-15

Reappoint as Member:

Meredith Morris
436 S. Lombard, #1S
630-853-0992

Term expires 2-17-15

VILLAGE OF OAK PARK

B

AGENDA ITEM COMMENTARY


Item Title: Ordinance Further Amending Planned Development Ordinance 2010-0-014, as Previously Amended by Ordinance 2010-0-91 and 2011-0-15 as proposed for 938 - 954 Lake Street and 170 N. Forest Avenue as Directed by the Village Board on January 9, 2012.

Resolution or Ordinance No. _____

Date of Board Action: Monday, February 6, 2012

Staff Review: Craig Failor, Village Planner

Department Director Name: 
Craig Failor, Village Planner

Village Manager's Office: 
Lisa Shelley, Deputy Village Manager

Citizen Advisory Board or Commission Issue Processing (Dates of Related Commission Meetings): On August 19, 2009, Sertus Capital Partners LLC, filed an application with the Village of Oak Park for a planned development on the parcel at the northeast corner of Lake Street and Forest Avenue. The President and Board of Trustees referred the application to the Plan Commission to hold the required public hearing on the application. After extensive public hearing on the matter, the Plan Commission recommended approval of the planned development special use on February 18, 2011. The Village Board of Trustees approved the planned development on March 15, 2010, via Ordinance Number 2010-0-014.

On July 18, 2011, the Applicant filed for an amended planned development, seeking to amend Ordinance No. 2010-0-014, to [remove] the 140-room hotel and 85-unit condominium components from the project and [replace] them with up to 270 residential rental units and [increase] the number of parking spaces from 510 to 588 spaces, and [modify] the exterior materials and use for the previously-granted planned development on the Subject Property. The President and Board of Trustees referred the amended application to the Plan Commission at its August 4, 2011, Special Board meeting for the following limited purposes:

1. The change in use from hotel and residential condominiums to residential rental apartments which includes a density allowance to permit construction of up to 270 residential rental units;
2. A residential parking allowance reducing the otherwise required parking by 85 spaces; and
3. A change in exterior design and materials for the development.

On August 10, 2011, a legal notice was published in The Wednesday Journal. A notice was posted at the Subject Property and certified letters were also mailed by the Applicant to taxpayers of record for property within 500 feet of the Subject Property, advising

them of the proposal and the public hearing to be held.

The Plan Commission conducted a public hearing on the application commencing on August 25, 2011, and continuing to September 1, 2011, September 15, 2011, October 6, 2011, October 20, 2011, and November 3, 2011, at which times and place a quorum of the members of the Plan Commission was present. At their November 17, 2011 meeting they approved the Findings of Fact.

At their January 9, 2012 meeting, the Village Board of Trustees over turned the Plan Commission's recommendation and approved the application with conditions.

Item Policy Commentary (Key Points, Current Issue, Bid Process, Recommendation): The Plan Commission's vote of 4-4 is a recommendation to deny the Applicant's planned development amendment request as five (5) affirmative votes are necessary to forward a positive recommendation. The attached findings of fact detail the discussion which led to the vote. The attached minutes reflect the conversation about and reasons for the vote. However, the main issues were generally related to parking, traffic, and density associated with the proposed 270 dwelling units. The Commission was also concerned about the number of potential parking permits that might be allowed in the 300 space public garage, either by the tenants or guests of the building or others as it would take away from the reduced public supply. The Plan Commission wants to ensure that if there is a possibility the Village Board is inclined to approve the application, that the conditions mentioned in the Findings of Fact are incorporated into the ordinance for approval as well as any presentation from the applicant which identifies building materials and site design, including the landscape plan, site plan, elevations, floor plans, etc.

Staff Commentary (If applicable or different than Commission): The Staff believes that the project as proposed is appropriate for the following reasons: HOUSING/DENSITY; Based on the Tracy Cross & Associates Market Analysis and 2040 Oak Park population projections, the rental units proposed by Sertus Capital should be well received in the Village of Oak Park. Based on 2040 population projections, the Village of Oak Park does need additional rental housing at the levels proposed by Sertus Capital for the Lake and Forest Development. The Chicago Metropolitan Planning Council (CMAP) prepared information, as part of the Homes for a Changing Region Report for the Village of Oak Park, which showed a need for additional rental units for households earning more than \$50,000. The projected units at the rental levels proposed by Sertus Capital will partially fill this unmet need. The Village of Oak Park should have no issues absorbing the additional 270 rental units. The only concern would be increased competition from projects in the City of Chicago. Since the Lake & Forest project rents being proposed are \$231 per month under the market variance for newer City of Chicago rental projects, the Lake & Forest project should compare favorably. Additionally, the number of units and bedroom sizes proposed appears to fit the demand that would be generated for a transit oriented development. It is noteworthy that Whiteco Residential's rental ability during the current recession is extraordinary as they are 95% occupied.

The rental levels of the proposed development are also priced so as to not put undue competition on existing older rental units in the Village which may offer fewer amenities but are usually larger and priced lower. While we will not know exact vacancy rates until multi-family license renewals in mid-September, multi-family building owners and managers that we are currently working with are reporting fewer vacancies and lower turn over in existing units. Additionally, the Housing Center is reporting an increase in rentals in Oak Park

compared to last year at the same time. Both of these factors indicate the return of a healthy rental market. We would encourage the developer's management company to work with the Village's Housing Programs Division and the Oak Park Regional Housing Center to develop an affirmative marketing plan including strategies that would further the Village's commitment to integrated housing.

PARKING; The development requires on-site parking for, 40 studio bedroom units = 40 spaces, 122 one-bedroom units = 153 spaces, 108 two-bedroom units = 162 spaces and 18 spaces for 8,550 sq. ft. of retail space yielding a total base parking requirement of 373 spaces where as the development will contain 288 privately owned parking spaces, in addition to the 300 publicly owned parking spaces, thereby requiring an allowance of 85 parking spaces. The request averages out to be 1.07 parking spaces per unit; where the Zoning Ordinance requirement averages out to be 1.3 parking spaces per unit. In the past the Plan Commission and Village Board have supported a 1:1 ratio between dwelling units and parking spaces in the Greater Downtown Area. This is consistent (and in some cases in excess) with the regional standard set in transit rich districts. With the number of private parking spaces provided, there will be 18 extra spaces above the standard 1:1 ratio that could be used for guest parking, resident's extra cars, I-Go car sharing spaces, or they could be incorporated into the public mix to satisfy their commercial requirement.

In the parking and traffic report the consultant indicates that the proposed site is well situated with respect to the roadway system. They and staff believe that the new plan will not have a detrimental impact on current traffic conditions. Based on their information, there will be an increase in trips (+14) in and out of the development during the AM and PM peak hours compared to the previous traffic study. They also state that there will be a large reduction in trips (-52) on the weekend (Saturday) peak hour relative to the original study.

The parking and traffic report indicates that, based on Village parking studies and their analysis that the 300 public parking spaces will be sufficient to accommodate the peak public parking demand and the majority of the retail demand. They note that at certain times the garage could be full during the week and users would need to seek public parking spaces in the near vicinity. Within 400 feet of the site there are available parking spaces on-street, in surface lots, and structures. However, the weekend parking demand would be less. This is due to the fact that the Lake and Forest garage has several daytime office users during the week that are not present on the weekends.

The Village has not experienced notable parking utilization changes in the Lake and Forest Garage or immediately adjacent publicly managed surface parking lots since the parking demand study of 2009. Therefore, staff concurs that the 300 public parking spaces proposed within the 588 space structure continue to be sufficient and in consideration of the proposed changes in use (e.g. apartments) within the mixed-use development.

Staff concurs that the 288 private parking spaces proposed within the 588 space structure are sufficient with the condition that three spaces be provided for a car sharing/car membership service such as I-Go or Zip Car. Staff notes that the Oak Park Place Apartments (aka Whiteco project) currently utilizes 210 parking spaces in the attached Holley Court Parking Structure for their 200 apartments. Staff is in agreement with the consultant's calculation relative to Whiteco's current utilization ratio of 1:1.05 which is less than proposed by Sertus Capital at 1:1.07. The Holley Court Parking Structure currently has two I-

Go cars available. The concept of "shared parking" within a parking structure is positive and consistent with the direction the Village is taking in regards to management of the parking system. By allowing for and encouraging shared parking, the required number of parking spaces for mixed use developments can be reduced, especially when there is a mix of uses on a single site.

BUSINESS/DEVELOPMENT; Economic Development – Our Plans. The 2005 Greater Downtown Master Plan calls for the addition of 1200 residential units to this area specifically targeting this development site for new housing opportunities. The GDTMP states that the addition of housing "brings economic vitality to downtown by fostering 24-hour activity and lively active streets. Urban housing residents help financially support downtown retail, restaurant and other services. The addition of 270 new residential units to this area would bring the total of new residential units added to the area since the GDTMP adoption in 2005 to 600 or 51% of the stated goal.

The GDTMP sites four key requirements for the Housing Framework each of which is met by the proposed development: 1. Building housing over retail and or parking, 2. Locating housing within walking distance of transit, 3. Locating housing new amenities, 4. Providing parking on-site.

Additionally, the 2007 Retail Strategy Report highlights the recruitment of a few select national chain concepts to broaden the market draw and facilitate the recruitment of high-quality independents as a key recommendation. The study states "A carefully selected set of national chain concepts can help set the proper tone or foundation for the intended retail strategy. They add credibility to an area; bring an expanded base of customers which in turn help entice a better quality pool of independents while enhancing their consumer traffic." The addition of 25,000 square feet of Class-A retail space addresses this key recommendation, and will provide significant and critical support to our existing retail base.

Economic Development – The Numbers. Staff contends that a \$71M investment at this critical gateway site represents a bold testament to the desirability of the Oak Park Market during a troubled economic time, and will act as a catalyst to attract new development to our community.

Financial institutions have provided credible letters of interest for the financing of the project lending credibility to both the project and to the Oak Park community. The addition of over 200 jobs during the construction phase of the project and the addition of 350 – 400 new permanent employees and residents strengthens both the daytime and evening populations providing additional consumers for local retail. The completed project as presented is projected to generate over \$1.5M.

TRAFFIC; In 2007, the Village implemented a new traffic signal timing plan along Lake Street from Marion to Oak Park Avenue. Metro Transportation, a traffic consultant, developed the plan as part of the re-opening of North Marion Street. The intersection of Lake and Marion was also widened to accommodate left turns and an entirely new signal sequence was introduced. Metro also developed the plans for the signal modifications at the corner of Lake and Marion.

The traffic signals on Lake Street are interconnected into a complete traffic signal system that is managed by a central computer. Timing plans are in place for all arterial

streets in the Village with emphasis on traffic progression. Each signalized intersection is equipped with pedestrian crossing signals which are typically activated by push buttons. When activated, additional time is added to the signal to allow for safe passage across the street. Earlier this year, the pedestrian push buttons at 4 intersections on Lake Street were removed and the pedestrian signals were set to operate at all times throughout the day. Having the pedestrian signal activated at all times add approximately 30% more time to the overall signal cycle length at a typical intersection.

Three of the 4 corners where these changes were made are geometrically offset intersections. The signals at these locations operate with three separate phases, each of which has their own pedestrian phase. Because of this, the cycle lengths increase by up to 50%. The likelihood for pedestrians to be crossing at each of the corners at all times of the day and night is extremely low. Operating these corners with the current configuration stops traffic throughout the day and night when there is no pedestrian demand to cross the street. Traffic in the meantime must wait cycle after cycle which adds to the congestion along Lake Street. Operations could be greatly improved by going back to the original configuration.

There is new technology available which would automatically detect pedestrians much the same way as vehicles are detected on the roadway. The cost to add this to a typical corner is about \$30,000. To do this at all 4 corners along Lake Street would add up to \$120,000. Such an investment is minor compared to the overall plans for the area.

Item Budget Commentary: (Account #; Balance; Cost of contract) There is no budget associated with the application. If approved, the village financial contribution for the parking structure is determined by the Redevelopment Agreement and ultimately by actual construction costs.

Item Action Options/Alternatives (List the alternative actions; list the positive and negative implications of each; if no alternatives, explain why):

Alternative: Do not approve the ordinance.

Proposed Recommended Action: Approve the Ordinance

Att – Findings of Fact and public comments

**ORDINANCE FURTHER AMENDING ORDINANCE 2010-O-14,
AS PREVIOUSLY AMENDED BY ORDINANCE 2010-O-91 AND
2011-O-15, AUTHORIZING ISSUANCE OF AN AMENDED SPECIAL
USE PERMIT TO PERMIT A PLANNED DEVELOPMENT FOR A
MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT
WITH RESIDENTIAL APARTMENTS, RETAIL SPACE
AND PUBLIC PARKING**

BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, State of Illinois, pursuant to its Home Rule Powers as set forth in Article VII, Section 6 of the Illinois Constitution (1970), as follows:

SECTION ONE: That the Village Board finds as follows:

A. That Ordinance 2010-O-14 entitled "Ordinance Authorizing Issuance of a Special Use Permit to Permit a Planned Development for a Mixed Use Residential and Commercial Development with Condominiums, Retail Space, Public Parking and a Hotel" for the northeast corner of Lake and Forest Avenues in the Village was adopted on March 15, 2010 and thereafter amended by Ordinance 2010-O-91 on November 22, 2010 and Ordinance 2011-O-15 on March 7, 2011. Since that time, the Applicant in response to the economy and changing market conditions, requested changes in use permitted under Ordinance 2010-O-14, as amended by Ordinance 2010-O-91 and 2011-O-15, from hotel and residential condominiums to residential rental apartments, which also includes an amended density allowance request to permit the construction of up to 270 residential rental units and an amended residential parking allowance request reducing the

otherwise required parking by 85 spaces; and a requested amendment to a Condition set forth in Ordinance 2011-O-15 permitting a change in exterior design and materials for the Development.

B. That a series of public hearings were held pursuant to notice of the Plan Commission, sitting as a Zoning Commission, of the Village of Oak Park to consider Applicant's request for the issuance of an amended special use permit authorizing the use of the property located on the northeast corner of Lake and Forest Avenues in the Village and commonly known as 940-954 Lake Street, 938 Lake Street, and 170 North Forest Avenue, Oak Park, Illinois, for an approximate 450,400 square foot mixed use residential rental apartment and commercial planned development and public parking, with amended allowances for density and parking and an amended Condition for building design and materials.

C. That this Board approves and adopts the Findings of Fact of the Plan Commission set forth in its Report dated November 17, 2011, attached hereto as Exhibit 1, as hereinafter amended as follows:

21.

	Allowance Type	Zoning Ordinance	Proposed Request	Need for allowance
1	Density	190,600 sq. ft.	69,937 sq. ft.	120,663 sq. ft.
2	Parking	283 <u>373</u> spaces	210 <u>288</u> spaces	73 <u>85</u> spaces under

26. In keeping with the GDTMP, Tthe amended proposed development provides approximately ~~28,000~~ 25,000 square feet of new primary retail along Lake Street. It also provides an "active edge" along Forest Avenue where the development's

~~primary hotel~~ residential and parking access points are located.

35. The Applicant's amended proposal on the Subject Property has varying heights ranging from 40 feet directly on Lake Street and stepping back to 61 feet tall along Lake Street for the greater portion of the site to 180 feet at the southwest corner of the site along Forest Avenue then stepping up to 204 feet. The Applicant's ~~proposed midrise~~ **amended proposal** provides essentially the same or similar mass as proposed in the GDTMP for the Subject Property, but distributes the mass in an ~~attractive, elegant~~ **midrise structure of varying heights in ways that mirrors complement** the relative scale of the 16 store midrise (100 Forest Place) building across Lake Street at the periphery of the B-4 Downtown Business District. The Applicant's building ~~will~~ **would** be ~~a conspicuous addition to the Lake Street corridor~~ **the new signature building in Greater Downtown Oak Park.**
- ~~36. Although the height of the Applicant's proposal was not before the Plan Commission, the discussion of massing as it relates to density on the Subject Property was a concern raised by several Plan Commission members, as well as the height of the building related to the density concerns of the number of apartment units planned for the Subject Property.~~
37. Stabilizing the size of Oak Park's population (which declined between 1970 and 1990) is one objective of the 1990 Comprehensive Plan as set forth in Chapter II entitled "Housing." To further this objective, in a section on "New Housing," the Plan sets for the twin policies of encouraging the selective construction of multi-family residential buildings and permitting the development of taller residential buildings at reasonable intervals in accord with the development principles in the Plan. The Plan suggests that the size of units in a newly constructed building – in terms of the number of bedrooms – should meet the needs of households not served by existing housing. The Plan also cautions that the Village must balance the need for new housing with the desire to conform such development to the character of the neighborhood. **The evidence indicated that the proposed project will help meet the unmet demand for new, upscale housing, which should help stabilize Oak Park's population.**
39. That the 1990 Comprehensive Plan goes on to state on page 24:

Given the demographic trends discussed above, multi-family housing offers the best opportunity to help stabilize the size of Oak Park's population. Recently constructed developments at Lake/Euclid and Lake/Forest indicate a strong demand for rental housing, and townhomes have been popular among purchasers.

According to the United States Census, between 1990 and 2010, Oak Park's population declined by 3.4% from 53,648 to 52,524.

40. The Applicant proposed to build 270 apartment units, a mix of studios, one-bedrooms and two-bedrooms. The Applicant's professed target market was empty-nester and young professional couples with significant disposable income.
41. At a minimum, the proposed mix of apartments would lead to 270 additional residents on the Subject Property, using the Lake Street and Forest Avenue area for walking, driving, shopping and transit. ~~This number might be nearly double that population increase, due to the nature of the Applicant's target demographic as empty-nester and young professional couples~~ Based upon the Applicant's professed target market, the real population increase might be nearly double the number of residential units projected to be built.
42. ~~The Applicant argued~~ The evidence indicated that the proposed project is consistent with the goal of population stabilization and will help meet the underserved upscale ~~condo purchasers~~ apartment market in the metropolitan Chicago area.
43. ~~There was discussion among the Plan Commission members as to whether the Applicant's expert report on the apartment demand for such a dense apartment, from Tracy Cross, was trustworthy, due to his opinion that the apartment rental market in the metropolitan Chicago area would remain strong even if the condominium market recovers to its 2005 level of demand. However, the majority of the Commission found the information and opinions presented by Tracy Cross as trustworthy.~~ Tracy Cross & Associates Market Analysis and 2040 Oak Park population projections indicate that the Village of Oak Park does need additional rental housing at the levels proposed.

44. ~~Some of the Plan Commission members were unconvinced by the need for the density to such a great extent as proposed by the Applicant — noting that the maximum density allowed by the Zoning Ordinance without an allowance was approximately only one third (1/3) of the height being requested by the Applicant. The 2005 Greater Downtown Master Plan calls for the addition of 1200 residential units to this area specifically targeting this development site for new housing opportunities.~~

45. ~~Even though the height of the proposed amended project was not before the Plan Commission, there was discussion that the Applicant may have reverse-engineered the number and density of apartment units (270) in order to fit the previously granted height allowance. Some commissioners expressed concern as to whether the Applicant adequately addressed the issue for the correct amount of density for the Subject Property and that the awkward reverse engineering of the density to fit the already approved height was troubling.~~

4645. Another goal of the Plan is to preserve the residential character of neighborhoods and to improve the health of business districts, while achieving the safe movement of people within and through the Village.

4746. The Subject Property is in a Central Business District Development Area as set forth in the Development Areas Map of the Plan (see p. 69 of the Plan).

4847. The Comprehensive Plan addresses the highest-density residential development in the Village in its discussion of development in the Central Business District on page 67:

The Village should restrict its highest-density residential and commercial development to what is essentially the western Lake Street corridor, which is well served by public transportation including rapid transit and the CNW commuter railroad.

The highest density residential development is possible only within a planned development which is allowed as a privilege, not a right, under Oak Park's special-use permit procedures, which require public hearings before a development could take place. Currently the maximum

density allowed in the highest density planned development is 240 dwelling units per acre. This figure was established in the early 1970's and is not representative of developments which have occurred since that time. This density limit, and all planned development regulations, should be reviewed, and more realistic, lower maximums should be established.

48. That the evidence indicated that the density of the proposed development is consistent with the Comprehensive Plan, which suggests that the Village should restrict its highest density residential and commercial development to what is essentially the western Lake Street Corridor, as this area is well served by public transportation, including rapid transit (CTA) and the CNW commuter railroad (now Metra).
49. The Subject Property is 69,937 square feet in size, or about 1.599 acres. Thus, according to the "maximum density" discussed directly above, the Subject Property's 69,937 square feet would lead to a maximum density of approximately 383 units. However, that "maximum density" as discussed in the Comprehensive Plan is not allowed as of right and is subject to the planned development and special use permit procedures.
50. The Comprehensive Plan goes on to state that the "Village will need to reassure itself that the nature and design of such development will not unduly affect the character of surrounding areas, particularly historic districts and buildings."
- ~~51. The members of the Plan Commission did not agree on whether the proposed density of 270 apartment units was warranted on the Subject Property, given the concerns addressed above.~~
5251. The Applicant's traffic expert report and testimony, from Javier Millan at Kenig, Lindgren, O'Hara, Aboona, Inc. ("KLOA"), showed that the proposal would generate 118 vehicle trips in and out of the Subject Property during weekday peak morning hours (about 14 more trips than the previous plan); 204 vehicle trips in and out of the Subject Property during weekday peak evening hours (about 14 more trips than the previous plan); and 174 vehicle trips in and out of the Subject Property during Saturday midday peak hours (about 52 fewer trips than the previous plan).

~~5352. Because 18 of the 288 private parking spaces may be required for the retail portion of the development, there would only be 270 parking spaces for 270 residential apartment units. Some commissioners expressed concerns that the parking ratio for the residential portion of the amended planned development was actually 1:1, not 1:1.05, a ratio that the Applicant argued had been successful in the comparable "Whiteco Development."~~

In the past the Plan Commission and Village Board have supported a 1:1 ratio between dwelling units and parking spaces in the Greater Downtown Area. This is consistent (and in some cases in excess) with the regional standard set in transit rich districts.

~~54. The potential parking and traffic issues generated by the density of the proposed amended development was also a concern.~~

~~5553. The Plan Commission found, pursuant to a 6-2 vote, that the potential that the residents of the proposed apartment units on the Subject Property would consume too high a percentage of the public parking permits for the 300 public parking spaces on the Village's portion of the parking areas. The 6-2 vote directed Staff to convey the Plan Commission's major concern that the Village continue to properly monitor the permits at the garage to ensure that all members of the community continue to have opportunity to receive these permits.~~

~~56. Some Commission members felt that the density implied by allowing 270 rental units, along with the implied number of additional vehicles driving and parking in the area, would be too excessive.~~

~~57. Some Plan Commission members felt that the traffic on Lake Street was already too excessive without the additional amount of traffic expected to be generated by the Subject Property, and that making so great an allowance for density would lead to unnecessary and avoidable further traffic and congestion in the area.~~

~~5854. Some commissioners also voiced concerns regarding additional traffic on Forest Avenue and Ontario Street, where pedestrian and child safety was a concern. That the new sidewalks adjacent to the proposed development will promote a safe and comfortable pedestrian environment. The proposed development~~

eliminates the existing curb cut and entrance/exit to the parking structure on Lake Street which give rise to pedestrian conflicts. The proposed development does maintain an existing curb cut on Forest Avenue for vehicular access to the development.

5955. Page 31 of the 1990 Comprehensive Plan contains the Village's Street Network Map. This map identifies Lake Street, Forest Avenue from Lake north to Ontario, and Ontario from Forest west to Harlem as secondary arterial streets. Secondary arterial streets are designed to carry the majority of through-traffic trips through the Village. Vehicular access to the proposed development would be on Forest Avenue, between Lake and Ontario, which is a secondary arterial street. The proposed development would have a turn-in drop-off/pick-up area off Forest Avenue for the retail customers and residential apartment tenants/guests. As noted on the Street Network Map, there is a diverter which prevents traffic from going north on Forest into the single family home area which is a part of the Frank Lloyd Wright Prairie School of Architecture Historic District. ~~Some~~ The evidence indicated that these secondary arterial streets can adequately handle any additional traffic generated by the proposed development.

~~60. However, some commissioners felt that the secondary arterial streets would be excessively burdened by the addition of tenants in such a dense residential structure of 270 apartment units.~~

~~6156.~~ The evidence indicated that traffic from the proposed development would not materially add to traffic congestion in the area. There was evidence that use of nearby public transportation would mitigate additional traffic. The proposed development is within two and a half blocks of the Intermodal Transportation Station at Harlem/Marion, which is a station for both CTA Green Line elevated trains and Metra trains. Pace buses run on Lake Street and stop within a block of the proposed development.

~~62. However, some commissioners felt that the likely additional traffic on Lake Street and the surrounding secondary streets from 270 additional residential units would be too problematic for an already congested area.~~

~~6357.~~ Some of The evidence indicated that the proposed development, as conditioned below, would not substantially diminish the use and enjoyment of other uses in the vicinity as described

above. As noted above, the proposed development has been considered in relation to the Greater Downtown Master Plan. With the exception of the public park to the west of the Subject Property, the proposed development is surrounded by commercial uses and commercial zoning (B-3 or B-4) or by transitional uses and transitional zoning (R-7 Multiple-Family District).

~~64. Some commissioners felt that the high density apartment building, along with its concurrent traffic and parking, may pose a danger to the safety of the residents living on the secondary streets surrounding the Subject Property.~~

6558. Expanding the Village's tax base is another primary goal of the Comprehensive Plan. To further this goal, the Plan provides the policy of "maximizing the potential" for establishing tax generating residential development and redevelopment, and the policy of stimulating increased private investment in Oak Park.

6659. The evidence indicated that the proposed development would annually generate approximately \$1,386,000 in combined real estate taxes for the retail, parking, and apartment portions of the proposal (as opposed to the prior development's estimated real estate taxes of \$1,700,000 - \$1,892,000), compared with the current \$51,116 in annual real estate taxes generated by the Subject Property. The proposed development would also generate approximately ~~\$178,750~~ \$50,000 in retail tax increment to the Village.

6760. The aging 340-space parking structure on the Subject Property and the vacant land would be replaced with a mixed-use glass and steel structure that would house approximately 270 residential rental apartments, 25,000 square feet of retail space and 588 garage parking spaces.

6861. ~~The Applicant argued, and some commissioners felt,~~ evidence indicates that these uses would help revitalize Downtown Oak Park by providing 25,000 square feet of new Class A retail establishments space and more than 400 new residents and employees who would create a 24-hour downtown population supporting restaurants and business, and strengthening the retail environment. ~~Some commissioners felt that the proposed development and~~ and ~~would therefore~~ contribute to the vitality of both the commercial and residential uses in the area.

~~6962.~~ The evidence indicated that adequate public infrastructure and public services exist or will be provided to the proposed development. All evidence from the Applicant and Village Staff suggested that all relevant Village services could adequately support the proposed development. There was no contrary evidence submitted to the Plan Commission on these issues.

~~70.~~ ~~Some commissioners felt that the evidence indicated that the proposed amended development would strengthen business uses in the Greater Downtown Oak Park area by adding a significant number of apartment residents who would likely patronize restaurants and other businesses in the immediate area.~~

~~71.~~ ~~Some commissioners expressed concerns over the desirability of 270 units on such a small lot.~~

~~7263.~~ The Applicant presented evidence from MaRous & Company that the proposed amended combination of uses would not have a substantial or undue adverse effect upon property values in the vicinity. In support of this conclusion, MaRous & Company studied the listed prices of residences in the area of the Subject Property both before and after public knowledge of the prior application for the planned development on the Subject Property. This sampling showed that "the proposed development has had no discernable impact on the values of the surrounding residential property, and the proposed change in use should not alter that fact."

~~7364.~~ The evidence indicated that on a number of occasions the Applicant met with neighbors and citizen groups to seek their input on the design of the site.

65. The evidence indicated that the proposed development will not substantially diminish the use and enjoyment of the single family dwellings north and east of the Subject Property, including those properties in the Frank Lloyd Wright Prairie School of Architecture Historic District.

66. That the evidence indicated that the proposed design, use or combination of uses, as conditioned below, will complement the character of the surrounding area. As previously discussed, the height, mass and orientation of the proposed midrise will serve as a focal point along the Lake Street corridor. Its height will complement the midrise across the street at 100 Forest Place. Its orientation to the southwest corner of the site will

minimize its shadow impact on adjacent structures. Its component uses of retail, residential, and parking will make it a gateway to the Historic District to the north, while being sufficiently separated from that historic area so as to not undermine its unique character.

~~7467.~~ The Applicant provided evidence that it has the financial and technical **expertise capacity** to complete the project. The Applicant has assembled a team of professionals experienced in the design, construction, leasing and management of the proposed development. Members of the Applicant's team have undertaken projects of equal or greater financial and technical complexity. ~~Some commissioners express concern over the adequacy of this evidence.~~

~~7568.~~ Moreover, the evidence indicated that the Redevelopment Agreement with the Village requires that the Applicant post a bond guaranteeing the completion of the project.

~~69.~~ That the evidence indicated that the proposed project, when completed, will result in over \$1,400,000 in annual additional real estate and sales taxes with no significant capital expense to the Village. Additionally the Village will replace its aging open parking structure with a new enclosed facility which will have a longer useful life.

~~7670.~~ The evidence indicated that the proposed amended project, which is in the Transit-Related Retail Overlay District, provides and encourages new retail development on the ground floor of buildings in close proximity to mass transit stations, encourages pedestrian activity and provides retail services for residents and users of mass transit. Oak Park is very accessible to downtown Chicago; the 2000 census indicated that over 20% of Oak Parkers commute to work. Metra and CTA trains provide 20 minute commuter service to the Loop. As a corollary, the 2000 census also indicated that over 60% of the households in Oak Park have one or fewer cars.

~~7771.~~ ~~Some of the Commissioners felt~~ The evidence indicated that the two (2) requested allowances combination use of retail, apartment units and municipal parking garage within 700 feet of an R-7 District further the following specific objectives:

- a. Creation of a more desirable environment than may be possible than through strict application of other Village land-use regulations with the use of creative design, landscape, and/or architectural features.

- b. Enhancement of the existing character and property values of the Village and promotion of the public welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
- c. Combination and coordination of the character, the form and the relationship of structures to one another.
- d. Promotion of economic development within the Village.

7872. In return for the Village providing allowances from Village regulations, the Applicant must provide compensating benefits which advance Oak Park's physical, cultural and social objectives (in accordance with the Comprehensive Plan and other approved plans) by having the Applicant provide specific amenities in the planned development. ~~At least four commissioners felt~~ The evidence indicated that among the compensating benefits which that accrue to residents of the area or to the community as a whole would be:

- a. Construction of an elegant, contemporary, glass-clad, multi-level building which would provide the focal point between Downtown Oak Park on the west and the Avenue District on the east. It would provide a balance to the midrise building across Lake Street.
- b. Construction of a building which meets LEED silver standards (Leadership in Energy and Environmental Design) ~~certified building~~. The Applicant should be obligated to use its best efforts to achieve a Silver LEED certified building.
- c. Replacement of the Village's open deck parking structure which is nearing the end of its useful life, with a fully enclosed parking garage which will have a longer life.
- d. Streetscape improvements on Lake and Forest consistent with the GDTMP, including street furniture on Forest and Lake, and public art pursuant to Section 3.9.1(F)(3).

- e. Construction of a green roof on the roof deck of the garage portion of the development will provide visual interest and help to decrease "urban heat island" effect and storm water runoff impacts on infrastructure.

7973. Section 3.9.1(F)(3) of the Zoning Ordinance requires that an Applicant provide at least one piece of public art as part of the development, as set forth in the letter from the Applicant to Village Staff dated February 18, 2010. The scope of the public art should be in proportion to the square footage of the development upon review and advice by the Village's Public Art Advisory Commission ("PAAC"). The Applicant and the PAAC have been in discussions regarding the scope, type and placement of the public art. **Public art will be placed at the Development Project site subject to the conditions set forth hereinbelow.**

~~80. Some commissioners felt that the proposed condition of public art as discussed in this recommendation would have satisfied the requirements of Section 3.9.1(F)(3) of the Zoning Ordinance.~~

D. That this Board, acting pursuant to Section 2.2.3F of the Village Zoning Ordinance, does NOT accept to adopt the November 17, 2011 Recommendation of the Planning Commission, sitting as a Zoning Commission, based upon a 4-4 vote of the Commission to Deny the amended Planned Development application, and hereby approves the amended planned development subject to the conditions and restrictions set forth in Ordinance 2010-O-14 authorizing the original Lake and Forest Planned Development and Ordinance 2010-O-91 and 2011-O-15 amending same except as further amended as follows:

1. That except as modified below, the Applicant/**Developer** shall develop the project comprised of ~~hotel use~~, multi-family residential use, retail use, private parking accessory to the foregoing uses, and public parking use in substantial conformity with the Plans and Specifications submitted with its application. The final architectural plans shall be sealed by ~~A. Epstein and Sons, International, Inc.~~ **Gensler**, the architect of record.

The Landscape Plan shall provide for the preservation, care and maintenance of the landscape materials.

2. That the Applicant/**Developer** shall use its best efforts to attain a LEED Silver certification for the project. In any event, the Applicant/**Developer** shall attain the number of points necessary to attain LEED Silver certification for the project.

3. That the streetscape improvements on Lake Street and Forest Avenue shall be consistent with the **Greater Downtown Master Plan (GDTMP)**, shall use the same materials the Village used in making the streetscape improvements on Marion Street, south of Lake Street, and shall include street furniture on Forest Avenue and Lake Street.

4. That upon review and advice of the Public Art Advisory Commission **and approval of the Village Board**, the Applicant/**Developer** shall **provide purchase and install** public art at the planned development **acceptable to the Village Board site at a cost of not less than \$40,000. The location of the art on the site and its accessibility to the general public will be mutually determined by the Developer and the Village.**

5. That the Applicant/**Developer** shall make improvements to Austin Gardens which are acceptable to the Village Board and the **Oak Park Park District of Oak Park in an amount of no less than \$35,000.**

6. That six to twelve months after completion of the planned development, the Applicant/**Developer** shall conduct a post-construction traffic and parking study by a firm selected by the Village. The consultant shall hold a meeting with interested neighbors to determine their concerns with traffic and parking issues, if any, generated by the proposed development. This study shall review traffic and parking within approximately one quarter mile of the Subject Property (but to at least Harlem Avenue on the west and Oak Park Avenue on the east). If this post construction traffic and parking study recommends that any measures should be taken to correct any unforeseen traffic or parking issues that have been caused by the development, the Applicant/**Developer** shall implement said recommendations within six months after the study has been completed. To insure that payment of the costs of the study, the Applicant/**Developer** shall post a bond, letter of credit or other security acceptable to the Village in an amount of \$20,000 ("security"), for the study. **The Applicant/Developer shall post a bond, letter of credit or other security acceptable to the Village in the amount of \$35,000 ("security"), prior to issuance of a certificate of occupancy, for any unforeseen traffic or parking issues that require mitigation. The Any unused security or any portion of the security shall be returned to the Applicant/Developer upon full compliance with this condition.**

7. That approximately two years after completion of the planned development and annually thereafter for not less than the next six years, the Village shall monitor the effect of the parking and traffic generated by the planned development on the neighborhood and take steps necessary to alleviate any problems, if practicable.

8. That the Applicant/Developer shall provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape materials and installation, to insure that the landscaping is installed and maintained pursuant to the landscape plan.

9. That approximately one year after reaching 85% occupancy, or 24 months after completion of the planned development, whichever is earlier, the Applicant/Developer, in partnership with the Village, shall conduct a post-construction economic impact study ~~by a firm elected by the Village~~. The consultant Village shall hold a meeting with interested business neighbors to determine their concerns with any adverse economic impact attributable to the planned development. The interested business neighbors, the Applicant/Developer and the Village shall meet to discuss the findings and ~~recommendations of the consultant, and the implementation of a remedial plan, if appropriate. To insure that payment of the costs of the study, the Applicant shall post a bond, letter of credit or other security acceptable to the Village in an amount of \$20,000 ("security"), for the study. The security, or any portion of the security, shall be returned to the Applicant upon full compliance with this condition~~ develop recommendations to improve the economic impact of the development, if appropriate.

10. That ~~instead of allocating 126 parking spaces for the 85 condominiums~~, the Applicant/Developer shall provide one parking space per residential condominium unit ~~the balance of 41 parking spaces shall be placed in the shared parking area with the hotel and retail parking spaces and 18 additional parking spaces in an area accessible to the public. In furtherance of this condition, the Developer and the Village may agree to provide for the joint management and operation of the Public Parking Garage Parcel in accordance with Section 5.1(c) of the Amended and Restated Redevelopment Agreement for the Lake and Forest Development ("Amended RDA") recorded in the Office of the Cook County Recorder of Deeds on September 21, 2011, as Document No. 1126422115.~~

11. The Applicant/Developer's following requests for use allowances are denied: to allow a financial institution use on the first floor of the development; to allow a medical office use on the first floor within 100 feet of another such use and within 50 feet of the street line at the

development; to allow a print shop use at the development; to allow a health or fitness facility on the first floor of the development.

12. That Applicant/Developer's following requests for use allowances are granted: hotel use at the development; exterior ATM's at the development which are not accessory to a financial institution located on site at the development; a municipal parking garage at the development which is within 700 feet of an R-7 District; and a health or fitness facility use, medical office use and studios for artist and photographers, provided that these uses are above the first floor of the building.

~~13. That loudspeakers are prohibited on the pool deck. Six months after the development has been in operation, the Applicant shall convene a meeting with any interested neighbors to address any noise complaints emanating from the development.~~

~~14. That the Applicant shall provide for only one-way traffic in the parking garage.~~

~~15. That the Applicant shall provide a list of exterior building materials to be approved by the Village Board.~~

~~16. That the sky lounge shall be open to the public.~~

13. The Development shall provide and maintain unified window treatments for all apartment units.

~~17~~14. That semi-trailer truck traffic is prohibited on Ontario Street and Marion Street. The Applicant/Developer shall submit its route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for his/her review and approval.

~~18~~15. That during construction of the proposed development, the Applicant/Developer shall post a conspicuous sign providing a local phone number for the construction manager which interested parties may call to obtain answers to questions about the project and its construction. Such telephone number shall be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to, traffic, noise, maintenance and landscaping.

~~19. That during construction of the proposed development, the Village shall designate a staff liaison.~~

2016. That the Applicant/Developer shall implement its **construction related** Communications Plan described on the attached page one of Tab 10 from the Applicant/Developer's application binder.

2117. That the Applicant/Developer shall insure that all construction debris remains on the Subject Property and is removed on a regular basis. **The Applicant/Developer shall also use best efforts to mitigate any offsite dust and debris.**

~~22.— That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development, provide, however, that the Applicant or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30 day period.~~

~~23.— The Applicant shall assign three (3) of the 125 hotel and retail shared parking spaces to a car sharing program which will be offered to the public at large including residents of the condominiums. The Applicant and Village shall agree on the selection of a car sharing company.~~

2418. The Applicant/Developer shall use its best efforts to procure tenants for the ground floor level of the project who shall have extended operating hours so as to allow for evening shopping hours two (2) or more nights per week. In addition, Applicant/Developer shall also endeavor to procure a restaurant tenant that will offer both lunch and dinner service.

2519. The planned-development permit shall be null and void if the Applicant/Developer does not file an application for a building permit for the proposed development by ~~December 15, 2011~~ **September 1, 2012.**

2620. The planned-development permit shall be null and void if construction has not commenced by ~~February 15~~ **September 1, 2013.**

2721. The planned-development permit shall expire if construction is not completed by ~~February 15~~ **September 1, 2015.**

2822. Paragraphs **2519, 2620** and **2721** hereinabove shall take precedence over Sections 2.2F.3 and 4 of the Village Zoning Ordinance.

2923. The Applicant/Developer shall permit the Village to use the "Sertus Parcel" free of charge, after it demolishes the structures thereon, as a public space and/or for Village sponsored public events, until such time as the

Proposed Project is ready to commence construction in accordance with the warranties and restrictions set forth in the Redevelopment Agreement entered into between the Applicant/Developer and the Village and as amended ("RDA"), contingent upon the Village's indemnification of the Developer against any and all liability related to or arising out of Developer's grant of permission to the Village for the use of same.

~~30~~24. In the event that the Village demolishes the current Lake and Forest Parking Structure at its own cost prior to the Developer's commencement of its construction of the Project, the Applicant/Developer shall permit the Village to construct a temporary public parking lot, at the Village's cost, on the Applicant/Developer's presently owned parcel located on the northeast corner of Lake Street and Forest Avenue in accordance with requirements established in Section 12.12 and Exhibit L of the Redevelopment Agreement as amended between the Applicant/Developer and the Village ("RDA").

~~31~~25. The Applicant/Developer shall permit public parking regulated by the Village in accordance with Section 12.12 of the RDA beginning upon completion of construction of the temporary public parking lot and continuing until thirty (30) days prior to the commencement of construction pursuant to permit

26. That the Applicant/Developer provide a canopy over the loading dock as depicted in its most recent renderings of the proposal.

27. That the Applicant/Developer moves the cooling towers to the center of the roofing for the parking area.

28. That the Applicant/Developer provides the Nineteenth Century Charitable Association with compensation and/or alternative parking solutions during construction on the Subject Property.

29. That the Applicant/Developer provides monetary compensation in an amount of at least \$50,000 for the Nineteenth Century Charitable Association.

30. That the Applicant/Developer shall construct the roof of the garage structure as a "green roof" which is accessible to residents of the development.

31. That the Applicant/Developer provide monitoring of the Nineteenth Century Charitable Association and the Grace Episcopal Church structures before, during and for one year after completion of construction of the proposed structure on the Subject property.

32. That, at such time as apartment rental begins, the Applicant/ Developer shall provide that a minimum of two (2) car sharing vehicles are available to the public, including the residents, within the private parking spaces, or as otherwise agreed upon with the Village, and that, at such time as apartment rentals reach 50% occupancy, the Applicant/Developer ensure that a minimum of three (3) such car sharing vehicles are available within the private parking spaces, unless otherwise agreed to in a unified management agreement.

33. That the Applicant/Developer meets all timing requirements stated in the Amended RDA.

34. That the Applicant/Developer shall comply with existing Village requirement to notify prospective tenants of the Village's On-Street Overnight Parking Ban and advise prospective tenants that no more than one private parking space may be available for each unit. All tenant leases shall include the Mandatory Provisions in Lease Agreements as stated in Section 12-3-11 of the Village Code.

35. That the Applicant/Developer provide a list of exterior building, landscaping and design materials to be approved by the Village Board, as detailed in the October 20, 2011, PowerPoint presentation of the Applicant/ Developer and as subsequently discussed by the Plan Commission. The Applicant/Developer shall construct the project using the materials approved by the Village Board for the portions or areas of the Project designated by the Village Board.

36. That during construction of the proposed development, the Village designates a staff liaison, and an owner's representative as provided in the Redevelopment Agreement, with whom the Applicant/Developer shall reasonably and timely communicate and cooperate.

37. Notwithstanding any agreement to the contrary in the Amended RDA, the Village shall have the sole discretion to elect whether the property will be subject to the Illinois Condominium Property Act, or to whether the parcels will be divided by a vertical subdivision.

38. That all contracts for the construction of public works shall be in accordance with the Illinois Prevailing Wage Act.

39. That in the event the Applicant/Developer or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by

the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development provided, however, that the Applicant/Developer or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30 day period.

SECTION TWO: That the planned development was submitted, considered and approved as an integrated whole. Each element was considered and approved for its contributory relationship to the other elements and to the whole. No part or element of the planned development would have been approved by itself nor without considering its impact on other elements of the plan and the plan as a whole. The planned development is therefore approved as a harmonious unit and a special permit is hereby granted for the planned development use described in Section 1-A and 1-B above, subject to the conditions and restrictions set forth in Section 1-D above.

SECTION THREE: 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 FOUR: That except for minor changes permitted under Section 2.2.7G(2) of the Village Zoning Ordinance, the applicant and its successors and assigns may not reduce, modify, omit, increase or expand any element or part of the planned development. The parts of the planned development, including without limitation, compensating benefits, uses, density, setbacks, bulk, amenities, FAR, heights, building materials, parking

and arrangements of improvements, must be constructed and must be constructed as approved. In the event that 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 6th day of February 2012, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 6th day of February 2012.

David G. Pope
Village President

ATTEST:

Teresa Powell
Village Clerk

Published by me in pamphlet form this _____ day of _____, 2012.

Teresa Powell
Village Clerk

November 17, 2011

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

**Re: Amendment of the Application of Sertus
 Capital Partners, LLC for a Planned
 Development at the Northeast Corner of
 Lake Street and Forest Avenue.**

Dear Trustees:

Procedural History of Project. On or about August 19, 2009, Sertus Capital Partners LLC, (hereinafter sometimes referred to as the “the Applicant”), filed an application with the Village of Oak Park for a planned development on the parcel at the northeast corner of Lake Street and Forest Avenue commonly known as 940 – 954 W. Lake Street, 938 W. Lake Street and 170 N. Forest Avenue, Oak Park, Illinois (hereinafter sometimes referred to as the “Subject Property”). The President and Board of Trustees referred the application to the Plan Commission to hold the required public hearing on the application. After extensive public hearing on the matter, the Plan Commission recommended approval of the planned development special use on February 18, 2010, with a 5 to 3 vote. The Village Board of Trustees approved the planned development on March 15, 2010, via Ordinance Number 2010-O-014.

The Application and Notice. On or about July 18, 2011, the Applicant filed for an amended planned development, seeking to amend the March 15, 2010, Plan Development Ordinance No. 2010-O-014, to “[remove] the 140-room hotel and 85-unit condominium components from the project and [replace] them with up to 270 residential rental units and [increase] the number of parking spaces from 510 to 588 spaces, and [modify] the exterior materials and use” for the previously-granted planned development on the Subject Property. The President and Board of Trustees referred the amended application to the Plan Commission at its August 4, 2011, special Board meeting for the following limited purposes:

1. The change in use from hotel and residential condominiums to residential rental apartments which includes a density allowance to permit construction of up to 270 residential rental units;
2. A residential parking allowance reducing the otherwise required parking by 85 spaces; and
3. A change in exterior design and materials for the development.

On August 10, 2011, a legal notice was published in The Wednesday Journal, a newspaper of general circulation in the Village of Oak Park. A notice was posted at the Subject Property and certified letters were also mailed by the Applicant to taxpayers of record for property within 500 feet of the Subject Property, advising them of the proposal and the public hearing to be held.

Pursuant to the legal notice, the Plan Commission conducted a public hearing on the application commencing on August 25, 2011, and continuing to September 1, 2011, September 15, 2011, October 6, 2011, October 20, 2011,

and November 3, 2011, at which times and place a quorum of the members of the Plan Commission was present. Commissioner Sonny Ginsberg, the ninth and newest member of the Plan Commission, was sworn in after the commencement of the public hearing, and therefore recused himself from any deliberation on the matter.

Each voting member of the Plan Commission has listened to a recording of any session(s) for which he or she was absent.

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

FINDINGS OF FACT

1. The Plan Commission hereby incorporates all its factual findings from its February 18, 2010, recommendation to the Village Board based upon the Applicant's initial request for a planned development.

The Subject Property.

2. The Subject Property is a 69,937 square foot zoning lot approximately 283' (Lake Street) x 252' (Forest) located at the northeast corner of Lake Street and Forest Avenue. The southwest corner of the Subject Property (165.5' along Lake Street and 150' along Forest Avenue; hereinafter sometimes called the "Sertus Parcel") is located in the B-4 Downtown Business District; is in the Downtown – Lake Street Building Height and Massing Overlay District and the Transit-Related Retail Overlay District; and is vacant open land,. A public, four level, 340-space parking garage built in 1975 flanks this area; this garage has an entrance and exit on Lake Street, east of the vacant land, and an entrance on

Forest Avenue, north of the vacant land. The portion of the Subject Property occupied by the public parking garage is in the B-3 Central Business District. The property on which the public parking garage is located is sometimes called the "Garage Parcel" in this report.

3. The Sertus Parcel is vacant land, is approximately 24,837 square feet; and is owned by Lake Street Investors, LLC, an affiliate of the Applicant. The Garage Parcel is approximately 45,100 square feet and is currently owned by the Village of Oak Park.

4. The Subject Property is surrounded by the following uses: to the north, the west two-thirds of the Subject Property borders a 43-space surface parking lot operated by the Village and owned by the Nineteenth Century Charitable Association, followed by the colonial style building itself, followed by Ontario Street; the Association and parking lot are zoned B-3 Central Business District; also to the north, the east third of the Subject Property is bordered by several multi-family dwellings (under four units each) which are zoned R-7 Multiple-Family District, followed by Ontario Street; to the east, the 49-space surface parking lot operated by the Village and owned by Grace Episcopal Church, followed by the neo-gothic Church building and sanctuary; the property to the east of the Subject Property is zoned R-7 Multiple Family District; to the south, Lake Street followed by (opposite the west half of the Subject Property) the 100 Forest Place planned development, which includes three story townhomes, some ground level commercial uses and the 14 story mid-rise multifamily building; the underlying zoning for the 100 Forest Place planned development is B-4

Downtown Business District; also to the south, across Lake Street and opposite the east half of the Subject property is Calvary Memorial Church, its accessory surface parking lot, and a large, three story multi-family building; these uses are zoned B-3 Central Business District; to the west, Forest Avenue, a three story commercial building fronting on Lake Street at the northwest corner of Lake and Forest with accessory parking in the rear of the building; this property is zoned B-4 Downtown Business District; the northwest corner of the Subject Property (across Forest Avenue) is opposite Austin Gardens, a public park, which is zoned R-2 Single Family District.

The Applicant.

5. The Applicant is a Chicago-based investor and developer of office and residential properties. The Applicant has entered into a lengthy revised Redevelopment Agreement with the Village to purchase the Garage Parcel, subject to the grant of the zoning relief requested, which has been amended since the original application for the original planned development.

6. As part of its request, the Applicant submitted the following documentation pursuant to the requirements of Section 2.2.7(D)(2) of the Zoning Ordinance for "Major Planned Developments": Petition for Public Hearing, Affidavit of Notice, Application Fee, Project Summary, Professional Qualifications, Proposed Financing, Legal Plat of Survey, List and Map of Surrounding Property Owners, Market Feasibility Study, Traffic Study, Parking Study and related supplement, Perspective Drawings and supplements, Floor Plans, and Shadow Study.

The Original Proposed Project.

7. This "Original Proposed Project" portion of the findings relates evidence and findings as submitted to the Village Board by the Plan Commission on its February 18, 2010, and is stated herein for purposes of clarity.

8. At a cost of approximately \$71,000,000, the Applicant originally proposed to demolish the existing parking structure and other improvements on the Subject Property and construct a mixed use, multi-level building ranging from 40' to 204' in height with 85 residential condominiums, a 140 room hotel, and approximately 28,000 square feet of retail/commercial space.

9. The originally-proposed development was also to contain 300 public parking spaces and 210 private parking spaces in a 510 space garage integrated into the proposed building.

10. The proposed retail/commercial space was to have been located in lower levels of the four-story (61') ground level base along Lake Street. The upper two levels of the 61' base would have been occupied by residential condominium units.

11. The base would have essentially covered the entire site and would have included a roof-top garden, swimming pool and lounge, which was to be open to the public.

12. Along the west third of the base was to have been a tri-level tower oriented on a north-south axis, the tallest level at approximately 204'. The tower was to contain the balance of the 85 residential condominium units in its southern portion and contains the hotel use in its northern portion.

13. The original proposed project provided for 300 public parking spaces at the Village's expense of approximately \$9.8 million. This would essentially allow the Village to replace its 340-space, 35 year-old, open-deck parking structure with a fully enclosed garage at approximately the cost of an open deck replacement structure. The enclosed garage would have a longer life than an open deck structure and allow the construction of tax-generating facilities above the garage.

14. The parking structure was to be enveloped by the commercial and residential portions of the building. The 85 condominium units were to be comprised of 40 one-bedroom units, averaging approximately 850 square feet; 28 two-bedroom units, averaging approximately 1470 square feet; and 17 three-bedroom units, averaging approximately 2045 square feet.

The Proposed Amended Project.

15. The Applicant's current proposal changes the previously-granted planned development in three ways that are subject to the jurisdiction of the Plan Commission as defined by the Village Board's August 4, 2011, referral:

1. The change in use from hotel and residential condominiums to residential rental apartments which includes a density allowance to permit construction of up to 270 residential rental units;
2. A residential parking allowance reducing the otherwise required parking by 85 spaces; and
3. A change in exterior design and materials for the development.

16. These three changes seek two (2) allowances from the Zoning Ordinance, generally involving: (1) density of apartment units; and (2) number of parking spaces.

17. The Applicant seeks to amend Planned Development Ordinance No. 2010-0-014 by proposing: to remove the hotel and condominium components from the project, to add up to 270 residential rental units, to increase the number of parking spaces from 510 to 588 spaces and to modify the exterior materials and use.

The Requested Site Development Allowances.

18. As part of its planned development amendment, the Applicant seeks a site development allowance to modify the density requirements of Section 3.8.2(A)(1)(d) of the *B-3 Central Business District* and Section 3.8.3(A)(1)(c) of the *B-4 Downtown Business District*, which require 700 square feet of land per dwelling unit after 3,000 square feet for the first two (2) units.

19. Regarding this density change, the Applicant seeks up to 270 residential units, which would require a total of 190,600 square feet of land. The Subject Property is only 69,937 square feet in size, which would require a 120,663 square foot allowance.

20. Also as part of its planned development amendment, the Applicant seeks a site development allowance to modify the parking requirements of Section 6.2.2(D), *Number of Required Parking Spaces*, as follows. The proposed project

would require a total of 373 parking spaces,¹ whereas the Applicant proposes only a total of 288 privately-owned parking spaces, along with the 300 publicly-owned parking spaces.

21. That the southwest corner of the Subject Property is located within the B-4 Downtown Business District, whereas the balance of the Subject Property is in the B-3 Central Business District. The Applicant has requested two (2) allowances. As noted below, the requirements for these two districts vary in certain respects. The following table and text detail the requested allowances.

	Allowance Type	Zoning Ordinance	Proposed Request	Need for allowance
1	Density	190,600 sq. ft.	69,937 sq. ft.	120,663 sq. ft.
2	Parking	283 spaces	210 spaces	73 spaces under

22. Regarding the requested zoning allowance for density, Section 3.8.2(A)(1)(d), *B-3 Central Business District* and Section 3.8.3(A)(1)(c), *B-4 Downtown Business District* bulk regulations require 700 Square feet of land per dwelling unit after 3,000 square feet for the first two (2) units. The Applicant is proposing up to 270 residential rental units, a density that requires a total of 190,600 square feet of land. The Subject Property is 69,937 square feet in size, thus requiring a 120,663 square foot allowance. Without such an allowance, the Applicant would only be permitted as of right 98 residential units based on the

¹ The Village Code requires 1 space for each studio unit, 1.25 spaces for each one bedroom dwelling unit, 1.5 spaces for each two bedroom dwelling unit, and 2 spaces for each three bedroom dwelling unit. It also requires one parking space for each 500 square feet of retail space.

existing land square footage. The difference in units between the permitted and requested density is 172.

23. Regarding the requested parking allowance, Section 6.2.2(D) requires 1 space for each studio unit, 1.25 spaces for each one bedroom dwelling unit, 1.5 spaces for each two bedroom dwelling unit, and 2 spaces for each three bedroom dwelling unit. Retail uses require 1 parking space for each 500 square feet of retail. The Applicant proposes 40 studio units (40 spaces); 122 one-bedroom units (153 spaces); 108 two-bedroom units (162 spaces); and 8,550 square feet of retail (18 spaces); for a total parking requirement of 373 spaces. The proposed development, however, contains only 288 spaces for the living and retail uses, which are separate and apart from the 300 public parking spaces approved by the Village Board as part of the initial planned development.

24. The Applicant also requests a change to the materials it plans to use on its proposed project, and has provided design plans and building material samples for the proposed project.

The Greater Downtown Master Plan – Parking, Traffic, Use and Density.

25. The Subject Property is within the area of the Greater Downtown Master Plan (“the GDTMP” or “the Plan”), which identifies the Subject Property as number 4 on a list of 22 priorities for the Greater Downtown area. The Plan denotes the site as one of five Catalyst Projects and identifies proposed redevelopment concepts for the Subject Property on pages 62 and 63 of the Plan. These concepts include 24,000 square feet of retail with the primary entrance at the intersection of Forest and Lake; a four bay parking structure which would

accommodate 750 parking spaces with user-friendly, one-way travel lanes; and approximately 180 residential condominiums with basement parking for residents as an option. The GDTMP is a guide for future development in the greater downtown area and was adopted by the Village Board on March 21, 2005, after many months of discussion by various citizen groups, including the Plan Commission.

26. The amended proposed development provides approximately 25,000 square feet of new primary retail along Lake Street. It also provides an "active edge" along Forest Avenue where the development's residential and parking access points are located.

27. The amended proposed development also includes a proposed restaurant space on the first two levels located directly on the corner of Lake Street and Forest Avenue.

28. The amended proposed development would provide 588 parking spaces instead of the 750 parking spaces recommended in the GDTMP. Of these 588 spaces, 300 spaces would be public and paid for by the Village, while 288 of the spaces would be private and paid for by the Applicant. There was considerable testimony at the hearings concerning the adequacy of the public and private parking provided in the proposed development, even though the Plan Commission openly and repeatedly held to considering only the adequacy of the requested allowance necessary for the 288 spaces, as directed by the Village Board's referral to the Commission. The Applicant and Village Staff presented evidence and testimony that there is a considerable supply of parking spaces near the proposed

development which will satisfy the demands of the motoring public. The evidence indicated that there are approximately 162 surface lot spaces and 23 on-street metered spaces within approximately one block of the Subject Property; within approximately two blocks of the Subject Property, the number of parking spaces grows to over 2000 (this number includes the 1,213 spaces in the Holley Court Garage).

29. There was testimony that the Village is considering moving towards a 1:1 parking ratio as of right in the downtown areas in the future, in order to encourage public transit use and to discourage vehicle use within the Village.

30. The GDMP identifies the Subject Property for use as combination retail, residential and parking.

Downtown – Lake Street Building Height and Massing Overlay District.

31. In May of 2006, the Village Board codified the suggested height limitations of the Plan by enacting the Downtown – Lake Street Building Height and Massing Overlay District which established a maximum height of 80 feet. According to Section 3.9.4(A), the purpose of this overlay district “is to protect the unique and representative character of the existing Village streetscape and prevent the construction of buildings which would be disruptive and incompatible with the character of both the street and the Village.”

32. The mass necessary to accommodate the 180 condominium units, 24,000 square feet of retail and a 750 space garage, as contemplated in the GDTMP, is similar in volume to the mass proposed by the Applicant. The

difference is that the Applicant has shaped the mass into different levels and oriented the highest points on a north-south axis paralleling Forest Avenue.

33. The Downtown – Lake Street Building Height and Massing Overlay District and the GDTMP do not recognize the 165 foot high residential mid-rise tower in the 100 Forest Place planned development, across Lake Street (Forest Avenue jogs west at Lake Street). This tower is on the south side of Lake Street, opposite the Subject Property, and is also oriented on a north-south axis. The bottom map on page 44 of the GDTMP suggests that buildings in the 100 Forest Place planned development should not be higher than the Signature Marshall Fields building (80 feet).

34. The Applicant has not changed the height of its original proposal that was approved on March 15, 2010. However, it has changed the massing somewhat, shifting a portion of the highest proposed tower to allow better views for the apartment units and allowing for less impact from the shadows of the structure.

35. The Applicant's amended proposal on the Subject Property has varying heights ranging from 40 feet directly on Lake Street and stepping back to 61 feet tall along Lake Street for the greater portion of the site to 180 feet at the southwest corner of the site along Forest Avenue then stepping up to 204 feet. The Applicant's amended proposal provides essentially the same or similar mass as proposed in the GDTMP for the Subject Property, but distributes the mass in a midrise structure of varying heights that mirrors the relative scale of the 16 story midrise (100 Forest Place) building across Lake Street at the periphery of the B-4

Downtown Business District. The Applicant's building would be a conspicuous addition to the Lake Street corridor.

36. Although the height of the Applicant's proposal was not before the Plan Commission, the discussion of massing as it relates to density on the Subject Property was a concern raised by several Plan Commission members, as well as the height of the building related to the density concerns of the number of apartment units planned for the Subject Property.

Density-Related Issues.

37. Stabilizing the size of Oak Park's population (which declined between 1970 and 1990) is one objective of the 1990 Comprehensive Plan as set forth in Chapter II entitled "Housing." To further this objective, in a section on "New Housing," the Plan sets forth the twin policies of encouraging the selective construction of multi-family residential buildings and permitting the development of taller residential buildings at reasonable intervals in accord with the development principles in the Plan. The Plan suggests that the size of units in a newly constructed building – in terms of the number of bedrooms – should meet the needs of households not served by existing housing. The Plan also cautions that the Village must balance the need for new housing with the desire to conform such development to the character of the neighborhood.

38. The Comprehensive Plan also notes, on page 24, that a serious consequence of a decline in the Village population is the "directly proportionate decline in the size of Oak Park's shopping market." The Comprehensive Plan further states that "a strong market population is needed to support the Village's

stores and shops. A shrinking population results in a reduction in sales tax revenues needed to finance village services, and also affects some federal and state funding, including Community Development Block Grant funds, motor fuel taxes and others...”

39. According to the United States Census, between 1990 and 2010, Oak Park’s population declined by 3.4%, from 53,648 to 51,878.

40. The Applicant proposed to build 270 apartment units, a mix of studios, one-bedrooms and two-bedrooms. The Applicant’s professed target market was empty-nester and young professional couples.

41. At a minimum, the proposed mix of apartments would lead to 270 additional residents on the Subject Property, using the Lake Street and Forest Avenue area for walking, driving, shopping and transit. This number might be nearly double that population increase, due to the nature of the Applicant’s target demographic as empty-nester and young professional couples.

42. The Applicant argued that the proposed project will help meet the underserved upscale apartment market in the metropolitan Chicago area.

43. There was discussion among the Plan Commission members as to whether the Applicant’s expert report on the apartment demand for such a dense apartment, from Tracy Cross, was trustworthy, due to his opinion that the apartment rental market in the metropolitan Chicago area would remain strong even if the condominium market recovers to its 2005 level of demand. However, the majority of the Commission found the information and opinions presented by Tracy Cross as trustworthy.

44. Some of the Plan Commission members were unconvinced by the need for the density to such a great extent as proposed by the Applicant – noting that the maximum density allowed by the Zoning Ordinance without an allowance was approximately only one-third (1/3) of the height being requested by the Applicant.

45. Even though the height of the proposed amended project was not before the Plan Commission, there was discussion that the Applicant may have reverse-engineered the number and density of apartment units (270) in order to fit the previously-granted height allowance. Some commissioners expressed concern as to whether the Applicant adequately addressed the issue for the correct amount of density for the Subject Property and that the awkward reverse engineering of the density to fit the already approved height was troubling.

46. Another goal of the Plan is to preserve the residential character of neighborhoods and to improve the health of business districts, while achieving the safe movement of people within and through the Village.

47. The Subject Property is in a Central Business District Development Area as set forth in the Development Areas Map of the Plan (see p. 69 of the Plan).

48. The Comprehensive Plan addresses the highest-density residential development in the Village in its discussion of development in the Central Business District on page 67:

The Village should restrict its highest-density residential and commercial development to what is essentially the western Lake Street corridor, which is well served by public

transportation including rapid transit and the CNW commuter railroad.

The highest density residential development is possible only within a planned development which is allowed as a privilege, not a right, under Oak Park's special-use permit procedures, which require public hearings before a development could take place. Currently the maximum density allowed in the highest density planned development is 240 dwelling units per acre. This figure was established in the early 1970's and is not representative of developments which have occurred since that time. This density limit, and all planned development regulations, should be reviewed, and more realistic, lower maximums should be established.

49. The Subject Property is 69,937 square feet in size, or about 1.599 acres. Thus, according to the "maximum density" discussed directly above, the Subject Property's 69,937 square feet would lead to a maximum density of approximately 383 units. However, that "maximum density" as discussed in the Comprehensive Plan is not allowed as of right and is subject to the planned development and special use permit procedures.

50. The Comprehensive Plan goes on to state that the "Village will need to reassure itself that the nature and design of such development will not unduly affect the character of surrounding areas, particularly historic districts and buildings."

51. The members of the Plan Commission did not agree on whether the proposed density of 270 apartment units was warranted on the Subject Property, given the concerns addressed above.

Density-Related Parking and Traffic Concerns.

52. The Applicant's traffic expert report and testimony, from Javier Millan at Kenig, Lindgren, O'Hara, Aboona, Inc., ("KLOA"), showed that the proposal would generate 118 vehicle trips in and out of the Subject Property during weekday peak morning hours (about 14 more trips than the previous plan); 204 vehicle trips in and out of the Subject Property during weekday peak evening hours (about 14 more trips than the previous plan); and 174 vehicle trips in and out of the Subject Property during Saturday midday peak hours (about 52 fewer trips than the previous plan).

53. Because 18 of the 288 private parking spaces may be required for the retail portion of the development, there would only be 270 parking spaces for 270 residential apartment units. Some commissioners expressed concerns that the parking ratio for the residential portion of the amended planned development was actually 1:1, not 1:1.05, a ratio that the Applicant argued had been successful in the comparable "Whiteco Development."

54. The potential parking and traffic issues generated by the density of the proposed amended development was also a concern.

55. The Plan Commission found, pursuant to a 6-2 vote, that the potential that the residents of the proposed apartment units on the Subject Property would consume too high a percentage of the public parking permits for the 300 public parking spaces on the Village's portion of the parking areas. The 6-2 vote directed Staff to convey the Plan Commission's major concern that the Village

continue to properly monitor the permits at the garage to ensure that all members of the community continue to have opportunity to receive these permits.

56. Some Commission members felt that the density implied by allowing 270 rental units, along with the implied number of additional vehicles driving and parking in the area, would be too excessive.

57. Some Plan Commission members felt that the traffic on Lake Street was already too excessive without the additional amount of traffic expected to be generated by the Subject Property, and that making so great an allowance for density would lead to unnecessary and avoidable further traffic and congestion in the area.

58. Some commissioners also voiced concerns regarding additional traffic on Forest Avenue and Ontario Street, where pedestrian and child safety was a concern.

59. Page 31 of the 1990 Comprehensive Plan contains the Village's Street Network Map. This map identifies Lake Street, Forest Avenue from Lake north to Ontario, and Ontario from Forest west to Harlem as secondary arterial streets. Secondary arterial streets are designed to carry the majority of through-traffic trips through the Village. Vehicular access to the proposed development would be on Forest Avenue, between Lake and Ontario, which is a secondary arterial street. The proposed development would have a turn-in drop-off/pick-up area off Forest Avenue for the retail customers and residential apartment tenants/guests. As noted on the Street Network Map, there is a diverter which prevents traffic from going north on Forest into the single family home area which

is part of the Frank Lloyd Wright Prairie School of Architecture Historic District. Some evidence indicated that these secondary arterial streets can adequately handle any additional traffic generated by the proposed development.

60. However, some commissioners felt that the secondary arterial streets would be excessively burdened by the addition of tenants in such a dense residential structure of 270 apartment units.

61. The evidence indicated that traffic from the proposed development would not materially add to traffic congestion in the area. There was evidence that use of nearby public transportation would mitigate additional traffic. The proposed development is within two and a half blocks of the Intermodal Transportation Station at Harlem/Marion, which is a station for both CTA Green Line elevated trains and Metra trains. Pace buses run on Lake Street and stop within a block of the proposed development.

62. However, some commissioners felt that the likely additional traffic on Lake Street and the surrounding secondary streets from 270 additional residential units would be too problematic for an already-congested area.

63. Some of the evidence indicated that the proposed development would not substantially diminish the use and enjoyment of other uses in the vicinity as described above. As noted above, the proposed development has been considered in relation to the Greater Downtown Master Plan. With the exception of the public park to the west of the Subject Property, the proposed development is surrounded by commercial uses and commercial zoning (B-3 or B-4) or by transitional uses and transitional zoning (R-7 Multiple-Family District).

64. Some commissioners felt that the high-density apartment building, along with its concurrent traffic and parking, may pose a danger to the safety of the residents living on the secondary streets surrounding the Subject Property.

Density-Related Expanded Revenue Issues.

65. Expanding the Village's tax base is another primary goal of the Comprehensive Plan. To further this goal, the Plan provides the policy of "maximizing the potential" for establishing tax generating residential development and redevelopment, and the policy of stimulating increased private investment in Oak Park.

66. The evidence indicated that the proposed development would generate approximately \$1,386,000 in combined real estate taxes for the retail, parking, and apartment portions of the proposal, (as opposed to the prior development's estimated real estate taxes of \$1,700,000 - \$1,892,000), compared with the current \$51,116 in annual real estate taxes generated by the Subject Property. The proposed development would also generate approximately \$178,750 in retail tax increment to the Village.

67. The aging 340-space parking structure on the Subject Property and the vacant, land would be replaced with a mixed-use glass and steel structure that would house approximately 270 residential rental apartments, 25,000 square feet of retail space and 588 garage parking spaces.

68. The Applicant argued, and some commissioners felt, that these uses would help revitalize Downtown Oak Park by providing new retail establishments and new residents who would create a 24-hour downtown population supporting

restaurants and business, and strengthening the retail environment. Some commissioners felt that the proposed development would contribute to the vitality of both the commercial and residential uses in the area.

69. The evidence indicated that adequate public infrastructure and public services exist or will be provided to the proposed development. All evidence from the Applicant and Village Staff suggested that all relevant Village services could adequately support the proposed development. There was no contrary evidence submitted to the Plan Commission on these issues.

70. Some commissioners felt that the evidence indicated that the proposed amended development would strengthen business uses in the Greater Downtown Oak Park area by adding a significant number of apartment residents who would likely patronize restaurants and other businesses in the immediate area.

71. Some commissioners expressed concerns over the desirability of 270 units on such a small lot.

Density-Related Effects on Surrounding Property Issues.

72. The Applicant presented evidence from MaRous & Company that the proposed amended combination of uses would not have a substantial or undue adverse effect upon property values in the vicinity. In support of this conclusion, MaRous & Company studied the listed prices of residences in the area of the Subject Property both before and after public knowledge of the prior application for the planned development on the Subject Property. This sampling showed that “the proposed development has had no discernable impact on the values of the

surrounding residential property, and the proposed change in use should not alter that fact.”

73. The evidence indicated that on a number of occasions the Applicant met with neighbors and citizen groups to seek their input on the design of the site.

Ability of Applicant to Complete Project.

74. The Applicant provided evidence that it has the financial and technical expertise to complete the project. The Applicant has assembled a team of professionals experienced in the design, construction, leasing and management of the proposed development. Members of the Applicant's team have undertaken projects of equal or greater financial and technical complexity. Some commissioners expressed concern over the adequacy of this evidence.

75. Moreover, the evidence indicated that the Redevelopment Agreement with the Village requires that the Applicant post a bond guaranteeing the completion of the project.

Transit-Related Retail Overlay District.

76. The evidence indicated that the proposed amended project, which is in the Transit-Related Retail Overlay District, provides and encourages new retail development on the ground floor of buildings in close proximity to mass transit stations, encourages pedestrian activity and provides retail services for residents and users of mass transit. Oak Park is very accessible to downtown Chicago; the 2000 census indicated that over 20% of Oak Parkers commute to work. Metra and CTA trains provide 20 minute commuter service to the Loop. As a corollary,

the 2000 census also indicated that over 60% of the households in Oak Park have one or fewer cars.

Specific Objectives.

77. Some of the Commissioners felt that the two (2) requested allowances for the proposed amended development, and use of the Subject Property as a combination use of retail, apartment units and municipal parking garage within 700 feet of an R-7 District further the following specific objectives:

- a. Creation of a more desirable environment than may be possible than through strict application of other Village land-use regulations with the use of creative design, landscape, and/or architectural features.
- b. Enhancement of the existing character and property values of the Village and promotion of the public welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
- c. Combination and coordination of the character, the form and the relationship of structures to one another.
- d. Promotion of economic development within the Village.

Compensating Benefits.

78. In return for the Village providing allowances from Village regulations, the Applicant must provide compensating benefits which advance Oak Park's physical, cultural and social objectives (in accordance with the Comprehensive Plan and other approved plans) by having the Applicant provide specific amenities in the planned development. At least four commissioners felt that among the compensating benefits which that accrue to residents of the area or to the community as a whole would be:

- a. Construction of an elegant, contemporary, glass-clad, multi-level building which would provide the focal point between Downtown Oak Park on the west and the Avenue District on the east. It would provide a balance to the midrise building across Lake Street.
- b. Construction of a LEED (Leadership in Energy and Environmental Design) certified building. The Applicant should be obligated to use its best efforts to achieve a Silver LEED certified building.
- c. Replacement of the Village's open deck parking structure which is nearing the end of its useful life, with a fully enclosed parking garage which will have a longer life.
- d. Streetscape improvements on Lake and Forest consistent with the GDTMP, including street furniture on Forest and Lake, and public art pursuant to Section 3.9.1(F)(3).
- e. Construction of a green roof on the roof deck of the garage portion of the development will provide visual interest and help to decrease "urban heat island" effect and storm water runoff impacts on infrastructure.

Public Art As Part Of The Development.

79. Section 3.9.1(F)(3) of the Zoning Ordinance requires that an Applicant provide at least one piece of public art as part of the development, as set forth in the letter from the Applicant to Village Staff dated February 18, 2010. The scope of the public art should be in proportion to the square footage of the development upon review and advice by the Village's Public Art Advisory Commission ("PAAC"). The Applicant and the PAAC have been in discussions regarding the scope, type and placement of the public art.

80. Some commissioners felt that the proposed condition of public art as discussed in this recommendation would have satisfied the requirements of Section 3.9.1(F)(3) of the Zoning Ordinance.

Conditions That Were Proposed With Approval of the Planned Development but That Failed to Pass.

81. Members of the Plan Commission proposed including the following conditions on any approval of the Applicant's proposed planned development, none of which are formally recommended because the Plan Commission ultimately voted to recommend denial of the Applicant's proposed amended planned development:

- (1) That the Applicant provide a canopy over the loading dock as depicted in its most recent renderings of the proposal.
- (2) That the Applicant move the cooling towers to the center of the roofing for the parking area.
- (3) That the Applicant match the coloring of the brick areas to the facades of the Nineteenth Century Charitable Association.
- (4) That the Applicant provide the Nineteenth Century Charitable Association with compensation and/or alternative parking solutions during construction on the Subject Property.
- (5) That the Applicant provide monetary compensation in an amount of at least \$50,000 for the Nineteenth Century Charitable Association.
- (6) That the Applicant provide live vine coverings on the north garage wall.
- (7) That the roof of the garage structure be a "green roof."
- (8) That the Applicant provide monitoring of the Nineteenth Century Charitable Association structure before, during and after construction of the proposed structure on the Subject Property.
- (9) That, at such time as apartment rentals begin, the Applicant ensure that a minimum of two (2) car sharing vehicles are available within the private parking spaces, and that, at such time as apartment rentals reach 50% occupancy, the Applicant ensure that a minimum of three (3) car sharing vehicles are available within the private parking spaces.

(10) That the Applicant meet all timing requirements with its Amended and Restated Redevelopment Agreement for Lake and Forest Development, dated September 12, 2011, between it and the Village of Oak Park.

(11) That the Applicant comply with existing Village requirement to notify prospective tenants of the Village's On-Street Overnight Parking Ban and advise prospective tenants that no more than one private parking space may be available for each of unit.

(12) That the Applicant implement its Communications Plan described on the attached page one of Tab 10 from the Applicant's application binder from the original application as approved by the Plan Commission on February 18, 2010.

(13) That the Applicant ensure that all construction debris remains on the Subject Property and is removed on a regular basis. The Applicant shall erect and maintain a screening fence around the perimeter of the Subject Property to minimize blowing debris.

(14) That except as modified below, the Applicant develop the project comprised of multi-family residential use, retail use, private parking accessory to the foregoing uses, and public parking use in substantial conformity with the Plans and Specifications submitted with its application. The final architectural plans shall be sealed by Gensler Architects, the architect of record. The Landscape Plan shall provide for the preservation, care and maintenance of the landscape materials.

(15) That semi-trailer truck traffic be prohibited on Ontario Street and Marion Street. The Applicant shall submit its proposed route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for his/her review and approval.

(16) That the streetscape improvements on Lake Street and Forest Avenue be consistent with the GDTMP and shall include street furniture on Forest Avenue and Lake Street.

(17) That upon review and advice of the Public Art Advisory Commission, the Applicant provide public art at the planned development acceptable to the Village Board.

(18) That approximately one year after completion of the planned development, the Applicant conduct a post-construction economic impact study by a firm selected by the Village. The consultant shall hold a meeting with interested business neighbors to determine their concerns with any adverse economic impact attributable to the planned development. The interested business neighbors, the Applicant and the Village shall meet to discuss the findings and recommendations of the consultant, and the implementation of a remedial plan, if appropriate. To insure that payment of the costs of the study, the Applicant shall post a bond, letter of credit or other security acceptable to the Village in an amount of \$20,000 ("security"), for the study. The security, or any portion of the security, shall be returned to the Applicant upon full compliance with this condition.

(19) That six to twelve months after completion of the planned development, the Applicant conduct a post-construction traffic and parking study by a firm selected by the Village. The consultant shall hold a meeting with interested neighbors to determine their concerns with traffic and parking issues, if any, generated by the proposed development. This study shall review traffic and parking within approximately one quarter mile of the Subject Property (but to at least Harlem Avenue on the west and Oak Park Avenue on the east). If this post construction traffic and parking study recommends that any measures should be taken to correct any unforeseen traffic or parking issues that have been caused by the development, the Applicant shall implement said recommendations within six months after the study has been completed. To insure that payment of the costs of the study, the Applicant shall post a bond, letter of credit or other security acceptable to the Village in an amount of \$20,000 ("security"), for the study. The security, or any portion of the security, shall be returned to the Applicant upon full compliance with this condition.

(20) That the Applicant provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape materials and installation, to insure that the landscaping is installed and maintained pursuant to the landscape plan.

(21) That the Applicant partition or reserve 18 of the 288 private parking spaces as open to the public: 3 of which shall be for car-sharing vehicles as stated in the conditions above, and 15 of which shall be for use by the retail portion of the Applicant's proposed development. [*This condition was voted on separately prior to the*

vote on the planned development in total, and passed with a vote of 5-3.]

(22) That the Applicant provide a list of exterior building, landscaping and design materials to be approved by the Village Board, as detailed in the October 20, 2011, Powerpoint presentation of the Applicant and as subsequently discussed by the Plan Commission.

(23) That during construction of the proposed development, the Applicant post a conspicuous sign providing a local phone number which interested parties may call to obtain answers to questions about the project and its construction. Such telephone number shall be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to traffic, noise, maintenance and landscaping.

(24) That during construction of the proposed development, the Village designate a staff liaison with whom the Applicant shall reasonably and timely communicate and cooperate.

(25) That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development, provided, however, that the Applicant or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30-day period.

The Planned Development Standards.

82. Section 3.9.1(l) of the Zoning Ordinance sets forth the following numbered standards, of which only four (4) members of the Plan Commission felt were met by the Applicant here:

Comprehensive Plan Standards.

The proposed use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.

B. Municipal Services Standards.

1. The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety, or general welfare of the residents of the Village.
2. Adequate utilities, road access, drainage, police and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses, including access for fire, sanitation, and maintenance equipment.
3. Adequate ingress and egress to the proposed planned-development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.

C. Vicinity Standards.

1. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.
2. The proposed use or combination of uses will not have a substantial or undue adverse effect upon property values in the vicinity.
3. The proposed design, use or combination of uses will complement the character of the surrounding neighborhood.

D. Economic Development Standards.

1. The Applicant has the financial and technical capacity to complete the proposed use or combination of use.
2. The proposed use or combination of uses is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to extent that such burden is balanced by the benefit derived by the Village from the proposed use.

83. Only four (4) members of the Plan Commission felt that Applicant has met the standards in Section 3.9.1(l) of the Zoning Ordinance.

RECOMMENDATIONS

Pursuant to the authority vested in it by the statues of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Plan Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees that the amended planned development, as presented to the Village, be DENIED to the Applicant, its successors and assigns, under the provisions of the Zoning Ordinance to permit construction of the proposed planned development at the Subject Property. Although the Plan Commission's motion was for *approval* of the planned development, the four (4) votes in favor of the recommendation were insufficient to meet the required five (5) vote threshold as stated in Section 11.4 of the Plan Commission Rules of Procedure. Moreover, because of his self-recusal on the issue, Commissioner Ginsberg was not an "eligible member" to vote on this issue. Therefore, Section 11.4 required that the Plan Commission enter a "motion denying the application" on the record.

This report adopted by a 4 to 4 vote of the Plan Commission, sitting as a Zoning Commission, this 17th day of November, 2011.

Failor, Craig

From: Stephen Miller - Chicago [Stephen_Miller@gensler.com]
Sent: Thursday, February 02, 2012 4:21 PM
To: Failor, Craig
Cc: Michael Glazier
Subject: Lake + Forest Material List & Plans
Attachments: 2012-0202 Final for Village_small.pdf

Craig,

The building materials are:

Glazing systems – Low-e glass, clear, with clear anodized aluminum; Glass with yellow film (for colored glass); Low iron, low-e glass with clear anodized aluminum (at retail areas)

Roman brick, to match 19th Century Club brick color

Architectural precast, limestone finish

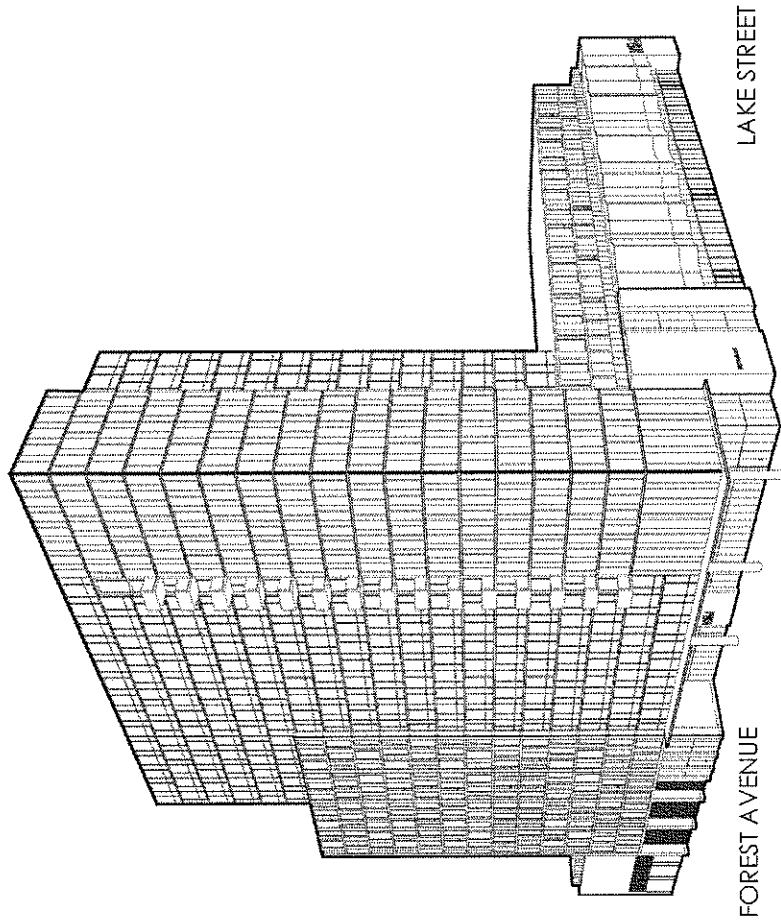
The combined pdf is attached.

Best regards,

Stephen

Stephen Miller, AIA, LEED AP BD+C
312.386.2944 Direct
312.456.0123 Main
312.371.6474 Mobile

Gensler
11 East Madison Street
Suite 300
Chicago IL 60602

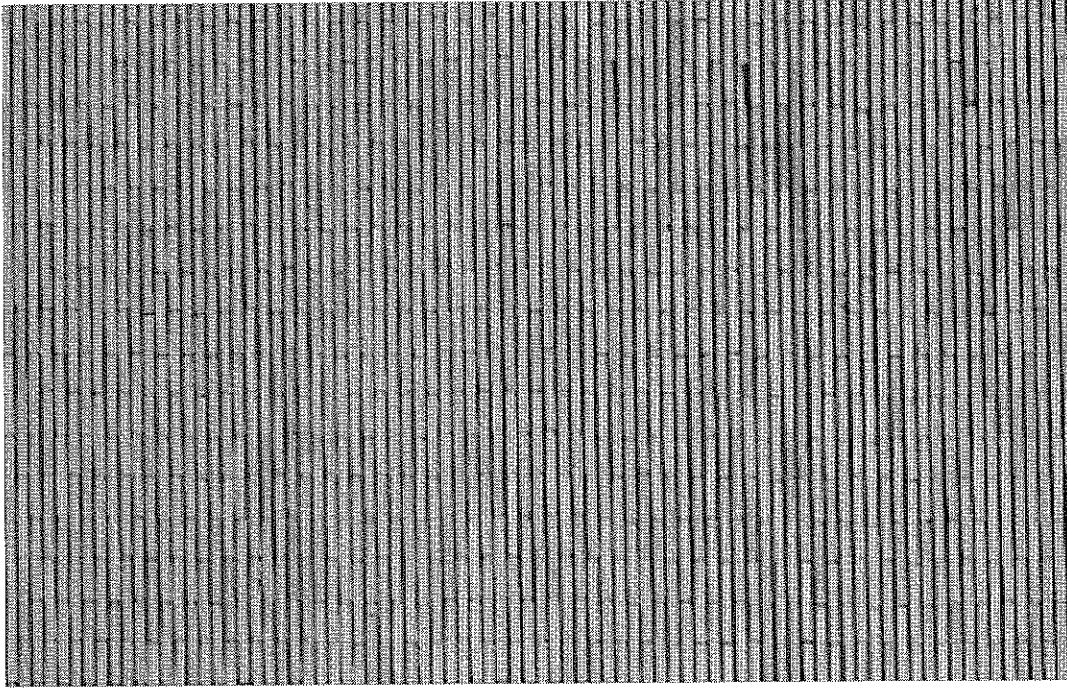
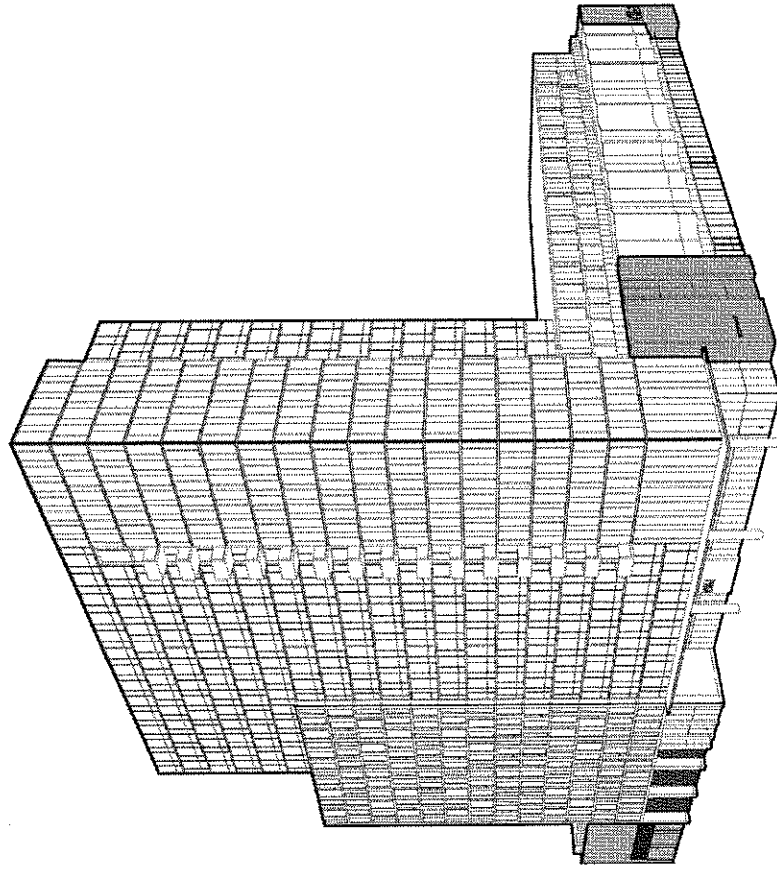


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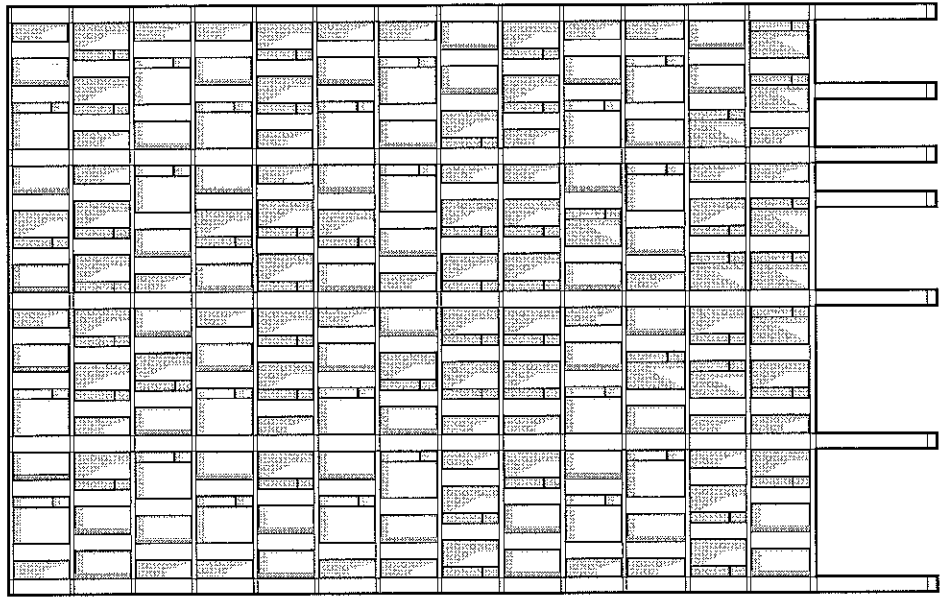
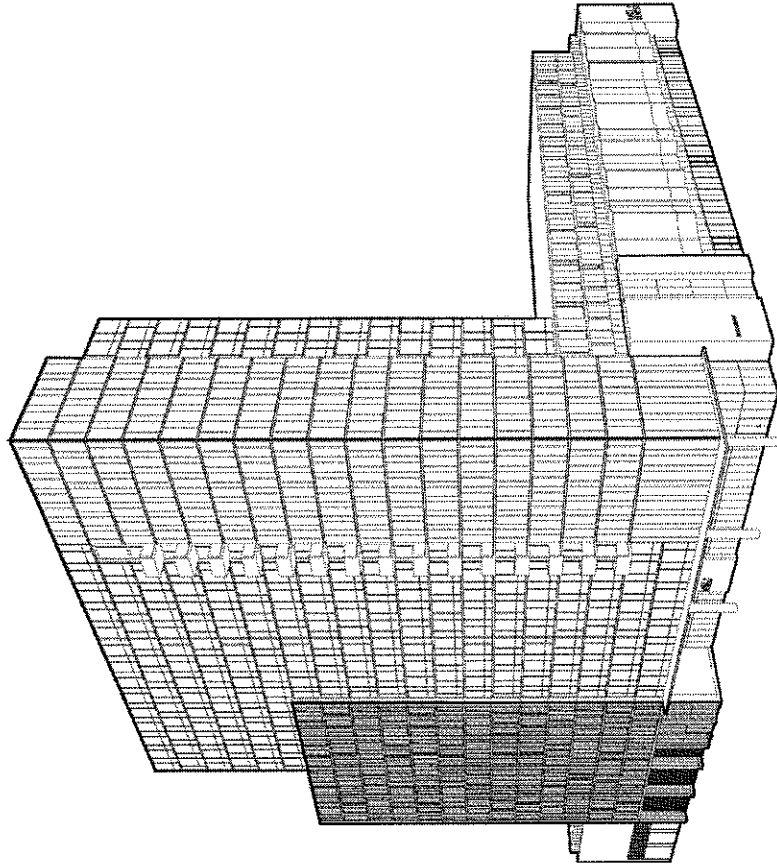
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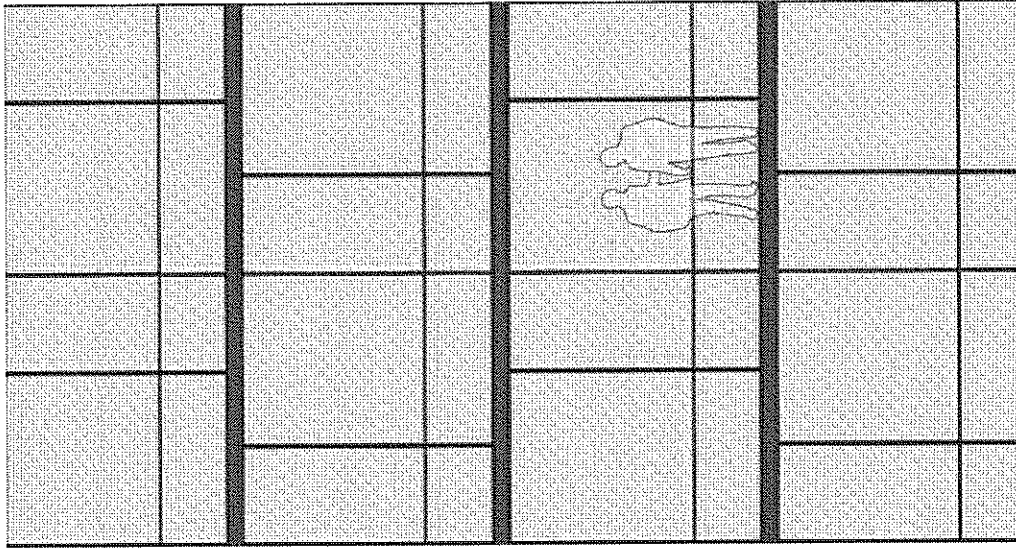
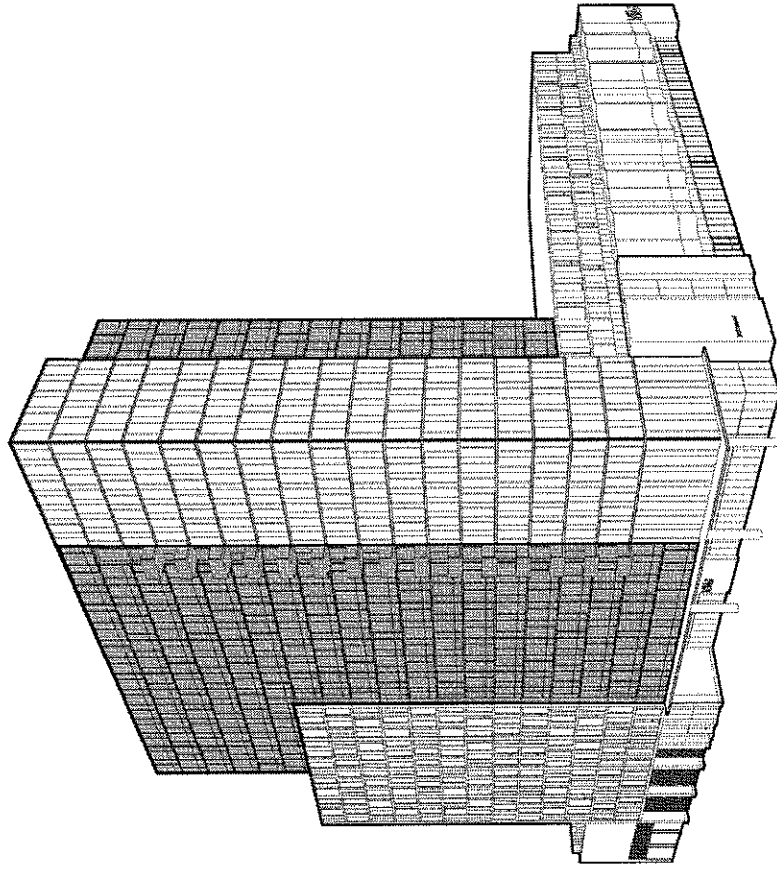
CONTEXTUAL MATERIALS



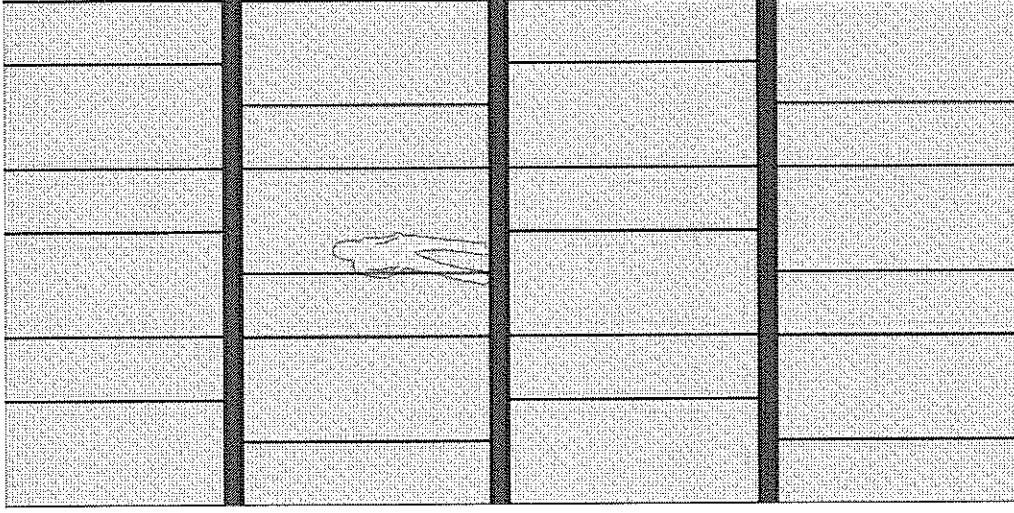
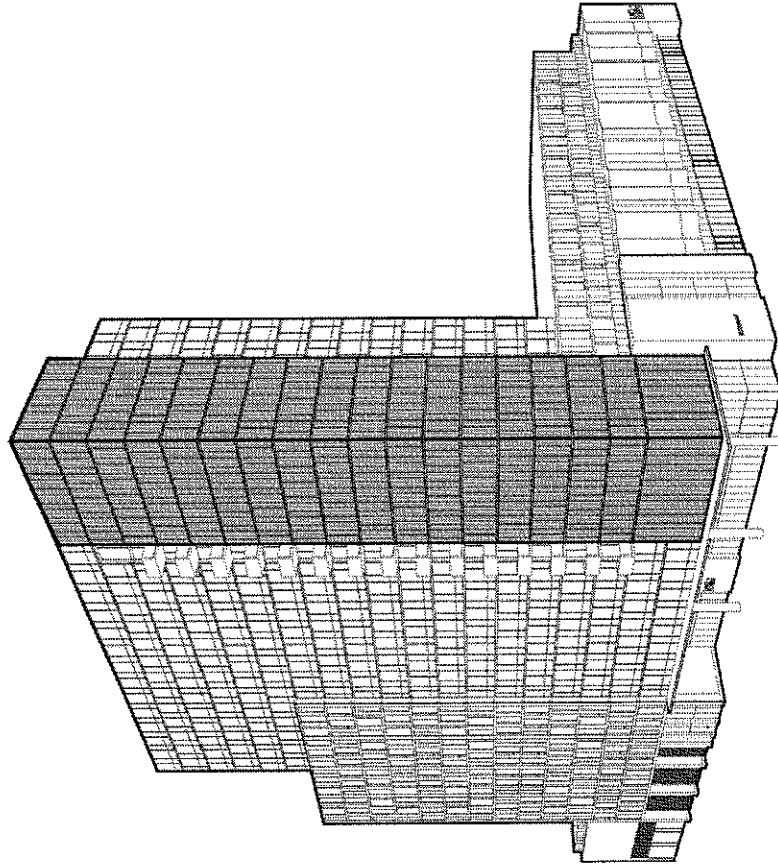
RESIDENTIAL



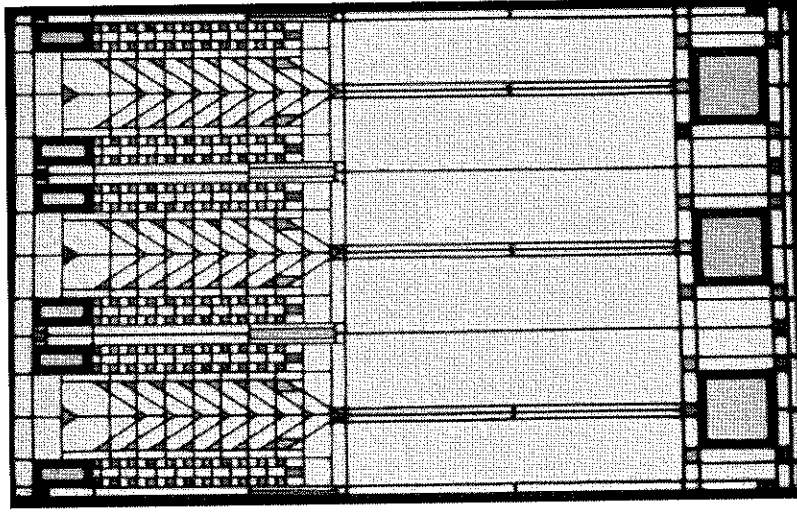
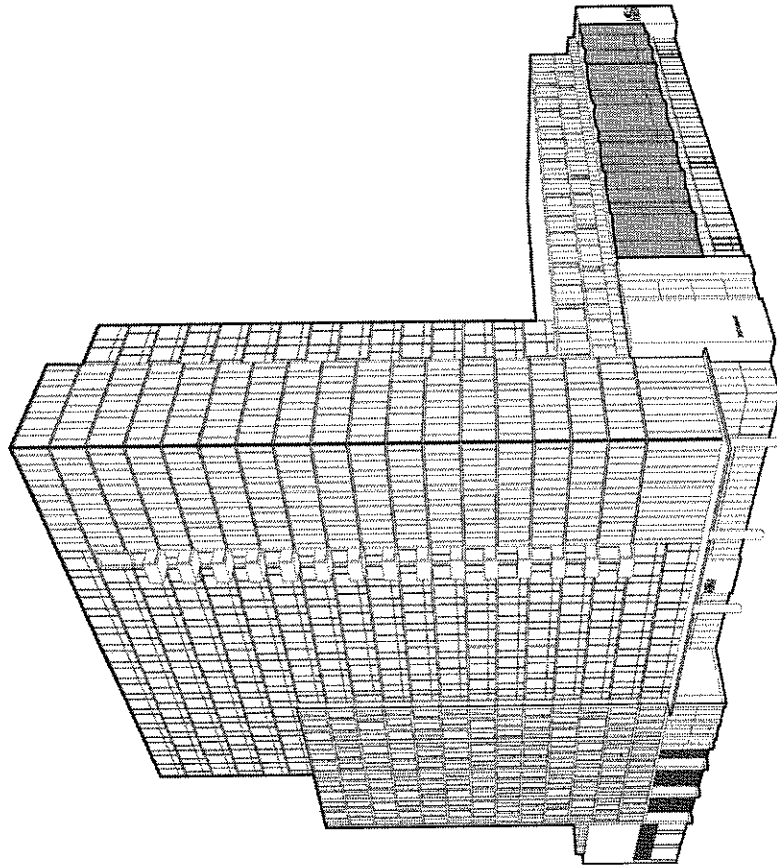
ARTICULATED FACADE



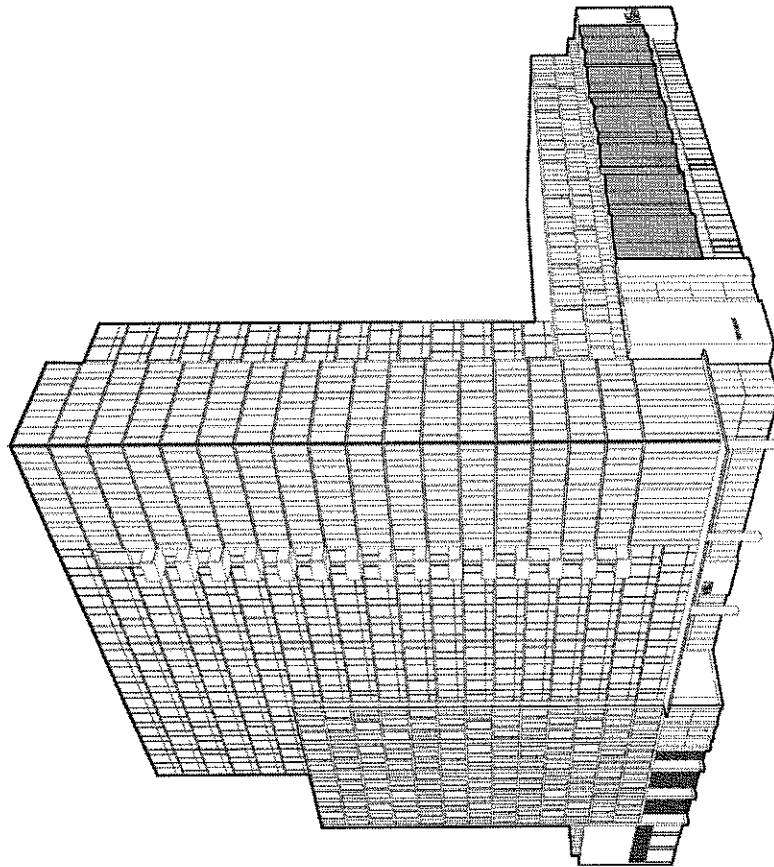
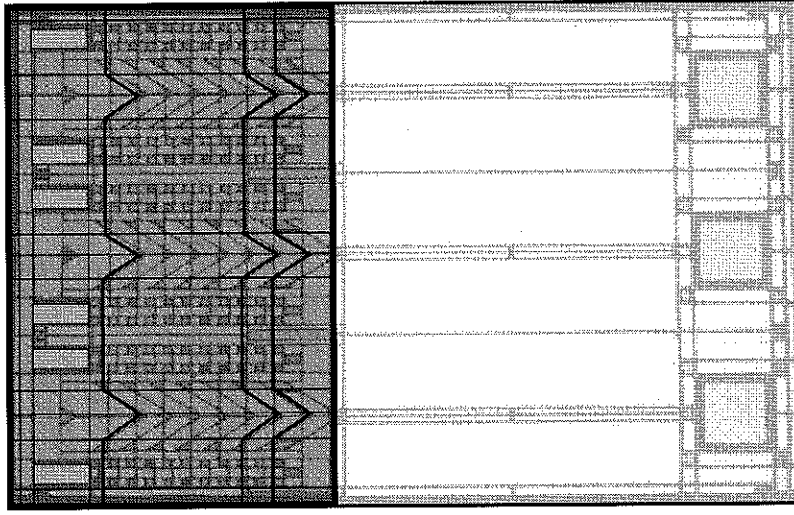
TRANSPARENT CORNER



PUBLIC



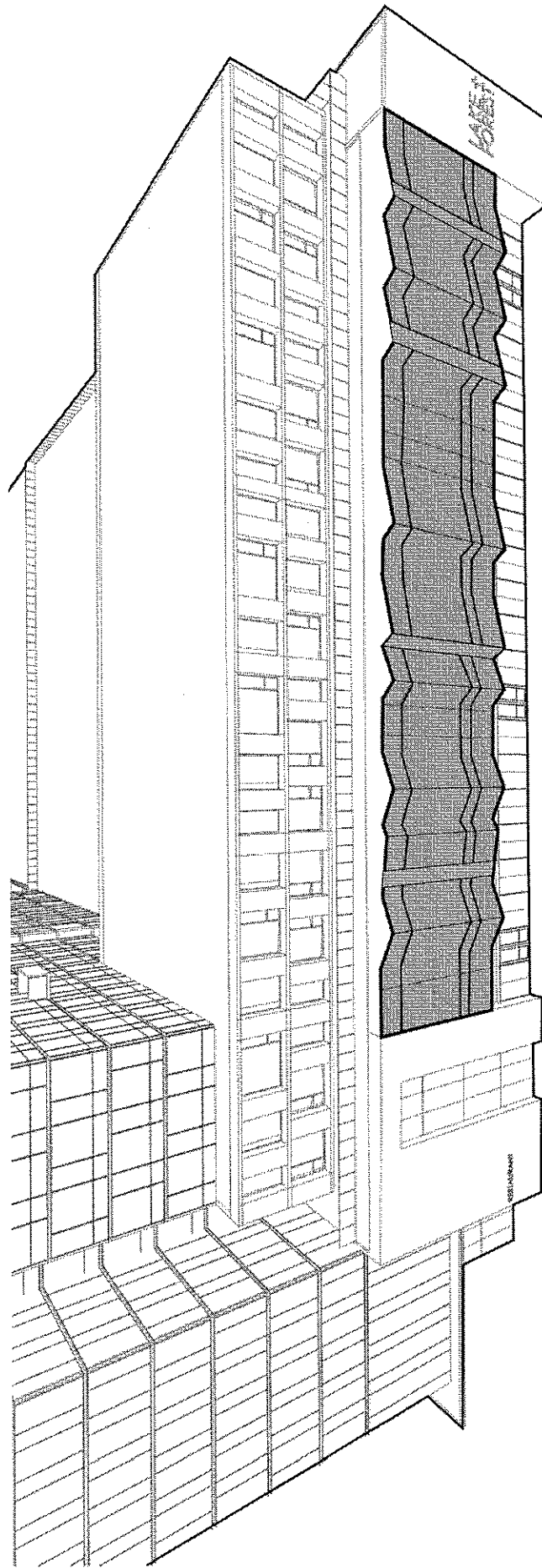
PUBLIC

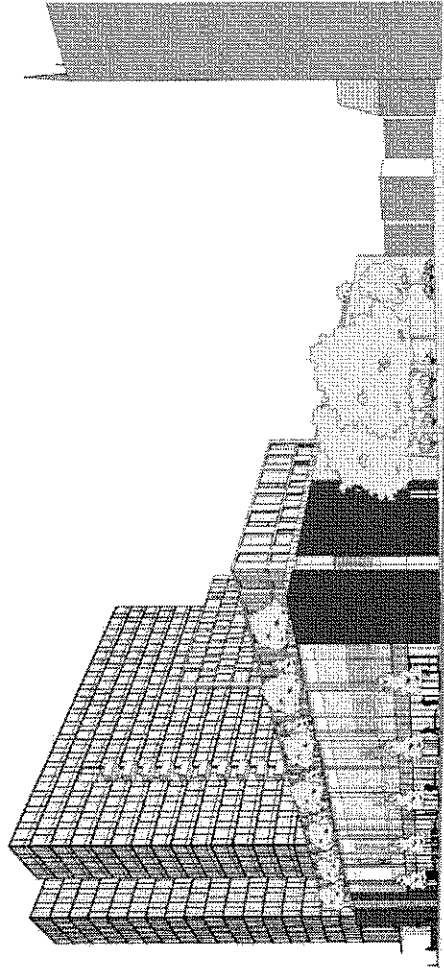
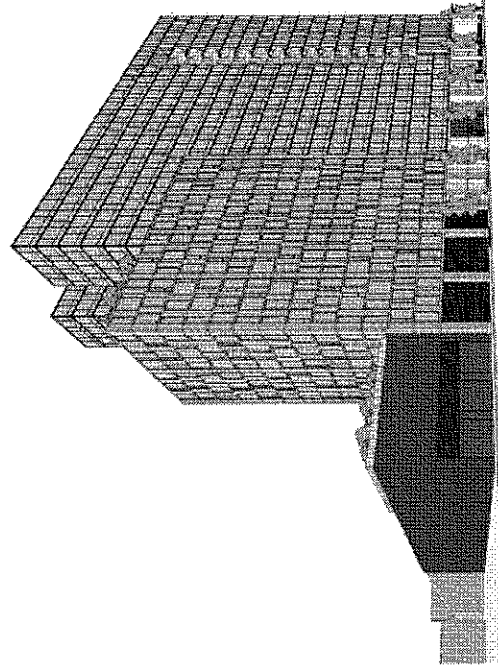
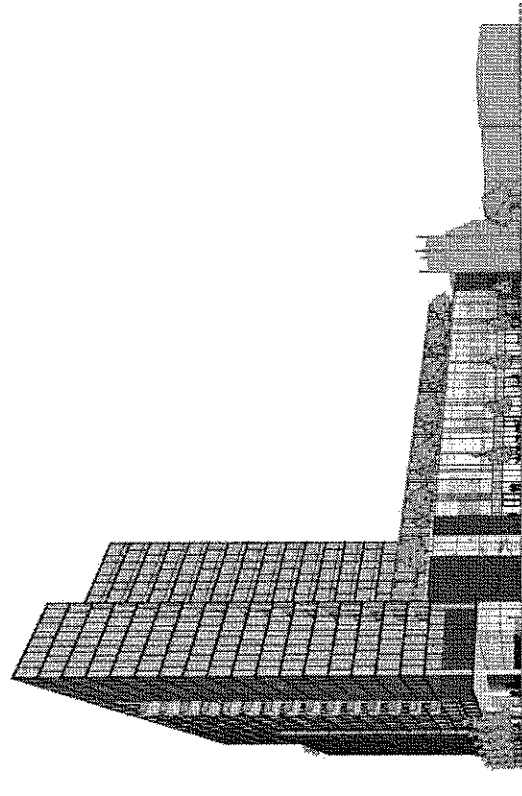
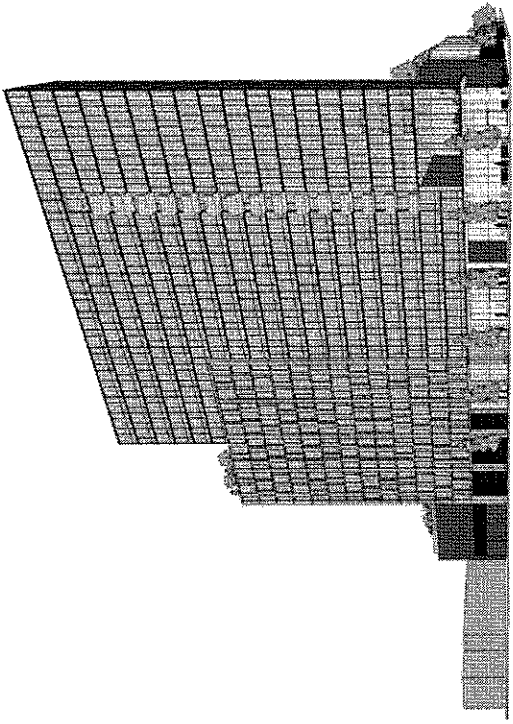


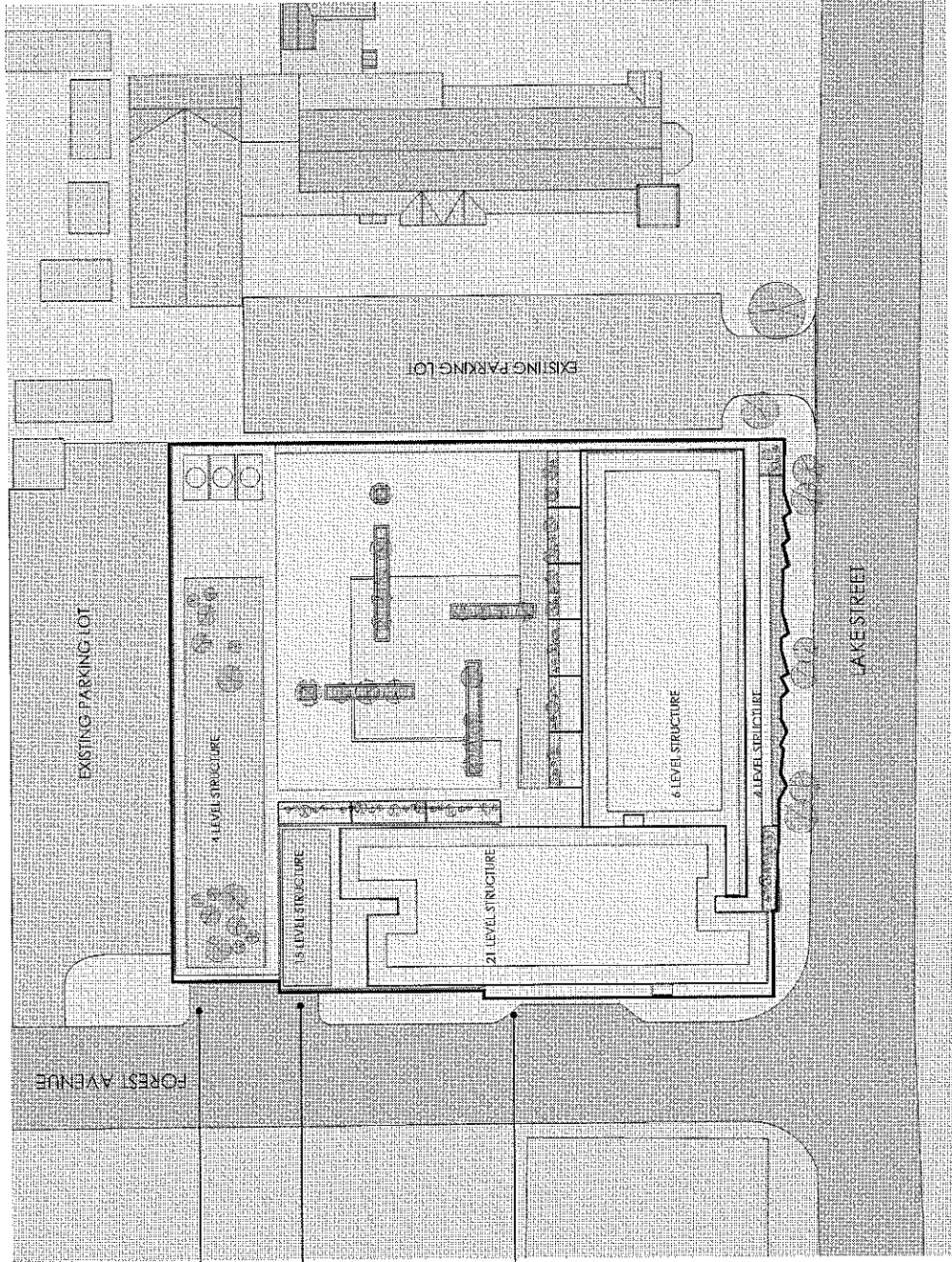
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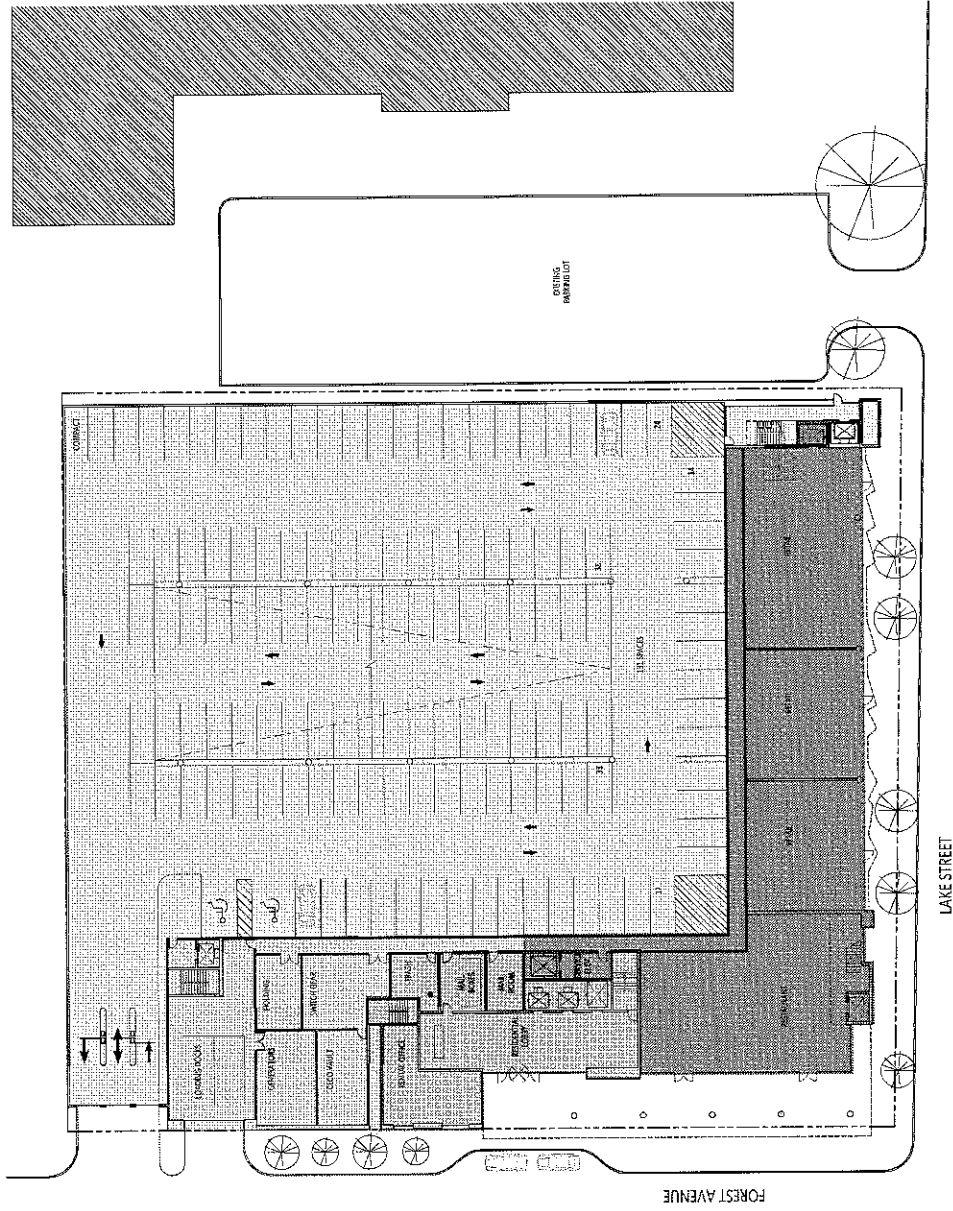


28' WIDE / 3 LANE
PARKING GARAGE
ENTRANCE

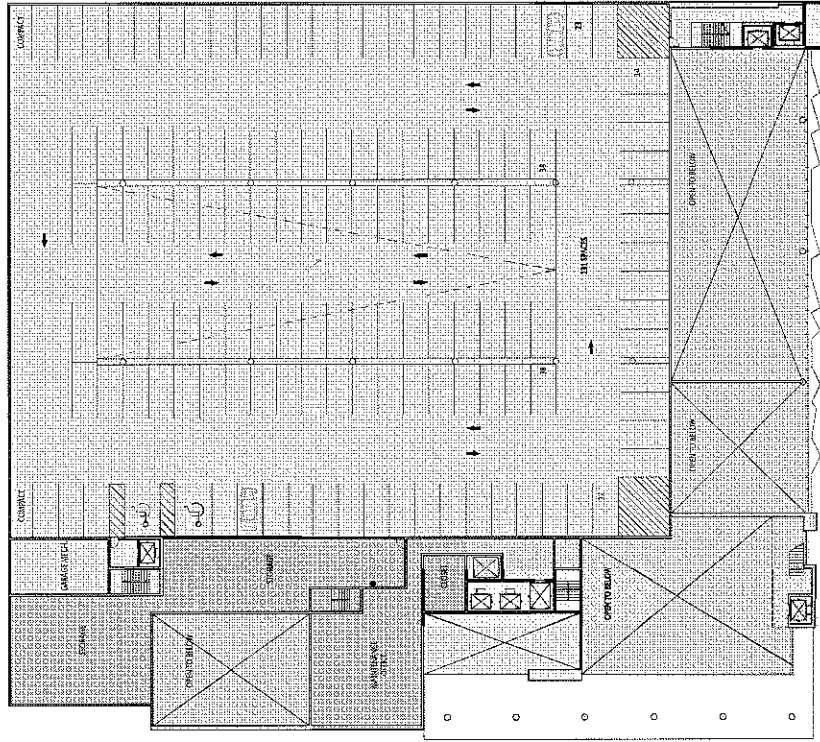
22' WIDE / 2 LOADING
DOCK / TRASH PICK-UP /
ENTRANCE / EXIT

DROP-OFF AREA

○ SITE PLAN



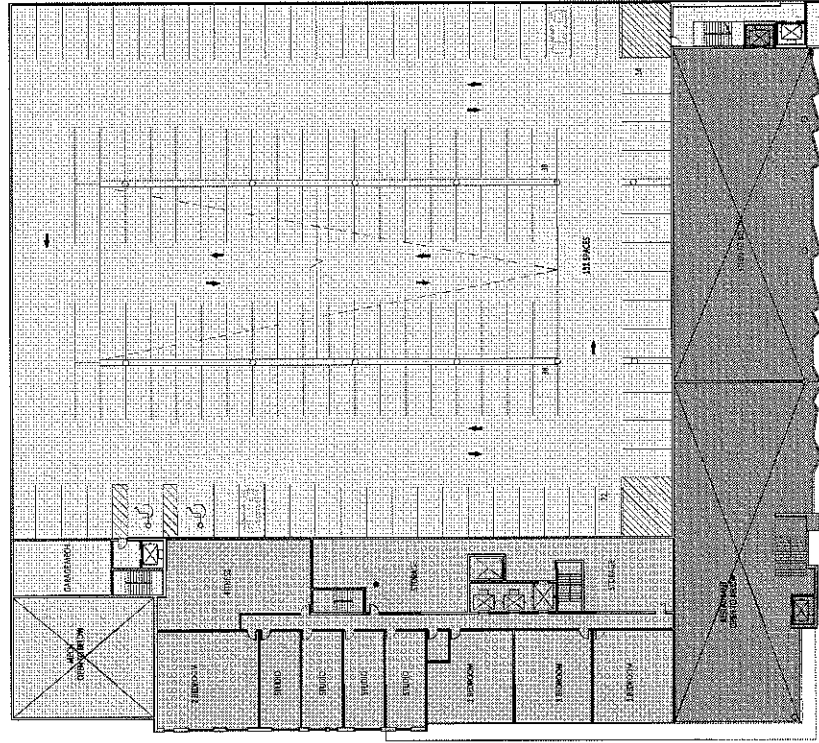
① LEVEL ONE PLAN



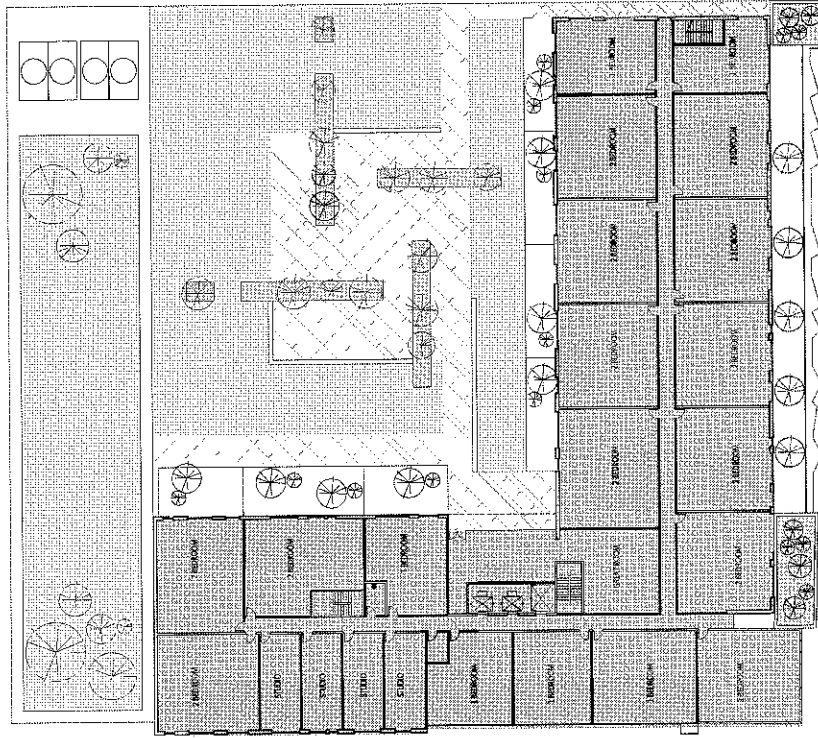
○ LEVEL TWO PLAN



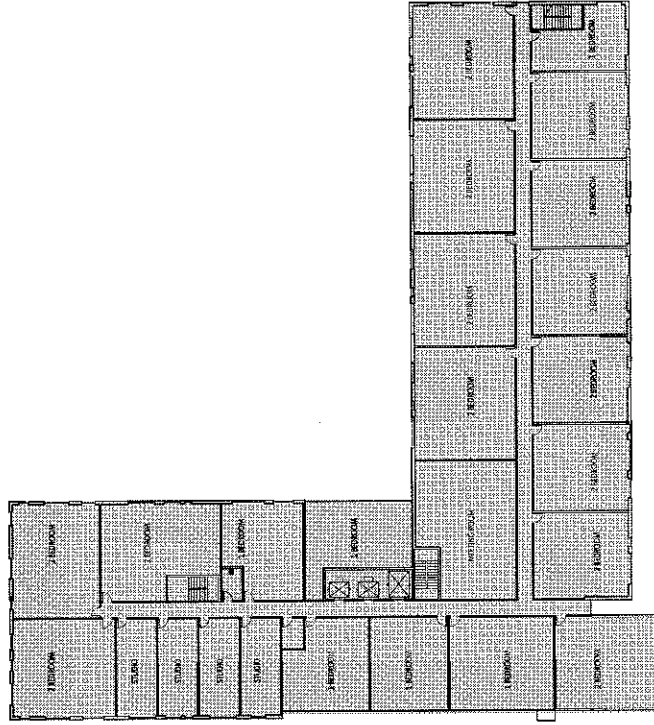
○ LEVEL THREE PLAN



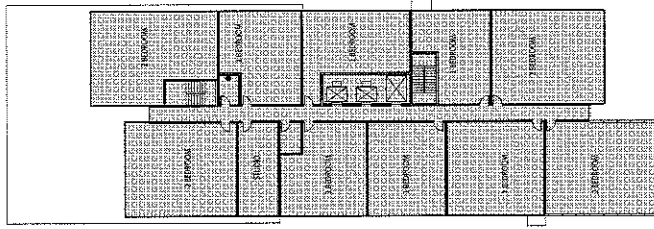
④ LEVEL FOUR PLAN



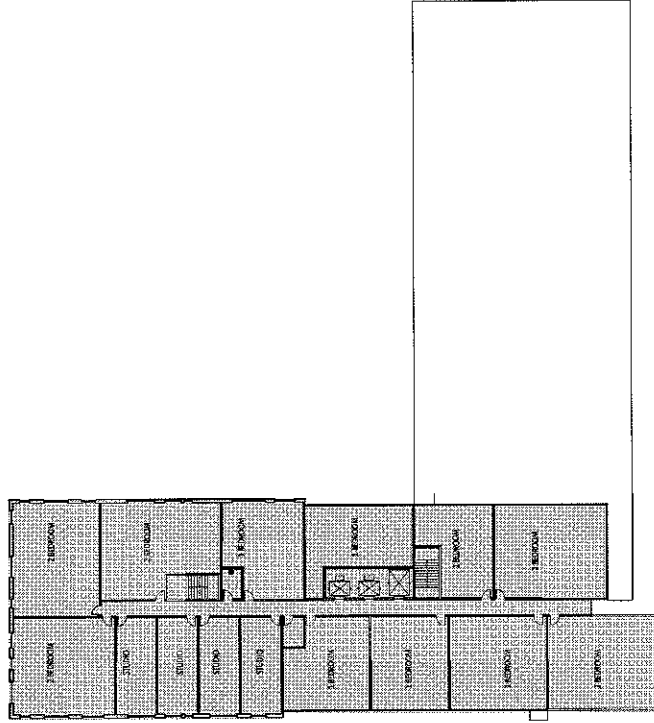
⑤ LEVEL FIVE PLAN



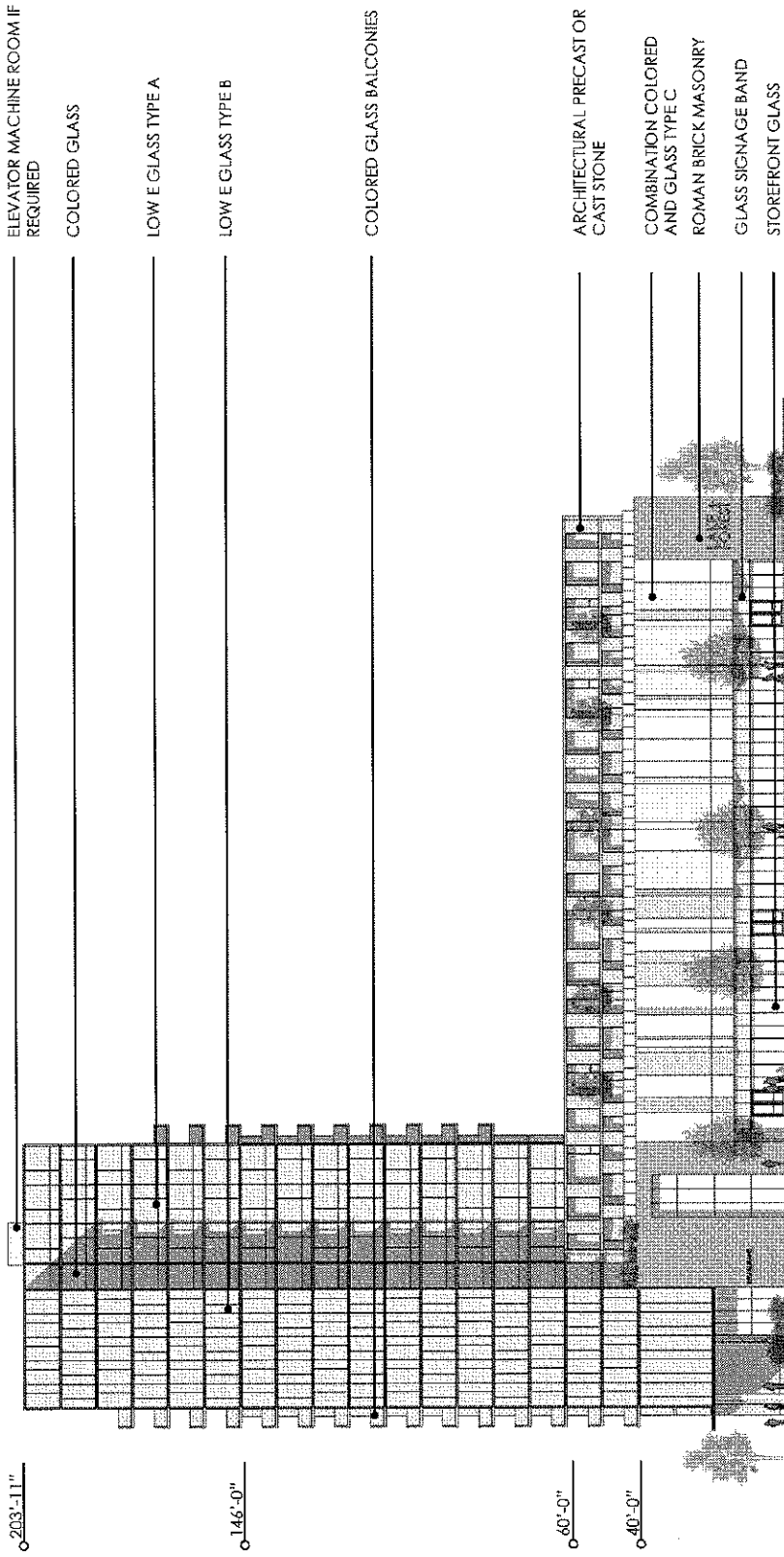
⊙ LEVEL SIX PLAN



① TYPICAL UPPER PLAN



② TYPICAL LOWER PLAN



203'-11"

146'-0"

60'-0"

40'-0"

ELEVATOR MACHINE ROOM IF
REQUIRED

COLORED GLASS

LOW E GLASS TYPE A

LOW E GLASS TYPE B

COLORED GLASS BALCONIES

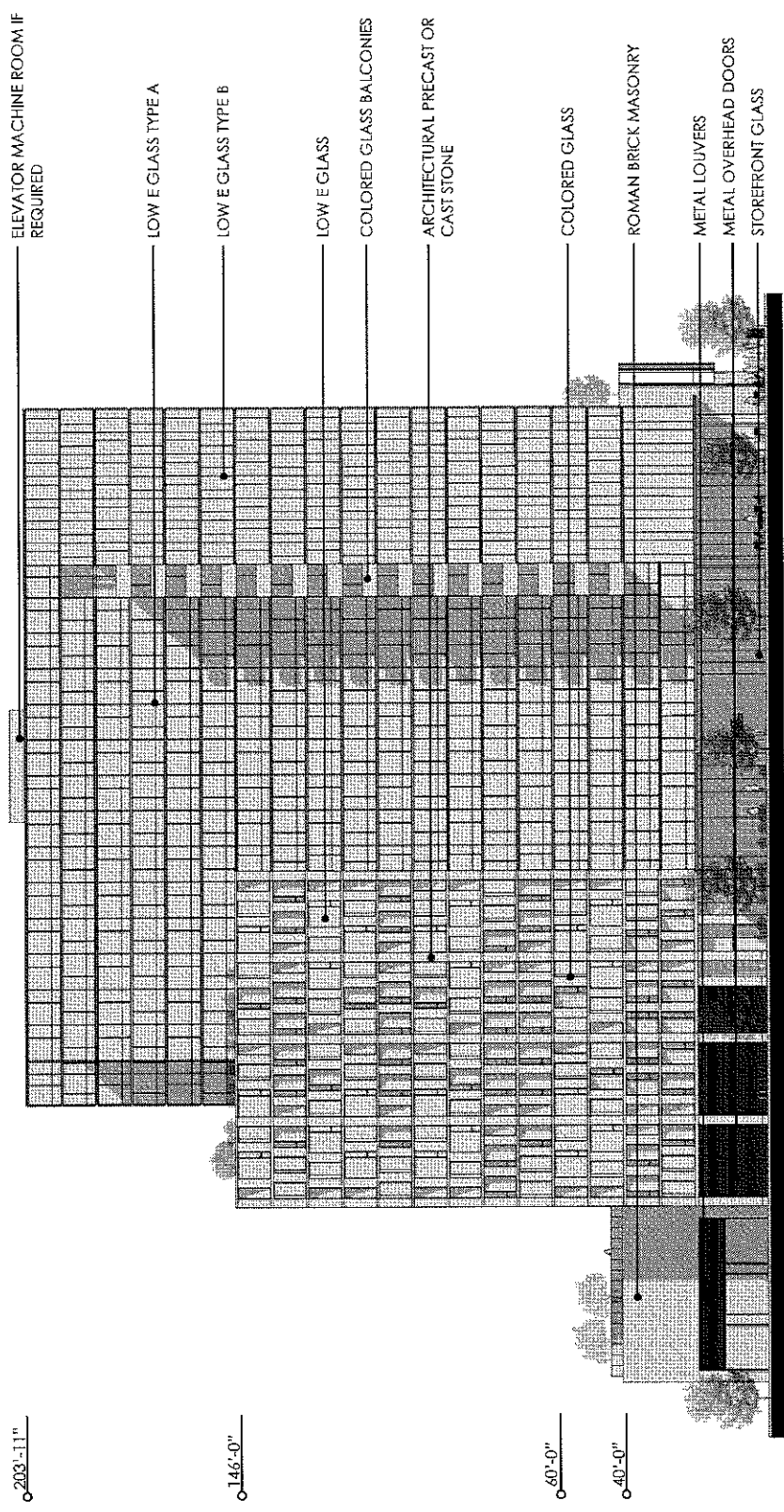
ARCHITECTURAL PRECASTOR
CAST STONE

COMBINATION COLORED
AND GLASS TYPE C

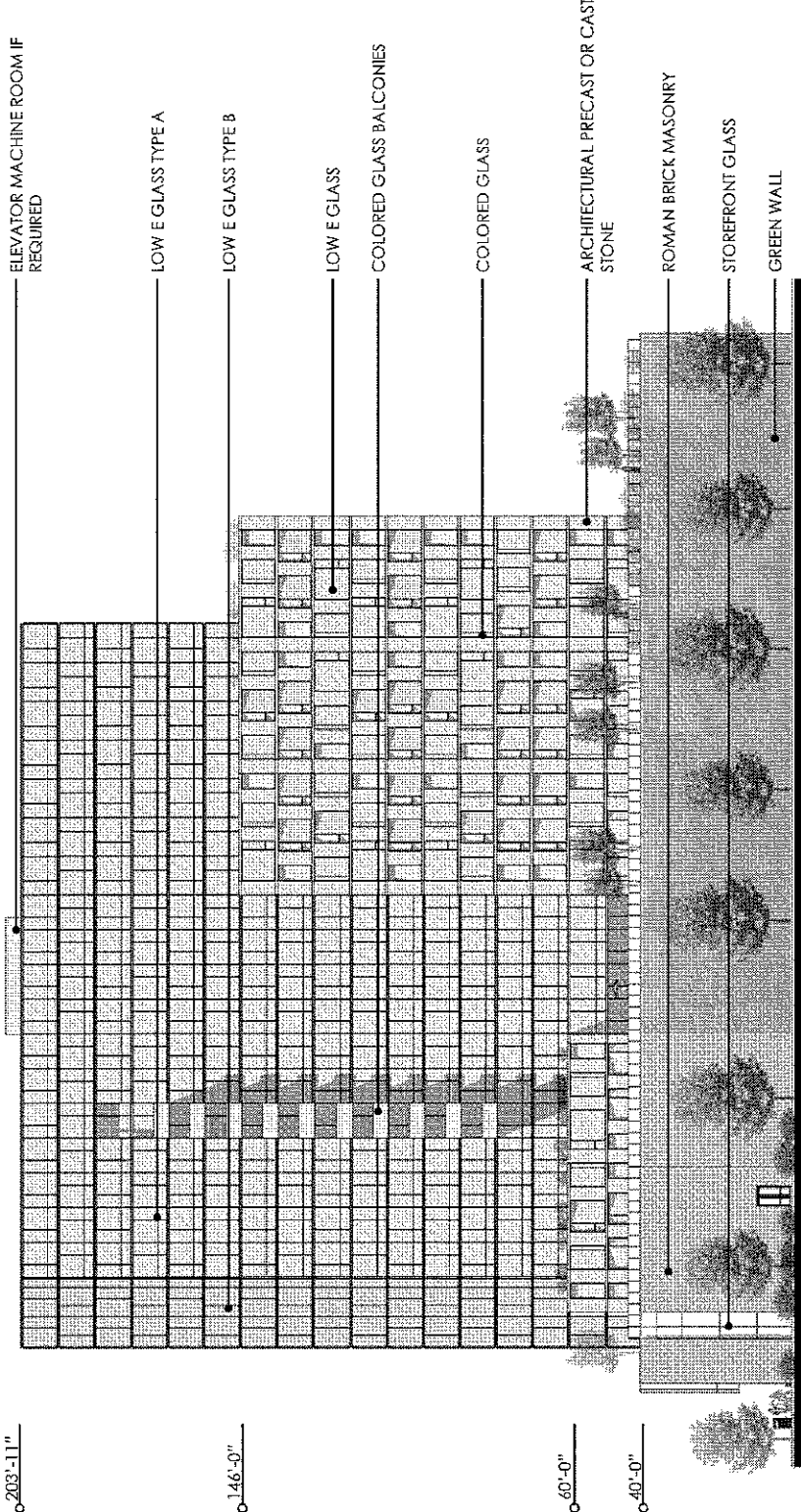
ROMAN BRICK MASONRY

GLASS SIGNAGE BAND
STOREFRONT GLASS

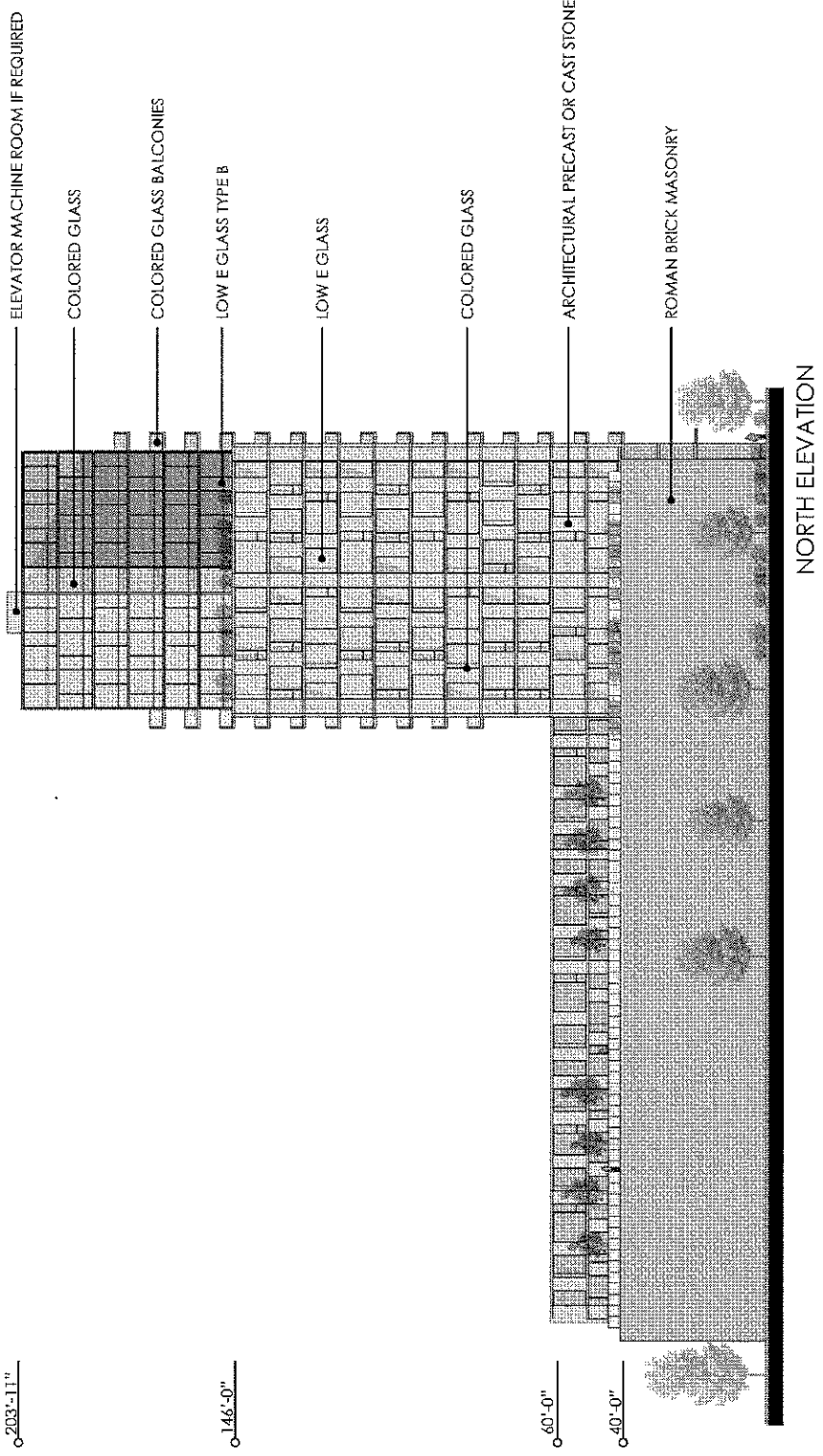
SOUTH ELEVATION

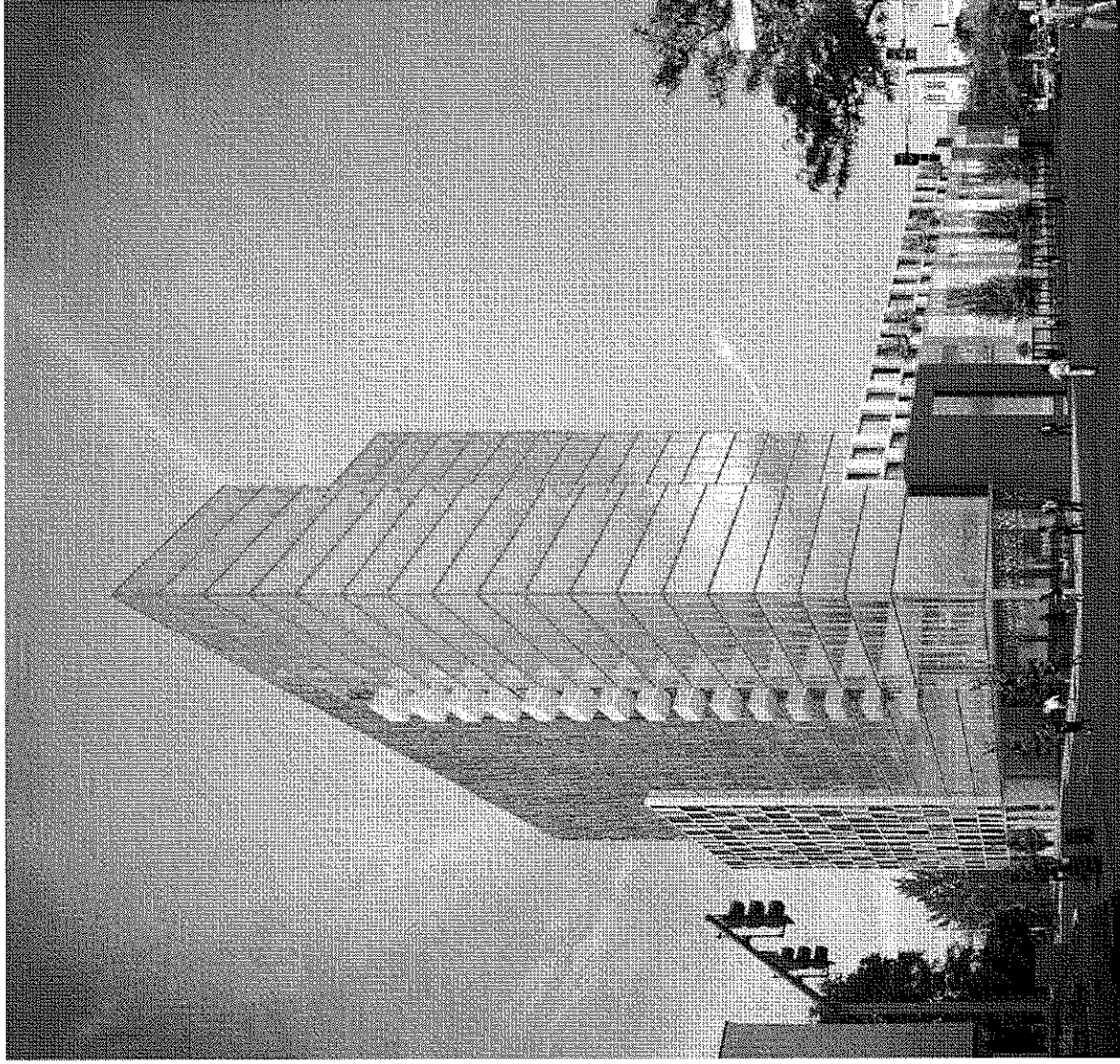


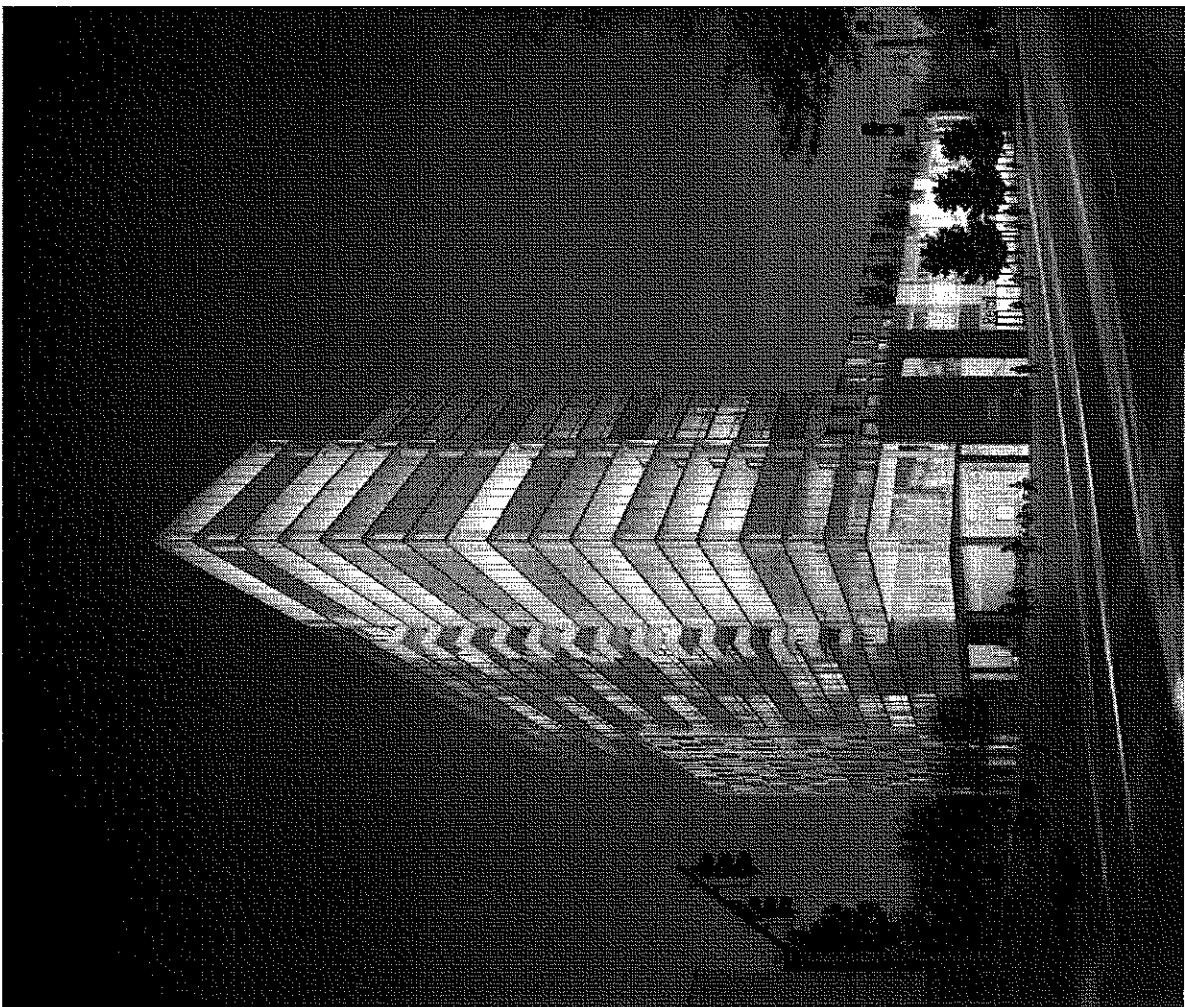
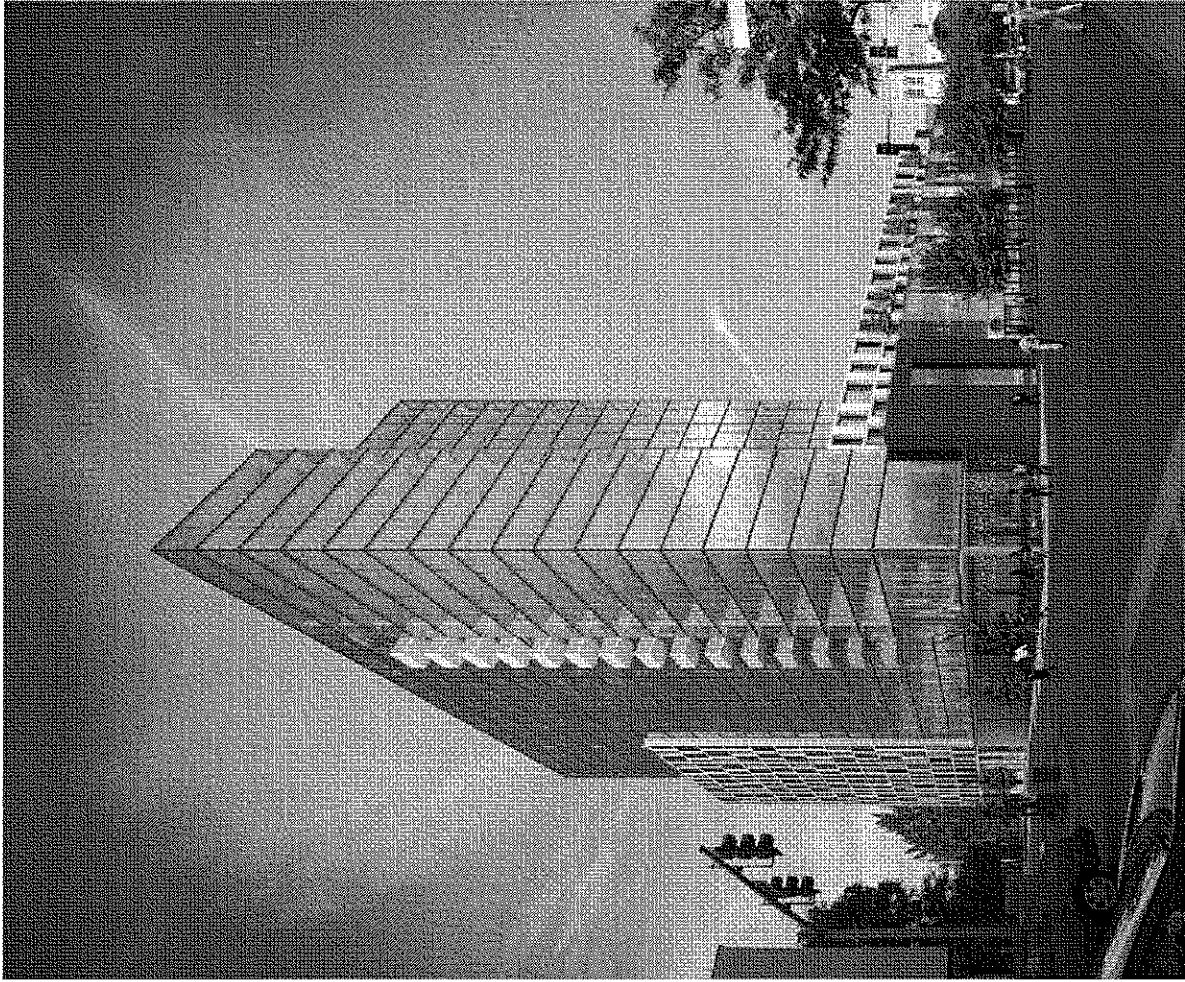
WEST ELEVATION



EAST ELEVATION

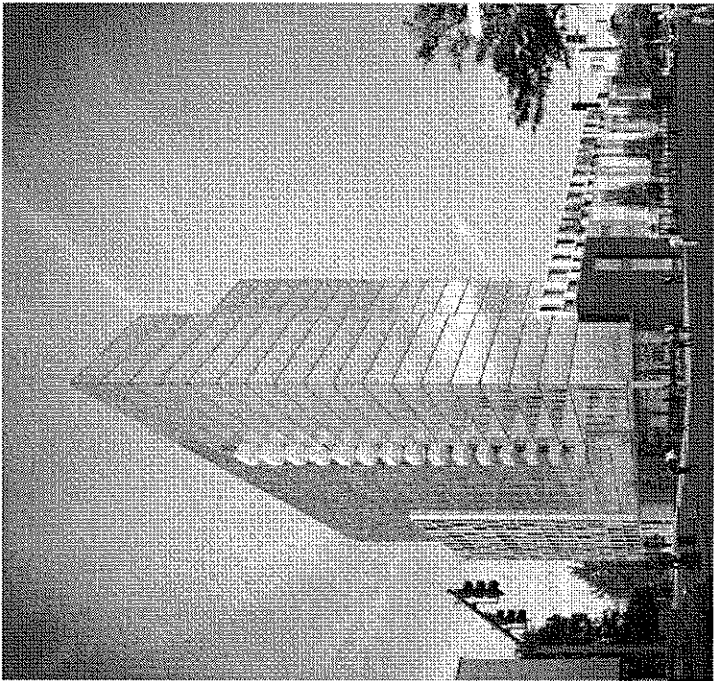






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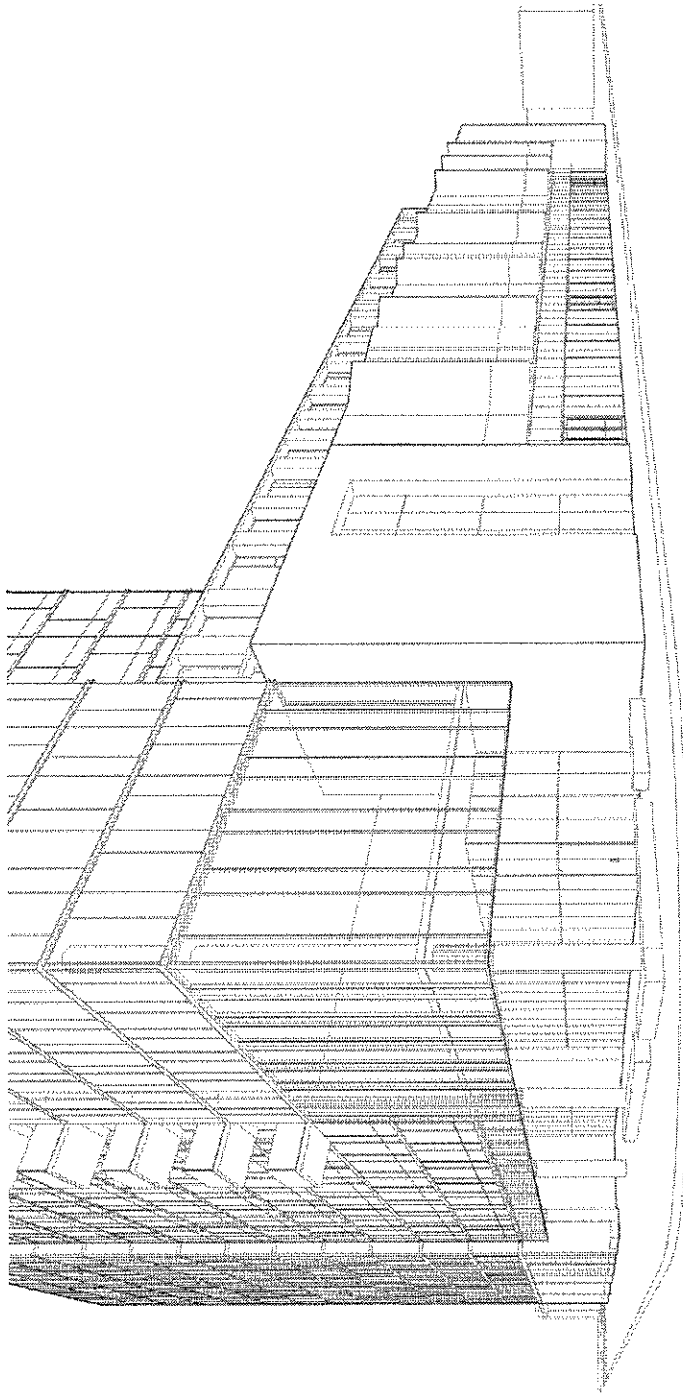
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11.03.2011

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Gensler
CORPORATE
11.03.2011

**REVISED DESIGN PER
PLAN COMMISSION'S
COMMENTS**

CHANGES MADE:

ELIMINATION OF CANOPY

BRICK RETURNS FARTHER INTO
BUILDING

VEGETATION VEIL

WINDOW WALL SKIRTS PAST
FLOOR SLAB AND CONTAINS
OUTDOOR SPACE

PROPOSED RESTAURANT WIN-
DOW NOW ALIGNS WITH TRIAN-
GULATED RETAIL WINDOW

BRICK COLOR ADJUSTED

IMPROVED VIEWS IN AND OUT



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REVISED DESIGN PER PLAN COMMISSION'S COMMENTS



PREVIOUS DESIGN



VIEW FROM NORTH



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PLANNED DEVELOPMENT
11.03.2011

SERTUS CAPITAL PARTNERS, ILLC
PROPERTY ACQUISITION & DEVELOPMENT

Gensler
CORPORATE 2011

ASSUMPTIONS FOR ANALYSIS: SERTUS REQUESTED with Parking paid by legal end of TIF

COSTS																					
A.	1	Land Basis - Greater of Acquisition Cost or Market Value																			
		Acquisition Cost Cost																			
		Original Site (acquisition year)																			
		Market Value																			
		Total Site (sf) / Acquisition Cost																			
		Total Site / \$/sf																			
		Community Impact Costs																			
		Police																			
		Fire/EMS																			
		Schools																			
		Prop. Tax Esc. Rate:																			
		Parking Costs (Res. Sp)																			
		Parking Costs (Debt Service)																			

Community Impact Costs Esc. Rate:	5%	/ yr.
Annual Total:	\$189,131	
Bonding Cost:	\$8,640,000	/ sp
	\$207,600	/ sp
		7 yr. @
		3.5%
		=
		-\$1,413,024
		Annual Debt costs

REVENUES	Expected Case	Worst Case
Property Tax Revenues		
215,638 Sq. ft. Apartments:	\$4.25 / sf	\$3.00 / sf
Sq. ft. Townhouses:	\$0.00 / sf	\$0.00 / sf
27,406 Sq. ft. Retail:	\$10.00 / sf	\$7.75 / sf
Sq. ft. Commercial/Office:	\$0.00 / sf	\$0.00 / sf
Prop. Tax Esc. Rate:	15.00%	6.00%
	every 3 years from 2012	every 3 years from 2012
Sales Tax Revenues		
15,500 Sq. ft. Retail 1	\$225 sales per Sq. Ft.	\$0 sales per Sq. Ft.
Sq. ft. Retail 2	\$0 sales per Sq. Ft.	\$0 sales per Sq. Ft.
Sq. ft. Retail 3	\$0 sales per Sq. Ft.	\$0 sales per Sq. Ft.
Sq. ft. Retail 4	\$0 sales per Sq. Ft.	\$0 sales per Sq. Ft.
Prop. Tax Esc. Rate:	2.00%	3.00%
	every 3 years from 2012	every 3 years from 2012
Parking Revenues:		
300 Spaces, Public	\$250,000 Quarterly, 114 24hr + 189 day + 18 night permits (% current usage of Lake and Forest)	\$125,000.00 Quarterly, 57 24hr + 95 day + 9 night permits (50% current usage of Lake and Forest)
228 Spaces, Private	\$150,000	\$75,000.00
528	NA	NA
	Permit Rate Esc.: 3.50%	Garage Rates Esc.: 3.00%

Exp./ Rev. Escalation	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1 NPV Rate / Multiplier:			1.000	0.970	0.941	0.913	0.885	0.859	0.833	0.808	0.784	0.760	0.737	0.715	0.694	0.673	0.653
2 Community Impact Cost			-189,131	-198,587	-208,517	-218,943	-229,890	-241,384	-253,453	-266,126	-279,432	-293,404	-308,074	-323,478	-339,652	-356,634	-374,466
3 Apartment (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Townhouse (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Retail (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Comm/Office (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Parking Revenue (as stated)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Sales Tax Revenue (as stated)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Apartment (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Townhouse (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Retail (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Comm/Office (sf)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Parking Revenue (as stated but reduced by 50%)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Sales Tax Revenue (as stated)			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

C

Item Title: Four Zoning Ordinance Text Amendments Related to: The B-1/B-2 General Business District and C Commercial District, the Madison Street Overlay District, and Accessory Structures and Acceptance of the Plan Commission's Recommendation and Ordinance Approval for the Screening of Outdoor Storage Areas

Resolution or Ordinance No. _____

Date of Board Action: Monday, February 6, 2012

Staff Review: Craig Failor, Village Planner

Department Director Name: 
Craig Failor, Village Planner

Village Manager's Office: 
Lisa Shelley, Deputy Village Manager

Item History (Previous Board Review, Related Action, and History):

These proposed Zoning Ordinance text amendments are part of six text amendments which the Board referred to the Plan Commission on June 20, 2011. The Plan Commission has completed their review of all six text amendments, but only four of the text amendments are detailed in this agenda item for Board consideration. The two others were kept for further review and study (Green Roofs and Transit Related Retail Overlay District expansion) and will be submitted under separate cover. On September 6, 2011, the Village Board approved three of the Zoning Ordinance text amendments relative to items 1-3 below. The Board asked that the Plan Commission review the text amendment relative to screening of outdoor storage facilities on Roosevelt Road- item 4 below. The Plan Commission reviewed the outdoor storage screening amendment and recommends supporting the Zoning Ordinance text amendment as detailed in the attached Ordinance.

1. B1/B-2 and C District Amendments

The first set of amendments relate to the B-1/B-2 General Business District and the C-Commercial District. The proposed ordinance changes the minimum lot size and intensity of use requirements, reduces the side yard requirements for lots devoted to combination of uses and amends the Table of Dimensional Requirements in Section 7.1 relative to minimum lot size and intensity of use requirements. The Village Board accepted the recommendation of the Plan Commission to make these text amendments and staff has prepared the necessary ordinance for approval.

2. Madison Street Overlay District

The second set of amendments reduces the required interior side yard requirements in the Madison Street Overlay District from 5 to 0 feet. This requires mixed-use, commercial and

business developments to be constructed up to the interior side lot line. The Village Board accepted the recommendation of the Plan Commission to make these text amendments and staff has prepared the necessary ordinance for approval.

3. Accessory Buildings

The third amendment amends the location and bulk requirements for accessory building or structures. The Village Board accepted the recommendation of the Plan Commission to make these text amendments and staff has prepared the necessary ordinance for approval.

4. Landscape Regulations and Roosevelt Road Form-Based Zoning Overlay District

The fourth text amendment amends the Roosevelt Road Form Based Overlay District's and landscape regulations to require that outdoor equipment and material storage yards be enclosed on all four sides with a six foot tall opaque fence. At its September 6, 2011 meeting, the Village Board did not support this Zoning Ordinance text amendment as written and remanded it back to the Plan Commission for further consideration. The Plan Commission reviewed their original recommendation and modified the proposed text. The Plan Commission is recommending that the entire storage lot be enclosed with a six foot tall opaque fence or wall with a three foot setback from the front property line for landscaping. This amendment needs to be discussed by the Village Board, but has been included in the attached ordinance in anticipation of Board approval in order to adopt all four Zoning Ordinance changes together.

Item Policy Commentary :

1. B1/B-2 and C District Amendments

The amendments to the B-1/B-2 and C Districts will make the lot size, intensity of use, and setback requirements in those districts the same as in the B-3 and B-4 Districts. This will allow for consistency in all business and commercial districts for commercial developments that contain residential units. These provisions will remove the need for variations / planned developments in the B-1/B-2 and C Districts for uses that would be allowed in other zoning districts by-right. The proposed text amendments reflect what the Village tries to achieve in business and commercial districts currently.

2. Madison Street Overlay District

The Madison Street Overlay amendments related to interior side yards were intended in the original creation of the Overlay District and this amendment corrects that oversight.

3. Accessory Buildings

This amendment clarifies that accessory buildings which are attached to a principal structure must conform to the principal structure's bulk regulations. This reflects the way the Zoning Officer currently interprets the code, but makes it clearer.

4. Roosevelt Road Form-Based Zoning Overlay District

This amendment creates a requirement to screen outdoor material or equipment storage yards with a solid fence or wall in order to screen the materials or equipment from public view.

Intergovernmental Cooperation Opportunities: NA

Item Budget Commentary: No financial impact.

Item Action Options/Alternatives:

1. B1/B-2 and C District Amendments

An alternative is to deny the request. This will create an inconsistency between the business and commercial districts relative to developments that contain residential units. With these provisions in place, it will remove the need for variations / planned developments of the zoning code where it is allowed in other zoning districts by-right.

2. Madison Street Overlay District

The alternative would be to deny this request, but it would maintain the current need for a variance or more likely a planned development for any mixed use proposal over 10,000 square feet. It could be the only reason a planned development would be necessary.

3. Accessory Buildings

The alternative would be to deny this request. This would not change the way the zoning officer currently interprets the code.

4. Roosevelt Road Form-Based Zoning Overlay District

The alternative would be to deny this request. It would not change the way the zoning officer currently reviews fencing requirements allowing unsightly outdoor storage to be visible from the public view.

Proposed Recommended Action: Approve the Ordinance for the four aforementioned Zoning Ordinance text amendments as recommended by the Plan Commission after discussion and approval of item 4 above (outdoor storage screening).

Att- Ordinance

**ORDINANCE AMENDING SECTIONS 3.8.1, 3.8.4, 3.9.6(E),
3.9.8(L)(7)(b), 4.6.2, 4.6.3, 6.4.5 AND 7.1 OF THE VILLAGE
ZONING ORDINANCE**

BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, State of Illinois, acting pursuant to the Home Rule Powers as set forth in Article III, Section 6 of the Illinois Constitution (1970), as amended, that the Zoning Ordinance of the Village of Oak Park shall hereby be amended to read as follows:

SECTION ONE: That Section 3.8.1 of the Village Zoning Ordinance entitled "B-1/B-2 – General Business District Regulations" is hereby amended to read as follows:

3.8.1 B-1/B-2 – General Business District Regulations

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. See Sections 3.9.2 *and*, 3.9.3, **3.9.6 and 3.9.8** for additional regulations applicable to the Perimeter Overlay District, *and* Transit Related Retail Overlay District, *the Madison Street Overlay District and the Roosevelt Road Form-Based Overlay District.*

A. Bulk Regulations

1. Minimum Lot Size And Intensity Of Use

- a. For uses permitted in a residential district, *and where a lot is devoted to a combination of uses permitted in a residential district and the B-1/B-2 zone district,* the lot size and

intensity-of-use regulations established for the R-7 District (Section 3.6.3 **(A) 1**) shall apply.

b. *For lots devoted to a combination of ground floor uses, and second floor and above multiple-family dwelling uses permitted in a B-1/B-2 zone district, the lot size and intensity of use regulations shall require not less than 3,000 square feet of land for the first two multi-family dwelling units and an additional 700 square feet of land for each dwelling unit in excess of 2.*

b.c. For lots devoted exclusively to business uses permitted in the B-1/B-2 zone district, *except as provided in paragraph (d) and (e) below,* there shall be no minimum lot size or intensity of use regulations.

e.d. For hotels, a minimum of 360 square feet of land per guest room, but not less than 7,000 square feet of land shall be provided. For hotels in combination with a use permitted in a residential district, the greater minimum lot size requirement shall apply, and both intensity-of-use requirements shall apply.

d.e. For long-term care facilities and assisted living facilities: a minimum of 400 square feet of land per bed, but not less than 7,000 square feet of land shall be provided.

2. Building Height

No building or structure shall exceed 45 feet in height; however, schools, churches and temples permitted in this

district may be erected to a height not exceeding 55 feet, on the condition that such school, church or temple shall be set back at least one additional foot from each required setback for each 2 feet of additional building height above the basic 45-foot height limitation.

B. Required Yards

1. For uses permitted in any residential district, ~~and for lots devoted to a combination of uses permitted in a residential district and the B-1/B-2 zone district~~, the yard regulations established for the R-7 District (Section 3.6.3 **B**) shall apply.
2. For all other uses permitted in this district, and for lots devoted to a combination of uses permitted in the B-1/B-2 zone district, no yards shall be required except:
 - a. Where frontage in the block is partly in this district and partly in a residential district, a minimum yard of five feet from the street line of such frontage shall be required;
 - b. Where a lot is adjacent to a residential district and is separated from such residential district by an alley, a minimum yard of ten feet as measured from the lot line adjacent to such residential district shall be required; and
 - c. Where a lot abuts upon a residential district and is not separated from such a residential district by an alley, a minimum yard of 15 feet as measured from the lot line abutting such residential district shall be required.

C. Lot Coverage

1. For lots devoted exclusively to any use permitted in a residential district, the lot coverage regulations established for the R-7 District (Section 3.6.3 C) shall apply.
2. For lots devoted to a combination of uses permitted in ~~a residential district and~~ the B-1/B-2 zone district, 25% of the lot area must remain open space, which open space shall be exclusive of all buildings, structures, service walks, driveways and areas devoted to parking space, and ~~which~~ shall be furnished at ground level and landscaped to provide for the absorption of moisture.
3. For all other uses permitted in this district, no such regulation shall apply.

SECTION TWO: That Section 3.8.4 of the Village Zoning Ordinance entitled "C – Commercial-District Regulations" is hereby amended to read as follows:

3.8.4 C – Commercial-District Regulations

The regulations of this district are intended to protect areas in which the principal use of land is for commercial uses producing a high volume of vehicular traffic or requiring compatible development. (See Sections 3.9.2, 3.9.6 and 3.9.8 for additional regulations applicable to commercial uses in the Perimeter Overlay District, the Madison Street Overlay District and the Roosevelt Road Form-Based Overlay District.)

A. Bulk Regulations

1. Minimum Lot Size And Intensity Of Use
 - a. For uses permitted in a residential district, ~~and where a lot is devoted to a combination of~~

~~uses permitted in a residential district and business or commercial uses permitted in the C district~~, the lot size and intensity-of-use regulations established for the R-7 District (Section 3.6.3) shall apply.

- b. For lots devoted to a combination of ground floor uses and second floor and above multiple-family dwelling uses permitted in the C zone district, the lot size and intensity of use regulations shall require not less than 3,000 square feet of land for the first two multi-family dwelling units and an additional 700 square feet of land for each dwelling unit in excess of 2.
- b.c. For lots devoted exclusively to business or commercial uses permitted in the C zone district, except as provided in paragraph (d) and (e) below, there shall be no minimum lot size or intensity of use regulations.
- e.d. For hotels, a minimum of 360 square feet of land per guest room, but not less than 7,000 square feet of land shall be provided. For hotels in combination with a use permitted in a residential district, the greater minimum lot size requirement shall apply, and both intensity-of-use requirements shall apply.
- d.e. For long-term care facilities and assisted living facilities: a minimum of 400 square feet of land per bed, but not less than 7,000 square feet of land shall be provided.

2. Building Height

No building or structure shall exceed 50 feet in height; however, schools, churches, and temples ~~and institutions~~ permitted in this district may be erected to a height not exceeding 60 feet, on the condition that such school, church, or temple, ~~or institution~~ shall be set back at least one additional foot from each required setback for each 2 feet of additional building height above the basic 50-foot height limitation.

B. Required Yards

1. For uses permitted in any residential district, ~~and for lots devoted to a combination of uses permitted in a residential district and the C District~~, the yard regulations established for the R-7 District (Section 3.6.3 (B)) shall apply.
2. For all other uses permitted in this district, and for lots devoted to a combination of uses permitted in the C zone district, no yards shall be required except:
 - a. Where frontage in the block is partly in this district and partly in a residential district, a minimum yard of five feet from the street line of such frontage shall be required;
 - b. Where a lot is adjacent to a residential district and is separated from such residential district by an alley, a minimum yard of ten feet as measured from the lot line adjacent to such residential district shall be required; and
 - c. Where a lot abuts upon a residential district and is not separated from such a residential district by an

alley, a minimum yard of 15 feet as measured from the lot line abutting such residential district shall be required.

C. Lot Coverage

1. For lots devoted exclusively to any use permitted in a residential district, the lot coverage regulations established for the R-7 District (Section 3.6.3 **(C)**) shall apply.
2. For lots devoted to a combination of uses permitted in a residential district and commercial uses permitted in the C zone district, 25% of the lot area must remain open space, which open space shall be exclusive of all buildings, structures, service walks, driveways and areas devoted to parking space, and ~~which~~ shall be furnished at ground level and landscaped to provide for the absorption of moisture.
3. For all other uses permitted in this district, no such regulation shall apply.

SECTION THREE: That Section 3.9.6(E) of the Village Zoning Ordinance entitled "Madison Street Overlay District – Bulk and Yard Regulations" is hereby amended by adding new subsection (b) to read as follows:

E. Bulk and Yard Regulations

1. All bulk and yard regulations of the underlying Perimeter Overlay District, C- Commercial District, H Hospital District, and B-1/B-2 General Business District zone district shall apply within the Madison Street Overlay District, except as follows:
 - a. Between Austin Boulevard and Oak Park Avenue the building or structure

front yard setback shall be not less than zero (0) and not more than five (5) feet. Between Harlem Avenue and Oak Park Avenue the building or structure front yard setback shall be not less than three (3) feet and not more than five (5) feet, and along the north/south cross streets (Harlem Avenue, Oak Park Avenue, Ridgeland Avenue, and Austin Boulevard) the front yard/corner side yard setback shall be not less than five (5) feet and not more than fifteen (15) feet, and all other north/south cross streets shall maintain a front yard/corner side yard setback of not less than zero (0) feet and not more than fifteen (15) feet.

b. *The interior side yard setback shall be not more than zero (0) feet.*

b.c. The rear yard setback shall be twenty-five (25) feet measured from the property line of the adjoining parcel to the rear, inclusive of any alley right-of-way.

SECTION FOUR: That Section 4.6.2 of the Village Zoning Ordinance related to Accessory Buildings or Structures entitled "Location" is hereby amended by lettering the existing text as Subsection A and by adding a new Subsection B to read as follows:

4.6.2 Location

A. No detached accessory building or structure shall be located in any front yard or required side yard; however, in a residential district, a private garage may be located in a front yard of a through lot in accordance with Section 6.2.1E. In addition, an accessory building or structure shall be located: a) no closer than one foot from any interior side lot line in a residential district; b) no closer to an exterior side lot line than is required for the principal building; and c) no closer than four feet from any rear lot line, unless there is no access on the rear side, in which case an accessory building or structure need be set-back only one foot from the rear lot line.

B. *Where an accessory building or structure is attached to a principal building, it shall be subject to, and must conform to, all area, height, and setback regulations of this Ordinance that apply to principal structures.*

SECTION FIVE: That Section 4.6.3 of the Village Zoning Ordinance related to Accessory Buildings or Structures entitled "Bulk" is hereby amended by lettering the existing text as Subsection A and creating a new Subsection B to read as follows:

4.6.3 Bulk

A. No detached building or structure accessory to any residential use shall occupy in the aggregate more than 20% of the total area of the zoning lot. No such detached accessory building or structure shall exceed 20 feet in height.

B. *Where the accessory building or structure is attached to a principal building or structure, it shall be subject to, and must conform to, the lot coverage regulations of this Ordinance that apply to principal structures.*

SECTION SIX: That Section 3.9.8(L)(7)(b) of the Village Zoning Ordinance entitled "Fences and Walls" is hereby amended to read as follows:

7. Fences and Walls

- b. Fences or walls may not exceed 5 feet in height ~~except that fences and walls associated with light industrial operations (including outdoor storage facilities) may not exceed 6 feet in height and must be opaque, with a setback of 3 feet from the front walkway for the installation of vegetation (shrubs).~~ except that an opaque fence or wall, enclosing the entire storage lot, 6 feet in height, constructed of wood or masonry materials with a finished appearance, shall be erected parallel to and set back 3 feet from the front lot line of all permitted outdoor equipment and material storage yards. The 3 foot area between the front lot line and the fence shall be landscaped and maintained with bushes or shrubs and groundcover. All exterior points of access through the required fencing must also include a gate of like material and height.

SECTION SEVEN: That Section 6.4.5H of the Village Zoning Ordinance entitled "Fences and Walls" is hereby amended by adding new subsection (H) to read as follows:

H. Fences and Walls

Fences or walls may not exceed 5 feet in height, except that an opaque fence or wall, enclosing the entire storage lot, 6 feet in height, constructed of wood or masonry materials with a finished appearance, shall be erected parallel to and set back 3 feet from the front lot line of all permitted outdoor equipment and material storage yards. The 3 foot area between the front lot line and the fence shall be landscaped and maintained with bushes or shrubs and groundcover. All exterior points of access through the required fencing must also include a gate of like material and height.

SECTION EIGHT: That Section 7.1 of the Village Zoning Ordinance entitled "Table of Dimensional Requirements" is hereby revised accordingly.

SECTION NINE: THIS ORDINANCE shall be in fully force and effect from and after its adoption and publication in accordance with law.

ADOPTED this 6th day of February, 2012 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 6th day of February, 2012.

David G. Pope
Village President

ATTEST:

Teresa Powell
Village Clerk

Published by me in pamphlet form this _____ day of _____,
2012.

Teresa Powell
Village Clerk

VILLAGE OF OAK PARK

D

CITIZEN ADVISORY BOARD AND COMMISSION

AGENDA ITEM COMMENTARY

Item Title: Zoning Ordinance Text Amendments Related to the Transit Related Retail Overlay District:

A. Acceptance of Plan Commission's Recommendation for Zoning Ordinance Text Amendment Relative to the Expansion of the Transit Related Retail Overlay District for South Oak Park Avenue and Direct Staff to Prepare the Necessary Documents; and

B. Acceptance of Plan Commission's Recommendation to Deny Zoning Ordinance Text Amendments Relative to the Expansion of the Transit Related Retail Overlay District for South Marion Street.

Resolution or Ordinance No. _____

Date of Board Action: Monday, February 6, 2012

Submitted by: Linda M. Bolte, Plan Commission Chairperson

Staff Liaison & Review: Craig Failor, Village Planner

Department Director Name: 
Craig Failor, Village Planner

Village Manager's Office: 
Lisa Shelley, Deputy Village Manager

Citizen Advisory Board or Commission Issue Processing:

A Zoning Ordinance text amendment to expand the boundaries of the Transit Related Retail Overlay District was referred to the Plan Commission by the Village Board of Trustees at their June 20, 2011 meeting to . The Plan Commission heard this application on July 21, 2011, September 15, 2011, December 15, 2011. Findings of Fact were approved on January 19, 2012.

Expanding the boundaries of the Transit-Related Retail Overlay District: HISTORY: In 2007, Village staff organized an internal committee to review the Village's Zoning Ordinance. This internal committee was made up of members from the Community Planning and Development Department [planning, zoning, business services, and development services], the Village Clerk's office and the Village Attorney that met regularly to discuss and identify any inconsistencies or issues with the Zoning Ordinance.

The 2007 Zoning Ordinance Review Committee had discussions regarding the Transit-Related Retail Overlay District regulations relative to adding additional business zoned properties south of the tracks. The Zoning Ordinance Review Committee agreed that the

existing boundaries of the transit overlay district should be expanded to capture the business areas south of the train tracks. The consensus was that by having this overlay on both sides of the train tracks it will help unify the business districts as well as manage and promote the uses that are more pedestrian friendly by limiting the number of non-retail type business storefronts along the street frontage as well as better promote transit-oriented development principles.

At that time, the Plan Commission did not support the overlay expansion south of the railroad tracks for either Marion Street or Oak Park Avenue. It was their belief that the uses on the south side of the tracks for both Marion Street and Oak Park Avenue were different than those uses north of the tracks. Retail was more prevalent on the north side, while office and service uses were more prevalent on the south side.

More recently, staff has begun to see further erosion of potential retail uses within these districts, in particular along Oak Park Avenue. The Village has invested significant TIF monies into south Marion Street similar to those for north Marion Street with thought connecting the retail corridor and the two districts.

Item Policy Commentary (Key Points, Current Issue, Bid Process, Recommendation):

The Plan Commission is making two recommendations;

A. The Plan Commission supports the extension of the Transit Related Retail Overlay District to south Oak Park Avenue. There were no members of the public or property owners who testified for or against this expansion. The Plan Commission understood there to be less of an impact on existing business relative to generating non-conforming uses with the overlay, than there would be on South Marion Street.

B. For various reasons outlined in the findings of fact the Plan Commission does not support the extension of the Transit Related Retail Overlay District to south Marion Street. Their main objections follow points stated by the three attending business/property owners as well as those by the Oak Park Development Corporation where they believe the Overlay District restrictions would be a burden on the landowners and would hinder future business growth.

Staff Commentary (If applicable or different than Commission): Staff agrees with the Plan Commission's recommendations for South Oak Park Avenue, but does not agree with their recommendation for South Marion Street. Staff understands their concerns, and also understands that non-conforming uses would be created, but knows that they can continue indefinitely unless the commercial space is vacant for one year. At that time the new regulations would be applicable. Staff understands the property owner's issues especially in the current economic climate. However, staff strongly believes that if this area is to become a true retail and service district, and an extension of north Marion Street, it needs certain regulations in place to help cultivate that desired outcome. Attached to this packet is a memorandum from Loretta Daly, Business Services Manager regarding her perspective on the Transit Related Retail Overlay District expansion recommendations.

Item Budget Commentary: (Account #; Balance; Cost of contract) No financial impact.

Item Action Options/Alternatives:

The alternate to approving the South Oak Park Avenue Transit Related Retail Overlay District expansion is to deny the request for expansion. In this case the allowed land uses would remain the same, and the district would continue as it does currently. The alternate to denying the South Marion Street Transit Related Retail Overlay District expansion is to approve the request for expansion. In this case the street would be restricted in the same manner as north Marion Street by restricting office and other uses from the first 50 feet of the building on the first floor.

Proposed Recommended Action: Staff Recommends the Village Board make a Motion to Approve the Plan Commission's recommendation and findings of fact as proposed for South Oak Park Avenue and a Motion to deny their recommendation on South Marion Street, and direct staff to prepare the necessary documents including new findings of fact for the South Marion Street overlay district extension for adoption of this Zoning Ordinance text amendment at a subsequent Village Board meeting.

Att- Findings of Fact, Public Correspondence, Minutes

January 19, 2012

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

Re: Text Amendments to the Transit Related Retail Overlay District

Dear Trustees:

In early July 2011, you referred certain proposed amendments to the text of the Zoning Ordinance to the Plan Commission, ("Commission"), sitting pursuant to the Commission's jurisdiction conferred by Section 2.1.3(B)(2) of the Village Zoning Ordinance, for a public hearing.

In general, these proposed amendments pertained to: (1) expansion of the Transit-Related Retail Overlay District relative to additional business zoned properties incorporated into the overlay district; (2) changing the side-yard setback and lot size/density requirements in B-1/B-2 and C Districts; (3) changing the open space requirement for special use developments to allow "green roofs" to count for open space; (4) changing the side yard setback requirement in the Madison Street Overlay District; (5) changing the wording of the accessory structure definition in the residential code to make it clear that attached accessory buildings must follow the same bulk regulations as a principal building;

and (6) adding a requirement in the Roosevelt Road Form-Based Zoning Overlay District relative to fences and walls associated with outdoor equipment and material storage yards.

On July 6, 2011, legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park, scheduling a public hearing on the Village's proposed text amendments before this Commission on July 21, 2011. The Business Advisory Council (BAC), "The Avenue Business District," and the Marion Street Business District, were also notified of all the proposed text amendments.

This Commission held a public hearing at such time and place, at which a quorum of the Commission was present. The Commission heard testimony and took evidence on July 21, 2011.

At its September 15, 2011, meeting, the Commission also directed Village Staff to provide additional notice to properties via U.S. Mail, in order to reconvene the public hearing on the issue of the expansion of the Transit-Related Retail Overlay District ("T-RROD") relative to additional business zoned properties incorporated into the overlay district, based upon the Commission's consensus to add additional property not within the original notice.

At the Plan Commission's direction, Staff mailed new notice to property and business owners within the proposed impacted areas. Village Staff completed said notice, and the new public hearing on the issue was set for December 15, 2011.

Having heard and considered the testimony and evidence at the December 15, 2011, public hearing, the Commission makes the following findings and recommendations:

FINDINGS OF FACT AND RECOMMENDATIONS

1. The Applicant, the Village of Oak Park, is an Illinois municipal corporation and a home rule unit of local government.

2. In its proposed text amendment, the Village proposes to extend the boundaries of the Transit-Related Retail Overlay District ("T-RROD") south of the tracks at Marion Street and Oak Park Avenue. Currently, the T-RROD exists for the business and commercial zoning districts north of the tracks only in the area, in addition to several areas near the Eisenhower Expressway and the CTA Blue line stops.

3. In 2007, the T-RROD was expanded, but not to the south side of the tracks. It was thought at the time that the areas south of the tracks differed in character from those on the north.

4. The Greater Downtown Master Plan ("GDTMP") recognizes the proposed expansion areas of the T-RROD as being secondary retail streets, which typically provide an intimate pedestrian scale using distinctive streetscape elements such as paving, street trees, street furniture and lighting. The GDTMP states that Secondary retail streets should also have similar improvements to those recommended for primary retail streets, although not as extensive, and that activity at the street level should also be stressed in order to provide a sense of pedestrian security.

5. Although the T-RROD boundaries include both primary and secondary retail streets, as identified in the GDTMP, T-RROD treats them no differently relative to land use.

6. The Commission found it useful to divide the discussion of the proposed T-RROD expansion into two separate areas: (1) the Marion Street proposed expansion; and (2) the Oak Park Avenue proposed expansion.

7. The 1990 Comprehensive Plan notes that the South Boulevard and South Marion Street expansion areas as Business and Multi-Family Residential Development areas.

8. The 1990 Comprehensive Plan notes that the South Boulevard and South Oak Park Avenue expansion area and the Lake Street and Oak Park Avenue expansion area as Business Development Area. The area emphasis is on preserving and upgrading the existing commercial structures.

9. Currently these two areas are a mix of both business and medium-density residential uses, where reinvestment and expansion is encouraged.

10. The Village's Comprehensive Plan set the goals of maintaining and preserving these two areas as commercial areas. The major goals of the 1990 Comprehensive Plan are identified below:

- a. HOUSING: The goal within the Comprehensive Plan is to preserve and enhance the stable residential environment so persons of all ages, races, and income can continue to live in sound, affordable housing. This means that the Village, through development/redevelopment, should support racial integration, economically diverse housing, maintain and enhance the quality of housing, maintain and enhance the existing residential character, preserve and maintain significant historical structures, and stabilize population.

- b. **TRANSPORTATION and PARKING:** The goal within the Comprehensive Plan is to preserve the residential character of neighborhoods and improve the health of business districts while achieving the safe, fuel-efficient and cost-effective movement of people and goods. This means that the Village should maintain the residential nature of neighborhood while allowing the safe flow of traffic, provide adequate parking for residents, shoppers, employees, commuters and visitors, enhance public transportation opportunities and encourage more use of public transportation and less dependence on automobiles, and use the mass transit facilities as an economic development tool.
- c. **PUBLIC FACILITIES and SERVICES:** The goal within the Comprehensive Plan is to provide, in the most efficient manner, those public services and facilities that maintain a desirable community. This means that the Village should maintain public safety operations, maintain and improve public works and services, maintain and improve the high quality of other government services, provide needed government facilities and services in the most cost-effective manner, and to promote an improved and healthier community..
- d. **ECONOMIC DEVELOPMENT:** The goal within the Comprehensive Plan is to expand the village's tax base in order to maintain a high level of services, programs and facilities. This means that the Village should attempt to maximize the potential for establishing tax-generating commercial and residential development and redevelopment, stimulate increased private investment, encourage a broad range of convenient retail and service facilities, and encourage existing businesses to remain and expand and to attract new businesses, and attract a larger proportion of retail purchases.
- e. **CITIZEN PARTICIPATION:** The goal within the Comprehensive Plan is to maintain a high and representative level of citizen involvement in village affairs. This means that the Village should attempt to maximize opportunities for citizen involvement in the decision-making process.

11. In 2007, Village staff organized an internal committee to review the Village's Zoning Ordinance. This internal committee was made up of members from the Community Planning and Development Department (planning, zoning, business services, and development services), Village Clerk's office and the Village

Attorney that met regularly to discuss and identify any inconsistencies or issues with the Zoning Ordinance.

12. The Zoning Ordinance Review Committee had discussions regarding the Transit-Related Retail Overlay District regulations relative to adding additional business zoned properties south of the tracks. The Zoning Ordinance Review Committee agreed that the existing location of the overlay should be expanded to capture the business areas south of the train tracks.

13. By having this overlay on both sides of the train tracks for the two areas, Staff believes that the unified overlay district would help unify the business districts as well as manage and promote the uses that are more pedestrian friendly in limiting the number of non-retail type business storefronts along the street frontage as well as better promote transit-oriented development principles.

14. More recently, there has been further erosion of potential retail/commercial storefronts within these districts, in particular along Oak Park Avenue.

15. The Village has invested significant TIF monies into south Marion Street as was conducted for north Marion Street with the idea of extending the retail corridor south connecting the two districts. The Village Board will be considering a similar streetscaping application for south Oak Park Avenue and north Oak Park Avenue at the tracks.

South Marion Street Extension

16. Staff originally proposed expansion of the T-RROD boundaries south along Marion Street and east-west along South Boulevard between Harlem Avenue and Home Avenue ("South Marion Street Extension").

17. At the first public hearing on this matter on July 21, 2011, the Plan Commission added an additional property at the southeast corner of Pleasant and Marion Streets to Staff's original proposal.

18. The original South Marion Street Extension of the T-RROD, as amended by the Plan Commission in July of 2011, would encompass 30 lots/businesses district-wide, 15 of which would become legal, non-conforming uses if the T-RROD were expanded.

19. The Plan Commission subsequently considered changing the boundaries of this proposed South Marion Street Extension to exclude properties going east from Marion along South Boulevard, because there was testimony that the existing properties on this part of South Boulevard did not fit with the optimal retail pedestrian environment that the expansion of the T-RROD was meant to foster.

20. The narrowed South Marion Street Extension of the T-RROD would encompass 24 lots/businesses district-wide, 12 of which would become legal, non-conforming uses if the T-RROD were expanded.

21. There was testimony that the traffic diverter at the intersection of Randolph Street and Marion Street was detrimental to encouraging a thriving

retail district. There was testimony that the traffic diverter allows too low a volume of traffic to support a thriving retail area.

22. Three business owners and representatives from the Oak Park business community expressed concerns regarding the proposed Marion Street T-RROD, testifying that the proposed additional restrictions on commercial property would be a burden on the existing land owners and future business growth of the Marion Street corridor south of South Boulevard.

23. Moreover, Oak Park Development Corporation issued testimony and a statement opposing any expansion of the T-RROD along Marion Street south of the tracks. The Oak Park Development Corporation offered no opinion regarding the extension of the T-RROD along Oak Park Avenue.

24. There was also testimony that the property owners in the proposed South Marion Street Extension would be restricted in their ability to lease ground floor commercial space if restricted to the uses allowed as of right in the T-RROD.

25. For instance, even though many of the current uses along Marion Street were commercial, nothing would guarantee that a property owner could necessarily find another retail tenant to replace an outgoing retail use.

26. After the vote to pass the South Marion Street Extension failed (1-6) and the vote to pass the narrowed South Marion Street Extension failed (3-4), the Plan Commission voted 4-3 against any recommendation on the South Marion Street Extension.

South Oak Park Avenue Extension

27. Staff originally proposed expansion of the T-RROD boundaries south along Oak Park Avenue and east-west along South Boulevard between Kenilworth Avenue and Euclid Avenue ("South Oak Park Avenue Extension").

28. The original South Oak Park Avenue Extension of the T-RROD would encompass 41 lots/businesses district-wide, 17 of which would become legal, non-conforming uses if the T-RROD were expanded.

29. The Plan Commission subsequently considered changing the boundaries of this proposed South Oak Park Avenue Extension to exclude the properties going east-west along South Boulevard, except for those fronting on Oak Park Avenue, because there was testimony that the existing properties on this part of South Boulevard did not fit with the optimal retail pedestrian environment that the expansion of the T-RROD was meant to foster.

30. The narrowed South Oak Park Avenue Extension of the T-RROD would encompass 22 lots/businesses district-wide, 6 of which would become legal, non-conforming uses if the T-RROD were expanded.

31. No members of the public or property owners presented any testimony or argument in opposition to or in support of the amended South Oak Park Avenue Extension at any of the public hearings.

32. No apparent diminished traffic concerns existed in the proposed Oak Park Avenue extension, as narrowed.

33. The Commission voted 7-0 in favor of recommending the South Oak Park Avenue extension, as narrowed.

Recommendation

34. The Commission considered the Staff Report of July 21, 2011, regarding the expansion of T-RROD, but declined to recommend extending the district in precisely the same manner.

35. Instead, the Commission voted on December 15, 2011, to recommend denial the expansion of T-RROD for the Marion Street corridor, and to recommend approval of the expansion of the T-RROD for the Oak Park Avenue corridor, as narrowed by the Plan Commission during the public hearings and discussions on the matter to exclude the proposed properties that fronted on South Boulevard.

36. The Plan Commission thus recommends that Section 3.3.9(B) of the Zoning Ordinance be amended as follows, changing the "Boundaries" definition of the T-RROD:

"B. Boundaries

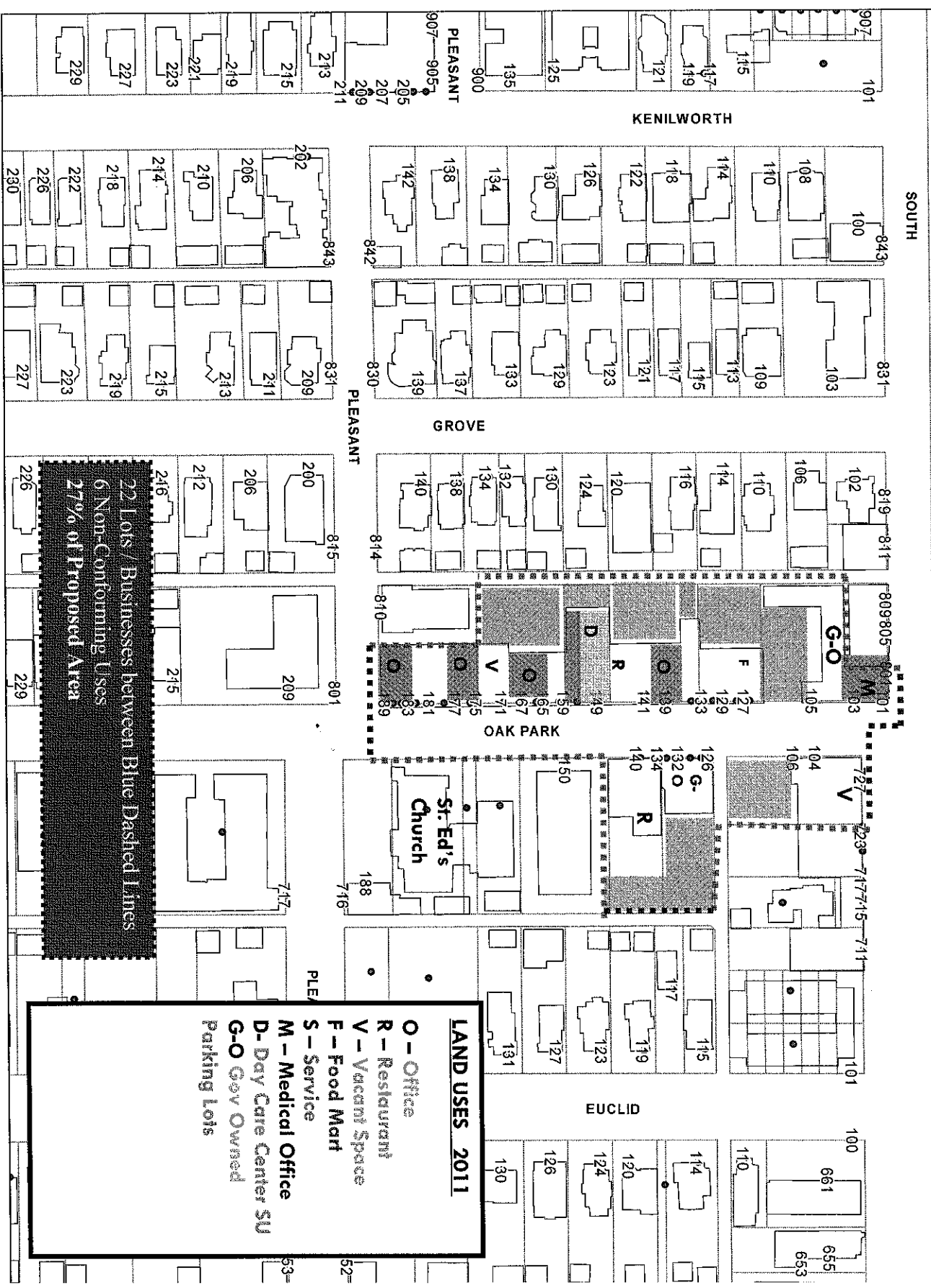
The Transit-Related Retail Overlay District shall include all properties in the B-4 district, those properties located in designated portions of the B-3 District as depicted on the official zoning map of the Village, and those properties that are in the B-1/B-2 District on Oak Park Avenue north and south of the I-290 Expressway (the Eisenhower Expressway) between Van Buren street on the north and Lexington Street on the south and those properties that are north of and adjacent to Lake Street between Oak Park Avenue on the west and Euclid Avenue on the east and those properties that are on the east side of and adjacent to Oak Park Avenue from Lake Street on the south to a point approximately 150 feet north of Lake Street on the north, and those properties that are adjacent to Oak Park Avenue between South Boulevard and Pleasant Street, not including church property on the northeast corner of Pleasant Street and Oak Park, commonly known as 188 South Oak Park Avenue, and also excluding the residential building commonly known as 150 South Oak Park Avenue.

The boundaries of this District shall be depicted on the official Zoning Map as provided for in Section 3.3 of this ordinance.”

37. The above boundaries, as depicted in the map attached as *Exhibit A*, are recommended to be altered because the stated purposes of the T-RROD are the same on both sides of the tracks along Oak Park Avenue, and expanding the overlay district south will enhance the goals of the T-RROD on both sides.

This recommendation was adopted by a 6 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 19th day of January, 2012.

South Oak Park Avenue T-RROD Expansion – Boundary Map



APPROVED
September 15, 2011

**OAK PARK PLAN COMMISSION
VILLAGE HALL – COUNCIL CHAMBERS, ROOM 201
THURSDAY, JULY 21, 2011
MINUTES**

ROLL CALL: The roll was called and the meeting was called to order at 7:00pm.

PRESENT: Chairperson Linda Bolte, Commissioners: Mark Benson, Douglas Gilbert, Deborah Fausch, David Mann, Susan Roberts and Gail Moran

ALSO

PRESENT: Craig Failor, Village Planner and Attorney Dick Martens and Attorney Jacob Karaca

NON-AGENDA PUBLIC PARTICIPATION (15 Minutes)

None

APPROVAL OF MINUTES:

Chair Bolte announced the minutes will carry over until August, 2011.

ANNOUNCEMENTS

Chair Bolte announced and welcomed Douglas Gilbert (former HPC Chair) to the Plan Commission. She also announced a new trustee liaison, Bob Tucker, Village Trustee and former Chair of the CDC.

Chair Bolte announced that this would be the last meeting for Attorney Dick Martens, Attorney Jacob Karaca will take over from this point on.

Trustee Johnson was in attendance at the meeting as well and wanted to thank the Plan Commission for all their hard work.

PUBLIC HEARING(S):

PC11-10a/b: FOREST PARK NATIONAL BANK AND TRUST (715 South Boulevard)

The Applicant seeks approval of a Special Use permit for a drive-through bank facility with ATM and a Zoning Ordinance Text Amendment to the definition of alley in order to allow commercial use of the abutting alley for access to the drive-through. **FINDINGS OF FACT APPROVAL**

FINDINGS OF FACT APPROVAL

Commissioner Moran motioned to approve the findings of fact with minor corrections. It was seconded by Commissioner Roberts.

Chair Bolte announced that the Commission was not going to forward the text amendment based on Attorney Martens' suggestion that since the drive through traffic flow had been reversed from the original proposal, that it was not necessary. Attorney Martens suggested that the Commission make a statement in their cover letter to the Board.

ROLL CALL VOTE – (FINDINGS OF FACT)

Comm. Benson No
Comm. Fausch Yes
Comm. Mann Yes
Comm. Roberts Yes
Comm. Moran Yes
Chair Bolte Yes
Comm. Gilbert did not vote as he was not a part of the previous discussion.

Motion approved by a final vote count of 5-1. Chair Bolte announced that the Findings of Fact will go forward to the Village Board on August 1, 2011 and final ordinance approval on September 6, 2011.

PC 11-02: Zoning Ordinance Text Amendments; The Village Board has authorized the Plan Commission to hold a public hearing relative to text amendments to the Zoning Ordinance for the Transit-Related Retail Overlay district regulations relative to additional business zoned properties incorporated into the overlay district as well as modifications to the B-1/B-2 General Business District and C Commercial District relative to density and setbacks, adding a "green roof" provision and definition, amending the Madison Street Overlay District relative side yard Setbacks and amending the Roosevelt Road Overlay District relative to fences and walls associated with outdoor storage areas. OPEN PUBLIC HEARING

Chair Bolte announced that the Village Board has authorized the Plan Commission to hold public hearings relative to text amendments to the Zoning Ordinance.

Mr. Failor announced that this public hearing was published in the local newspaper and the business district districts were notified via the Business Advisory Council. He, through Loretta Daly, Business Services Manager did a follow up notice to the Avenue and the Marion Street Business Associations.

Chair Bolte stated the Commission has 6 text amendment actions:

- 1) Transit Overlay District
- 2) Green Roof
- 3) Accessory Structure Changes
- 4) Madison Street Yard Setbacks
- 5) Business and Commercial District setbacks and density
- 6) Roosevelt Road Form-Based Overlay District and landscape codes

Mr. Failor announced that the Zoning Officer (Mike Bruce) and he discussed improvements to the Code.

AMENDMENT 1: Expanding the boundaries of the Transit-Related Retail Overlay

Mr. Failor discussed expanding the Overlay district. He stated that development south of the tracks should be consistent with development north of the tracks. There is a physical and mental barrier that prevents someone from going from North to South. The Village will be conducting underpass improvements to provide a more inviting connection between North and South Marion Street, similar to what has already occurred on the Oak Park Avenue underpass.

DISCUSSION

Comm. Roberts asked if the current regulations restrict certain uses. Mr. Failor said no, it is currently open to a larger list of land uses, which may not be consistent with the overlay district on the North side. There is some concern mentioned by Village Trustees about the South side investment of Oak Park Avenue and Marion Street relative a return on investment for the district and Village.

Chair Bolte commented that the number and type of businesses on the South side are broad and not necessarily retail focused.

Comm. Roberts asked if there will be empty buildings if this overlay district were to occur. She asked if there are retailers begging for this kind of limitation. Mr. Failor replied that these areas are not being promoted as such; based on the businesses that are there now. The idea is to extend the current regulations found on the north side to the south side in an attempt to expand the already successful business district.

Comm. Benson asked if there is no type of business that could open on the North side, couldn't it open on the South. Mr. Failor replied correct.

Comm. Roberts asked if there are realtors on the South side. Mr. Failor replied yes. There are some that would be grandfathered in. Everything that is there now would be grandfathered in unless there is an absence of a nonconforming use for a period of 6 months – 12 months. After that time they will be under the new restriction.

Mr. Failor announced that in the staff report, (2007 Committee) it was felt that having the overlay on both sides of the tracks would promote transit-oriented businesses with similar development criteria. He provided a map showing the boundaries and indicated a possible change from the previous proposal. The properties along South Boulevard would probably remain as currently zoned which is an area that is suited for office use type. It also provides a better mix in the area, but restricts-retail to just the major north –south streets of Marion and Oak Park Avenue. Mr. Failor would recommend narrowing it down.

Chair Bolte discussed including changes in the language to make it easier for an applicant to ask for exception(s) to the overlay ordinance. Concerned about only looking at Marion, she stated that unless you change the thinking about retail business, and recognize that they may be a little harder develop, leave them in the district.

Mr. Failor felt that depending on how you craft it, it may be all the same.

Comm. Fausch felt another approach would be to change the list by having less exclusion.

Mr. Failor stated that the overlay district on the North side of the track extends east and west along North Boulevard. North Oak Park Avenue, north of Lake Street is captured in the district. If including all the boundaries, we would capture the whole Business district.

Comm. Moran felt her concern is if we're restricting uses, then perhaps we should be more welcoming to those areas that front on the train tracks. It's easier and cleaner to limit them the way it's being suggested.

Comm. Fausch felt that the nonconforming uses that are there now are grandfathered in and that there are certain uses that may not be appropriate in the B-1/B-2 General Business District. She inquired as to whether or not the Plan Commission could make a different list of restricted / allowed uses. She suggested that they could make the allowed uses a little open for the transit overlay district. Mr. Failor replied, you can, but it would basically be 2 distinct overlay districts.

Comm. Gilbert felt that it is important to have an area of retail in the central business district; focusing on S. Marion and S. Oak Park and allowing the east-west cross streets to have more of a variety of businesses.

Comm. Benson felt that it is a deterrent for a business. That is time, money and resources that would be used by businesses that will eventually go elsewhere.

Mr. Failor stated we understand that and encourage more appropriate businesses there. We would direct non-appropriate business elsewhere in the village. That's why the list is created that way.

At this time, the Commission began discussion regarding the various districts.

The Plan Commission discussed the attributes of what the overlay district would bring to the business district and whether or not service uses could do the same.

Chair Bolte felt that they should revise the proposal and narrow the boundaries.

Comm. Fausch felt it allows a lot of uses that aren't retail or service, if we leave it as B1/B2.; She was more in favor of expanding it.

Comm. Moran felt in favor of limiting the retail district than allowing more uses on the end of S. Boulevard.

Comm. Mann was in favor of restricted boundaries proposed by the staff.

Comm. Roberts agrees with Comm. Moran.

Comm. Gilbert also agrees with Comm. Moran. This will allow the flexibility for other businesses in the downtown area.

Comm. Moran felt it should be expanded all the way out to Harlem.

Comm. Gilbert felt the Village would want that to be some sort of retail corridor.

ROLL CALL VOTE (Transit-Related Retail Overlay District)

Comm. Gilbert moved to accept proposal of expansions of the overlay district only along South Boulevard going West along Harlem, not along South Boulevard towards Home Avenue and also extending Southeast corner of Pleasant and Marion (commercial bldg.), then South Oak Park Avenue only and excluding going East and South Oak Park Avenue. (end of the alley to the West of Oak Park Avenue), including only properties that front Oak Park Avenue, down to the last commercial building, before the residential.

C. Benson	Yes
C. Fausch	No
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 6-1. So moved.

AMENDMENT 2: B-1/B-2 & C Districts for Lot Size/Density, Side Yard Setbacks

Mr. Failor reported that, in 2004 the Plan Commission discussed this issue. Previously the Plan Commission forwarded to the Board only the B-3 Central Business District and B-4 Downtown Business District changes. The C Commercial District was not included as the Village was beginning to discuss the Madison Street Corridor Plan. The B-1/B-2 General Business District was not forwarded due to two areas of concern the Plan Commission found within the district relative to setbacks. The other part of the discussion was density. This came out of a discussion about smaller developments, where it might allow a business owner to live above commercial or rent out units. Currently 5,000 sq. ft. for the first two units is required and 700 square feet for any additional thereafter. . We recommended changing threshold from 5,000 to 3,000. Across the board, you get a few additional units only.

DISCUSSION

Chair Bolte felt it would be even more desirable to have consistent setbacks in this district and allow smaller developments the ability to provide some dwelling units.

Mr. Failor stated there was some opposition the first time. In the findings of fact it stated that the two areas in question have front setbacks that seem to be the exception, rather than the rule. Certain residents living on the block of South Marion Street and South Boulevard testified that the front yard regulations should remain for their blocks.

The Plan Commission discussed the need to develop additional language that would help retain consistent front yard setbacks in the two areas discussed that are exceptions in the B-1/B-2 General Business District. The Plan Commission directed the attorney and village planner to provide language in the Findings of Fact for review at the next meeting.

ROLL CALL VOTE (Density, Front Yard Setbacks)

Comm. Moran motioned to adopt the amendment of B1/B2 for density and front yard setbacks as stated in the staff report and modified by language to take into account existing setbacks on certain blocks. The motion was seconded by Comm. Fausch.

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

AMENDMENT 3: Green Roofs

Mr. Failor stated that in the past the Village has approved green roofs in developments as a trade off for open space at grade. The purpose of open space at grade is for the absorption of moisture which will help prevent flooding. Staff wants to add a definition of Green Roof as well as include some regulations.

DISCUSSION

Comm. Benson felt there are many types of green roofs; some have nothing to do with the absorption of water. Most of them are just materials to reflect heat. Mr. Failor stated that the green roof on the Whiteco building is a good example of a green roof that does absorb moisture.

Comm. Mann stated that the roof could be 2 inches or 26 inches deep, depending on the type and purpose.

Chair Bolte discussed seeking out assistance by the Energy and Environment Commission and asking them for language. She stated that the Plan Commission should take a vote on the concept and ask the EEC to come up with some language that could be incorporated into the Findings of Fact.

Comm. Gilbert asked if there should be any language included about maintenance, or what type of planting and vegetation is required.

Chair Bolte stated the Energy and Environmental Commission may have the language regarding maintenance.

Comm. Benson felt that it has to maintain effectiveness. The ideal is absorption of water to relieve sewer issues.

Comm. Mann stated that it's there to slow down the infiltration.

Comm. Gilbert stated that the downspout would be smaller than the standard roof.

Attorney Karaca announced that he would check the Illinois Building Code.

Comm. Roberts felt she wants to make sure the roof has the same effectiveness as the current code or that of the ground.

Comm. Moran motioned to approve the green roof concept as proposed in the staff report subject to language from the Energy and Environmental Commission. Also, the Environmental Commission should give their best judgment on how to manage the effectiveness. The motion was seconded by Comm. Benson.

ROLL CALL VOTE (Green Roofs)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

ADMENDMENT 4: Madison Street Overlay – Interior Side Yards

Mr. Failor announced staff is proposing to amend the Zoning Ordinance text for the Madison Street Overlay district (MSOD) relative to interior side yards. Currently the underlying districts prevail as the Overlay district does not address side yard setbacks. This was an oversight when the original overlay district was proposed. Currently, the language requires a five foot setback from the interior side property line for a mixed use building. All other yards are identified with specific requirements in the MSOD. The proposal is to have a zero lot line setback for side yards.

DISCUSSION

Comm. Roberts asked for an example.

Mr. Failor described a proposed development that could be constructed on the community garden site on Madison at Grove, across the street from the Comcast building. If a mixed use development was to occur, the proposed building would need to be 5 feet from the abutting building creating a gap in the street wall as well as creating potentially unsightly /unsafe area.

Comm. Moran moved to approve Amendment #4 – Madison Street Overlay, interior side yard setback as proposed in the staff report. It was seconded by **Comm. Fausch**.

ROLL CALL VOTE (Madison Street Overlay Interior Side Yards)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

AMENDMENT 5: Accessory Building or Structures

Mr. Failor stated that Mr. Bruce, Zoning Administrator wanted this amendment brought forward to ensure that it is clear in the Zoning Ordinance for anyone who reads the code. It basically states that any accessory garage that is attached to a principal structure (house) will be considered part of the principal structure.

Comm. Moran motioned to approve Amendment #5 – Accessory Building or Structures as proposed in the staff report. It was seconded by **Comm. Fausch**.

ROLL CALL VOTE (Accessory Building or Structures)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 7-0 vote. So moved.

AMENDMENT #6 – Roosevelt Road Form-Based Zoning Overlay District – Fences

Staff is proposing to amend the Roosevelt Road Form-Based Zoning Overlay District and Landscape section of the Zoning Ordinance relative to fences and walls associated with outdoor equipment and material storage yards. Staff wants to ensure appropriate enclosures are constructed for storage yards as well as appropriate landscaping to soften the appearance of the fence along the street.

DISCUSSION

A discussion ensued regarding the need for such an amendment and language in the zoning ordinance. The Plan Commission was provided with two examples in the community that contain outdoor storage that were the impetus for the amendment, one on Roosevelt Road and the other on Lake Street.

Comm. Moran suggested eliminating the word "professional" from the text.

Chair Bolte said "finished appearance" will be used.

ROLL CALL VOTE (Roosevelt Road form-Based Zoning Overlay District – Fences)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 7-0 vote. So moved.

At this time, the Commission directed Attorney Karaca to prepare the Findings of Fact.

Comm. Moran asks if the EEC could provide the Plan Commission with a report on the Green Roof language.

Chair Bolte suggested having the staff and/or Chair of the Environmental Commission attend the Plan Commission meeting next month.

OTHER BUSINESS

Chair Bolte asked the Commissioners if they had received the memo on Commission Conduct and if anyone had any questions. All Commissioners responded in the affirmative.

Mr. Failor reported that he's received the preliminary application for Lake/Forest Redevelopment which is scheduled to be referred by the Board on August 1, 2011. There will be a public hearing on the Lake and Forest proposal on September 1, with September 15th being the regular scheduled meeting.

Comm. Fausch announced she will not be able to attend the August 25 meeting.

Comm. Roberts asks if the Commission can have drawings from the Lake and Forest developers that reflect the reality of the property. **Mr. Failor** indicated that he would pass that along to the developer.

Mr. Failor reported that the Lake and Forest developers are proposing a green roof, instead of a pool. They are also proposing rentals, instead of condos and a hotel. They are changing 500

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parking spaces to 588. The Village parking spaces are still 300. The application will be very limited in scope.

Comm. Roberts had questions regarding the development in terms of starting over. Mr. Failor reported that the applicant will present their proposal only as an amended application.

ADJOURNMENT

With no further discussion, **Chair** Bolte motioned to adjourn. It was seconded by **Comm.** Moran. So moved.

The meeting adjourned at 9:25pm.

Respectfully submitted,

Andrea F. Mance
Recording Secretary

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBERS
Sept. 15, 2011 – 7 p.m.

PRESENT: Chairperson Linda Bolte; Commissioners Mark Benson, Deborah Fausch, Douglas Gilbert (arrived at 7:07 p.m.), David Mann, Gail Moran, Susan Roberts, Steven Rouse

ALSO PRESENT: Craig Failor, Village Planner, Plan Commission Attorney Jacob Karaca

APPLICANTS: Rolando Acosta from Ginsberg Jacobs, LLC.; Michael MaRous from MaRous & Company

Chair Bolte called the meeting to order at 7 p.m. and roll was taken.

Chair Bolte congratulated Commissioner Moran on her reappointment to the commission. Chair Bolte indicated another appointment may be issued by the Village Board later this month.

Non-Agenda Public Participation

None.

Approval of Minutes

Commissioner Moran motioned to approve minutes from July 21, 2011. Commissioner Benson seconded. Motion approved upon corrections.

PC 11-04: Madison Street Overlay District Zoning Ordinance Text Amendment:

The Applicant seeks approval of proposed amendment to the Oak Park Zoning Ordinance by adding to Section 3.9.6(F)(2) – “f. Beauty Supply Stores shall not be located within 500 feet of one another or a similar use.” Chair Bolte moved to continue this hearing on Oct 20, 2011. Commissioner Rouse motioned, Commissioner Mann seconded. A roll call vote was taken:

Rouse- yes
Benson- yes
Gilbert- yes
Moran- yes
Mann- yes
Roberts- yes
Fausch- yes
Bolte- yes

Chair Bolte reconvened **PC 11-03: Lake and Forest Planned Development Ordinance Amendment**; The Applicant seeks to amend Plan Development Ordinance No. 2010-O-014. The applicant is proposing to remove the hotel and condominium components from the project and add up to 270 residential rental units as well as increasing the number of parking spaces from 510 to 588 spaces and modifying the exterior materials and use. The applicant is also seeking two allowances for Density and Parking. Chair Bolte explained the appraiser will present his report but there will be no cross-examination until October 6, 2011.

Mr. Acosta introduced Mr. Michael MaRous. Attorney Karaca swore in Mr. MaRous. Mr. MaRous said his company is a real estate appraisal and consulting firm with offices in Park Ridge, Illinois. Mr. MaRous explained he had over 35 years experience and had appraised over 10,000 properties. Mr. MaRous said he had done significant valuation work in the area and in similar areas involving transit-oriented, mixed use developments. Mr. MaRous said he was a past-president of the Chicago Chapter of the Appraisal Institute and sits on its national board. He said he was an 8-year alderman in Park Ridge and served as mayor for two years and was instrumental in their downtown, mixed-use redevelopment.

Mr. MaRous explained he was asked in this case to look at the change in use from a mix of hotel/condo into luxury apartments and small portion of retail. Mr. MaRous referenced his study, saying they looked at Village documents, the location, and sales transactions and considered the desirability of the residential area with the historic district to the north. He said they considered the desirability and synergistic nature of the commercial, mixed use and transit-orientated development. Mr. MaRous explained this information was summarized in his report.

Mr. MaRous said the reality of the market to do a structured condominium was virtually impossible to get financing and didn't make economic sense. Mr. MaRous explained some of the better-quality suburban new hotel developments had been financially bankrupt and had struggled with less than expected occupancy rates. He said all facets of the real estate market had been hurt; the better-located retail markets had done well. He said luxury or semi-luxury apartments had done well. Mr. MaRous said a real simple conclusion was the apartment market was relatively strong. He said he also looked at the impact of the proposed development and the previously approved development on the immediate neighborhood. He referenced his study, saying the retention value of the immediate neighborhood had been significantly higher than the rest of Oak Park as a whole. Mr. MaRous said there had been no negative impact.

Mr. MaRous explained his conclusion was the mass, size, and bulk hadn't really changed- just a change of use that was a more conservative, stable use. Mr. MaRous said the proposed development at Lake and Forest would be positive to the community and would not have a negative impact on immediate property values.

Commissioner Rouse asked if the development would impact potential mortgages in the area even if it wasn't built. Mr. MaRous replied in a desirable community where there's a

high reasonableness that the property will be developed any buyers' and sellers' lenders would anticipate that the development was a reality so that impact had already happened even though the building has not been built.

Commissioner Rouse asked about the similarities with Oak Park Place. Mr. MaRous replied it was a similar character, a luxury apartment building with relatively high rents, it was not identical but quite similar. Commissioner Rouse asked if there was a detailed analysis done of Oak Park Place and its effect on neighboring property values. Mr. MaRous replied he didn't do a detailed analysis but he looked at transactions in that immediate area and did not find a negative impact. Mr. MaRous said initially during construction there might be difficulties but they look at when it stabilizes and is completed. Commissioner Rouse asked if Oak Park Place was considered completed and Mr. MaRous replied virtually, yes. Commissioner Rouse asked if the asking price versus percentage sold analysis done for Oak Park Place surrounding properties was similar to the one done for the Lake and Forest property. Mr. MaRous replied for the subject immediate area it was 7% and Oak Park as a whole was 20%, and he believed the proposed area was somewhere in between but he didn't have the exact numbers with him.

Commissioner Moran asked if Mr. MaRous could go over the condominium analysis. Mr. MaRous replied the most compelling information was the transactional activity that was about two units per month, which for the size of the number of units in Oak Park, was nothing. Mr. MaRous explained for the previous development of 85 condo units it would take 40 months to sell those units. Mr. MaRous said the other issue was that many condos have been taken off the market and once the market improves there will be a quiet inventory that pops up. He said another issue was the average marketing time of 101 days on one end and another marketing time of 439 days. Mr. MaRous explained a structured building that had been improved takes a lot longer to sell and the price per foot becomes such that the prices become unattainable.

Commissioner Rouse asked about rental absorption rates in Oak Park. Mr. MaRous replied he believed there was a study done, but what struck him was the price per foot- in the mid-\$2 per foot- that they were achieving on rental, and that was exceptionally strong. Mr. MaRous said the condo market softening up had been beneficial because the apartment stock was typically single bathrooms, lower ceilings, no balconies with parking issues and that there was a demand for modern apartments. Mr. MaRous said widows, divorcees, snow birds were finding it a good alternative, so there was stable demand but none of the real estate markets were having exceptional absorption periods right now.

Commissioner Rouse asked how long would it take for absorption rates for the project to stabilize, assuming factors stay the same. Mr. MaRous said many more people would be willing to pre-lease an apartment from a model for three to six months in advance than they would be willing to buy a condo. Mr. MaRous believed it would take a year and a half after the building was virtually complete for absorption to stabilize. Mr. MaRous stated that the retail market had been extremely weak and he anticipated the retail could

take as long as the apartments even though it's considerably smaller, because it's more of a higher-risk unit and with retail mixed with residential you have limitations in use.

Commissioner Roberts asked about the different unit sizes, studio, one-bedroom, etc. and how successful they might be. Mr. MaRous replied the apartments will have smaller square footage than condos but there was demand for studios from younger people. Mr. MaRous said some people will be willing to take a smaller space in a building with more amenities and he believed the layout will be reasonable.

Commissioner Moran asked about the viability of three-bedroom apartments. Mr. MaRous believed it to be more limited, because those tenants at the rent levels could afford to buy. Mr. MaRous said the one and two-bedroom market was probably the strongest but there was demand for efficiencies and some demand for the bigger units where people don't want to own anything. Mr. MaRous clarified he had nothing to do with layout or design.

Chair Bolte asked if there was any information in favor of or in concern for apartments in a suburban-setting in a building this high. Mr. MaRous replied virtually all high buildings previously had been condominiums so there had been very few major products done in this vein; he referenced one in Oak Brook and one in Schaumburg, saying those had done very well. Chair Bolte asked if the transit services in Oak Park had an impact on the marketability of the project. Mr. MaRous replied it was very important and a transit-oriented development done well was the future.

Chair Bolte asked about Mr. MaRous' project in Park Ridge. Mr. MaRous explained the development was in the heart of downtown across from the Pickwick Theatre, it had a townhouse component on the west end and a mixed-use of retail and soft-loft condominiums. He said there was also a three-building complex with underground parking, more luxury condo units with retail on the ground floor with the aggregate value of \$120 million. Mr. MaRous said there were people who loved it and people who hated it but that it had done well.

Commissioner Gilbert asked what features make a unit classified as luxury. Mr. MaRous replied faster elevators, retail amenities, dedicated parking, higher ceilings, balconies, washer/dryer in unit, potential for higher-end cabinetry, hard surface countertops, upgrades in kitchen appliances, more storage space, the ability to have voice-data in the unit and the ability to control heating and air systems in unit.

Chair Bolte asked about the importance of balconies. Mr. MaRous replied it was a sense of freedom for certain tenants and the idea they can go outside and have coffee was important to them. He said certain tenants would be willing to pay more to get that, but it was a fine line because it added costs and some risk, but it was something the mid-range apartments don't have and the height gave views as well.

Commissioner Roberts asked if the size of the balconies matter versus just the concept of having outdoor space. Mr. MaRous replied it was the freedom and it becomes economic

reality how big you make them and he'd defer that question to the developer. He said a luxury condo would have significantly larger balconies but with apartments you don't want to price out of the market.

Commissioner Moran referred to the prior project's sky lounge amenity and asked Mr. MaRous if there could be an amenity proposal to include that for public benefit. Mr. MaRous replied that would be a design issue, but from an economic perspective of function and security there were some problems- for example in downtown Chicago various buildings have it but he could not think of condo or rental buildings that have something like that and he appreciated the idea but didn't think it was viable. Commissioner Moran clarified she's not suggesting the same thing, but looking for a viable alternative. Mr. MaRous said he hadn't discussed it with his client but maybe for a restaurant, but you'd have to have a separate elevator and control situation.

Chair Bolte asked if the idea was an unusual idea. Mr. MaRous replied there were buildings with upper decks and pools but not open to the public other than at hotels.

Chair Bolte established cross examination for Mr. MaRous on October 20.

Chair Bolte continued PC 11-03: Lake and Forest Planned Development Ordinance Amendment to October 6. Cross examination of the witnesses and public comment will be planned.

Chair Bolte moved to **PC 11-02: Zoning Ordinance Text Amendments**; Zoning Ordinance Text Amendments to the Roosevelt Road Form Based Code Overlay District and Landscape Regulations of the Zoning Ordinance.

Mr. Failor explained at the last Village Board meeting the text amendments that had been presented were approved, but one, that being the requirement for fencing on the Roosevelt Road Overlay District and throughout the Village was remanded back to the Plan Commission for further consideration. The trustees asked the Plan Commission to revisit the amendment because the amendment that was put forth only had restrictions on the front set-back. Mr. Failor said the concern was if there was a corner lot or a site like the one at Lake Street and Lombard where outdoor storage was exposed to a parking lot (public view), the trustees wanted to make sure that any sides that are exposed were also screened in the same fashion as the front façade. Chair Bolte asked if there was revised language. Mr. Failor said that was needed.

Commissioner Rouse asked if in the suggested language they would apply the same methodology for side yards as front yards. Mr. Failor agreed. Chair Bolte said currently the amendment said front lot line but could say front lot line and corner side yard. Commissioner Gilbert suggested adding "visible from the public way." Mr. Failor said it needed to include language that covered being able to see through landscaping. Commissioner Gilbert clarified in the Preservation Commission they didn't consider landscaping as permanent and although it might be obscured it wasn't considered covering or blocking something. Mr. Failor said that needed to be clear in the code.

Commissioner Fausch said there was a question about a side yard versus a back yard and a side yard versus an alley and whether the intent was to screen the whole thing. Mr. Failor replied that many municipalities require outdoor storage yards to be entirely screened. Commissioner Rouse asked if it was only commercial outdoor storage yards. Mr. Failor agreed. Commissioner Fausch suggested they say all sides must be screened.

Chair Bolte asked Attorney Karaca to read the current amendment. Commissioner Fausch suggested the front and corner sides should have three-foot setbacks with landscaping but not the other sides. Chair Bolte agreed. Attorney Karaca confirmed the changes. Commissioner Rouse motioned to approve the changes, Commissioner Moran seconded.

Commissioner Roberts asked if the storage areas would need a gate for access. Mr. Failor replied the gate would have to be the same opaque material, similar in appearance. Commissioner Moran suggested adding language indicating it could include an access point. Chair Bolte agreed. Commissioner Rouse motioned to amend his approval. Commissioner Moran seconded. Commissioner Moran disagreed on the term access point. Chair Bolte asked Attorney Karaca to consider the language and asked Mr. Failor to confer with the zoning administrator about the terminology. A roll call vote was taken on the fence:

Rouse- yes
Moran- yes
Gilbert- yes
Benson- yes
Mann- yes
Roberts- yes
Fausch- yes
Bolte - yes

Chair Bolte called for a break at 9 p.m.

The meeting resumed at 9:10 p.m.

Chair Bolte moved on to the Transit Overlay District. **PC 11-02: Zoning Ordinance Text Amendments**; Zoning Ordinance Text Amendments to the Roosevelt Road Form Based Code Overlay District and Landscape Regulations of the Zoning Ordinance.

Chair Bolte explained they re-opened the hearing on the extension to the Transit Overlay District because when they talked about it last time they added property that wasn't part of the original hearing and upon reflection they should have heard that in a public hearing as well. Mr. Failor explained he republished for the original notice and included the property that was recommended to be added, the south-east corner of Marion and Pleasant street.

Mr. Failor summarized the proposal saying the Village Board had authorized improvements to South Marion Street with the streetscaping and they were also looking at Oak Park Avenue and South Oak Park Avenue. He said one concern from the trustees was that they were concerned about the investment they were putting into the area and that they get a return on their investment. Mr. Failor said the Greater Downtown Plan suggested these areas should have some relationship to one another, recognizing there were different uses on both sides of the tracks, but bringing the Retail Overlay District to the south side on Marion and Oak Park would open up that retail district even more. Mr. Failor referred to a map that showed the boundaries proposed to expand that district. Mr. Failor said previously, the Plan Commission decided not to extend the district to the east on South Boulevard from Marion Street except for the Opera Club building, but keep the west extension to Harlem and add in the Mike Fox building to the south.

Mr. Failor said on the Oak Park Avenue district, the boundaries went south to Pleasant Street, excluding the church and church properties and the residential building on the east side of the street, extending west to Kenilworth along South Boulevard and east to just past Euclid. Mr. Failor said the Plan Commission's recommendation was to shrink that down along South Boulevard and only capture buildings facing on Oak Park Avenue.

Commissioner Rouse asked what was the rationale for removing properties along South Boulevard in the area and not Marion Street. Commissioner Gilbert replied they kept it in on South Boulevard west of Marion because that was a future development spot and an entry point into the Village and there might be a push for that development to include retail. Mr. Failor pointed out there was a list of uses that were restricted in the first fifty feet of the first floor but that service uses were still allowed on the main stretch. Mr. Failor gave examples such as family residential care home, foster home, animal clinics with open kennel, general office including medical office, beauty supply stores, day care center, etc as those that are restricted uses.

Commissioner Moran said they also discussed that existing uses that might be restricted would be grandfathered in. Mr. Failor agreed. Commissioner Gilbert clarified the existing space was grandfathered but also the use, if it was not vacated. Mr. Failor replied there was a time frame in between uses that the same use would be allowed back in, so if an office use moved out another could move in within a set amount of time.

Chair Bolte opened public testimony.

Mr. Greg Melnyk, co-owner of 1111 and 1113 South Boulevard. Mr. Melnyk said it was not mentioned when the re-streetsing of South Marion was discussed that the quid pro quo of that would be the rezoning of the area. He said if you wanted to tie in North and South Marion there were different zoning districts for North and South Marion that were not the same. Mr. Melnyk said in the 100 block of South Marion on the east side, 2/3 of that block would become non-conforming. The 200 block had six spaces and three would be non-conforming. His building would be non-conforming as a general office building. He said when you made a property non-conforming you added a level of problems for the property owner, financing problems because lenders are averse to lending on a non-

conforming use. He said insurers don't like to insure non-conforming uses. He said to change his building to meet the zoning would mean a gut-rehab of the building. On the east side of Marion you had the Kroc Mental Health Center that could not be changed to a retail space. He said it didn't make sense to change the Transit Overlay district when the only piece of property to control would be the property to the west of the currently developed property. Mr. Melnyk said those would be subject to a planned development and requirements could be made then. He asked why make most of the area non-conforming when there was already the tool at hand to make the area what you wanted, putting an economic burden on owners of the properties that are non-conforming.

Mr. Gene Armstrong, co-owner of 1111 and 1113 South Boulevard. Mr. Armstrong said grandfathering was an illusory benefit because if something happened to your building and you needed to make repairs you'd have a short ceiling to make those repairs before being forced to come into compliance with zoning laws. Mr. Armstrong said for his building, they'd have to rip out a façade, put floors over an historic E.E. Roberts mosaic floor, tear out an award-winning addition just to meet requirements of the Overlay District. He said his building was in the historic district and if any exterior changes were made it would have to be approved by the Historic Preservation Commission so nothing was going to happen to the building. Mr. Armstrong said there was a push to put it in the Overlay District to exercise control over a prospect that was non-existent, the idea that the building could be changed. Mr. Armstrong said his was the sole building on South Boulevard that got an adverse effect from extending the Overlay District to Harlem and he suggested stopping it at Szechwan Beijing.

Mr. Mike Fox, owner of the Carleton Hotel at 1110 Pleasant, 115 South Marion and 200-212 South Marion. Mr. Fox said the notice provision was a problem, when there was a potential zoning change to your property and nothing gets out to property owners that was not right. Chair Bolte asked Mr. Failor about procedure. Mr. Failor replied it was a zoning text amendment, not a rezoning of property, so the notification requirement was to notice in the newspaper. Mr. Failor said they'd notified the Marion Street Business Association, the BAC and the Avenue Business Association and asked that they distribute the information to their members and property owners.

Commissioner Benson said that the notification process needed to change and he encouraged that the Village go beyond the state statute requirements. Mr. Failor replied they followed the state statute and went beyond it by notifying the business associations. Commissioner Moran asked Attorney Karaca if that would be a Village Board issue. Mr. Karaca agreed. Commissioner Gilbert said he was troubled that the property owners would not get direct communication on it. Commissioner Rouse concurred.

Mr. Fox said he was very against the proposal. He said he pushes retail but he knew where it can be and where it can't be. He said with the building at 212 South Marion, the main space sat vacant for nearly four years. He said he then had a salon in the space but then they left and it sat vacant for eight months. He said he'd thought he'd be able to find another hair salon but couldn't so now it was a florist and a photographer. With the zoning change, he could only replace the photographer with another photographer rather

than a lawyer or financial person. He said he had a chiropractor in his building that would like a larger space but would not be able to do that because it would be a non-conforming use. Mr. Fox said they were at the tail end, of the tail end of the shopping district, they were on the outskirts of the central business district and that's ok. Mr. Fox said he can't always push retail and the amendment would take his parking lot out of compliance. Mr. Fox said if the Carleton Hotel burned down he'd have to get permission to build again. Commissioner Moran asked if his properties were in the area where the streetscaping was being done. Mr. Fox agreed.

Chair Bolte moved to discussion.

Commissioner Benson asked if there was public testimony when they met on the issue in July. Chair Bolte said there was none. Commissioner Benson said the lack of public testimony last time made him assume it wasn't a shocking move to the neighborhood and allowed him to oversimplify the issue and he was glad this was back because he believed they may have erred before. Commissioner Benson said the notice issue worried him because he didn't believe most of the owners knew about the issue and he's concerned about the action on it. Commissioner Moran said in the deliberations last time they were trying to be as flexible as possible while extending the boundaries and she'd like to hear more about the burdens such as insurance requirements from someone who might know about those. Commissioner Moran said there appeared to be conflict from the Village Board investing to tie in the North and South Marion districts and some owners who don't want to be in the position of being a non-conforming use. Commissioner Moran asked if there was someone on Village staff who could talk about the consequences of being a non-conforming use. Mr. Failor said the legal department could research that. Commissioner Moran said they also needed to be careful not to spot zone certain properties. Chair Bolte agreed, saying they wouldn't zone one point, skip a property and then move on.

Chair Bolte said the grandfathering wasn't a problem for her, but what bothered her was that there were so many non-conforming uses on that strip of Marion. Chair Bolte said she agreed with the investment of the Village and what the Board was trying to accomplish, but she wondered if there was a different way to accomplish it. Commissioner Rouse said he didn't believe Marion was a Transit Overlay District because it was massively non-conforming and it wasn't part of the deal to redo the street, it wasn't discussed and agreed to and there wasn't the traffic to drive it. Commissioner Rouse said Oak Park Avenue had a lot of traffic and was more of a Transit-oriented area but Marion was not. Commissioner Gilbert said maybe the intention was to drive it toward a more transit-oriented area. Commissioner Rouse replied he didn't see it in the next several years. Commissioner Moran said there was the green line and Metra on Marion. Commissioner Rouse said he believed it was a much different area than Oak Park Avenue.

Chair Bolte said Oak Park Avenue uses might not be all retail, but they were storefront structures. Chair Bolte explained that originally, when the Transit Overlay District wasn't

approved, it was felt that both of the south pieces were more fragile and would not adapt as readily to the restriction on use. Chair Bolte said Marion was a different situation because of the physical look of the buildings and to bring them in line with a storefront-like approach would be difficult. Commissioner Fausch said it was similar to Harrison Street where there were buildings that were difficult to renovate to retail use so that was happening slowly.

Commissioner Moran said in the previous deliberations they had the option to narrow the retail district. Chair Bolte said they did make recommendations on both locations to do that. Commissioner Moran suggested if Marion were made a narrower district it could address some of the concerns on South Boulevard. Commissioner Rouse asked if they were to vote on the boundaries as proposed or could they amend. Mr. Failor suggested if there was a commission-wide concern about the notice that they stop discussion and re-notice, bring it back for discussion and go from there. Commissioner Gilbert agreed, saying he'd also like more staff information on the impact of non-conformance uses.

Chair Bolte established that all of the potential boundary property owners should be notified before the next hearing.

Commissioner Rouse motioned to re-notify owners within 500 feet of the amendment's boundaries and re-hear the amendment to November 17. Commissioner Benson seconded. Commissioner Gilbert asked staff for some identification on what would be non-conforming with existing uses.

Commissioner Moran asked if staff could plot the existing non-conforming uses on a map to see if there were clusters. A roll call vote was taken:

Rouse- yes
Benson- yes
Gilbert- yes
Moran- yes
Mann- yes
Fausch- yes
Roberts- yes
Bolte- yes

Chair Bolte moved to the discussion of green roofs. Ms. Laura Haussmann, an Oak Park resident and member of the Energy and Environment Commission presented a summary for the Plan Commission. Ms. Haussmann said she understood that developers had approached the Plan Commission looking for relief from the open-space requirement and the Energy and Environment Commission did not currently recommend giving up open space for green roofs. Ms. Haussmann referenced the ordinance definition of open space saying it was a ground-level land area free of structures and available for the absorption of ground water. She said a green roof did not absorb ground water and that was one of the big issues for many of the commissioners. She said a couple of the commissioners didn't have an objection to a small trade-off on open space but wanted to know the

current requirements and what had been done in the past. Ms. Haussmann said one commissioner raised the issue of if the green roof died or became unsuccessful, what then. Ms. Haussmann said she sympathized to some extent in providing some relief because a green roof was so beneficial in other ways, but the commission at this time did not recommend it.

Chair Bolte asked if the EEC had a recommendation for a minimum soil depth to give green roofs a substantial environment benefit for the building because they are looking for green roofs that do more than just look nice. Ms. Haussmann referred to the beginning of the summary that gave the minimum soil depth of extensive roofs. She said that was three inches and the plants were put there never to be disturbed again. She said there were benefits in that they diverted storm-water runoff as well as reduce the heat island effect and cooled the building as a traditional roof would not, so they would do more than just look nice. Ms. Haussmann said there were also intensive green roofs that people tended to think of as outdoor courtyards, involving a much thicker base and that were much more complicated.

Commissioner Moran asked how this would relate to post planned developments. Ms. Haussmann replied the EEC might have a different recommendation if they knew that relief had been allowed in the past and to what extent. She said they would like some information on what had been allowed and also what the current requirements were for open space and what that entailed. Commissioner Roberts asked if the commissioners were saying it would not be a compensating benefit. Ms. Haussmann replied she believed there wasn't a full understanding of what open space was. Mr. Failor said in the past, the Plan Commission had approved green roofs in lieu of open space requirements and it wanted to make sure that what was being captured on the roof in the vegetative system was equal to what the ground could absorb, or less, or more.

Chair Bolte asked if the LEED-certification point system specified a specific soil depth for a green roof. Commissioner Mann said he didn't believe LEED had any more than the first paragraph in the report. Commissioner Mann said he believed they needed to go further, maybe 4-8 inches on the depth of soil. Ms. Haussmann replied the purpose of the depth was to allow different types of plants to function differently, if there was greater depth of soil you had more options or varieties of what you could plant. Ms. Haussmann said with the intensive types of green roofs there were often patios and outdoor entertaining spaces and that wouldn't be helpful with the absorption rate if that was the primary concern. Commissioner Mann said paved areas would not count as a green roof. Ms. Haussmann said the purpose of the coefficient was to help calculate the total amount of perviousness or open space.

Mr. Failor stated that most people who do green roofs do it on their own, there were no requirements. Attorney Karaca noted there was nothing in the code on maintenance. Mr. Failor said currently they didn't approve anything in lieu of open space unless it was part of planned development and under planned development they were obligated to maintain it as part of their approval, but if someone were to do it on their own, if it died, it died.

Commissioner Gilbert said he thought the discussion for this zoning was to see if a provision was needed for ongoing maintenance, if they were getting zoning relief it was reasonable to say you've got to maintain it. Chair Bolte said the point was if they want a green roof and want some sort of compensating benefit we have to tell them what kind of roof they have to build, the minimum requirements but we also then have to say you have to take care of it. Chair Bolte asked if the Village would take on the burden of inspecting it like they do elevators. Mr. Failor suggested the Village could require owners supply an impendent report by a professional. Karaca said it could be regular building maintenance inspections or part of a specific condition that the Commission approves. Chair Bolte said she believed it should be a condition.

Commissioner Fausch said she didn't think requiring only an intensive roof was necessary as an extensive one would also fulfill the absorption requirements. Mr. Failor suggested you have both definitions because if someone wanted to do a green roof and not do it as part of an open-space then there was the definition available. Commissioner Fausch clarified that she believed both roofs would fulfill the absorption requirements for open space, the intensive might fulfill the open space use requirements but both of them could work equally well for absorption. Ms. Haussmann said the extensive roofs have a lower soil mass, which would absorb less but if there was a large square footage, yes. Commissioner Fausch said she thought the Lake and Forest roof was intended to be an extensive roof. Chair Bolte replied she believed it would be a patio area and therefore intensive, but the question was how much will be green and how much will be patio. Chair Bolte said both intensive and extensive could both be considered but if you want open space relief you would have to do more than just a replacement. Commissioner Mann said on the open space requirement he believed they were going for as close to one to one equivalent, and looking at the chart, they'd have to go above four inches in depth of soil to get the equivalent of turf. Commissioner Fausch said she would advocate for a performance standard that allowed people to do it a number of different ways rather than say you must have a different depth of earth. Commissioner Mann suggested they could specify a coefficient of runoff minimum.

Commissioner Mann asked Ms. Haussmann if, as a landscape architect, she'd seen green roof criteria. Ms. Haussmann said she couldn't find anything in her research.

Chair Bolte said they might also consider the "by right issue" of compensating benefits. Commissioner Gilbert said that would be going beyond the proposed zoning amendment, which was saying you can swap an open space requirement for a green roof and you didn't have to go before someone or get any more permission. Commissioner Gilbert said if you start talking density then you start talking PUD. Chair Bolte agreed it's a separate discussion. Mr. Failor said most PDs they see were in commercial districts and in downtown there were no open space requirements so a green roof could be part of a compensating benefit list if it provides a benefit for the greater good and not just the developer. Ms. Haussmann said one of the reasons the EEC wasn't supportive of providing open space relief was because they saw it as a developer could be over-building a space, that they should be allotting for open space and that green roofs primarily provided benefits to the building owner and residents and not to the rest of the

community. Ms. Haussmann said she personally disagreed saying green roofs provided community benefit by using less energy overall as well as reducing the heat island effect and reducing storm water runoff. Mr. Failor said in planned developments they require them to be LEED certified and one of the points they can get was a green roof toward their certification.

Commissioner Gilbert said open space wasn't necessarily public space, either. He said would there be more of an impact on the neighborhood if you allow people by right to build more than was allowed by zoning just because they put a green roof. Ms. Haussmann asked if it would be considered in cases where open space was not easily achievable or a burden to accomplish or was it giving someone the capacity to overbuild a space by putting a green roof on.

Commissioner Benson asked if they wanted the purpose of the green roof to be environmentally sound or aesthetically pleasing. Commissioner Benson said if they were talking about an aesthetic standard then they needed to talk about access. Mr. Failor said these were in commercial districts, not residential districts, so any open space would be in the back, but in terms of density, they would have to stay within the code. Commissioner Fausch said another criterion would be massing instead of density because they'd be allowing greater bulk.

Chair Bolte suggested the Plan Commission wasn't ready to make a recommendation to the Board and would like members of the EEC to join them in the discussion. Chair Bolte moved to continue the hearing to November 17. Commissioner Rouse motioned, Commissioner Mann seconded.

The meeting ended at 10:30 p.m.

Angela Schell,

Recording Secretary

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBERS
December 15, 2011 7 p.m.

PRESENT: Chairperson Linda Chair Bolte; Commissioners Mark Benson, Deborah Fausch, Sonny Ginsberg (arrived at 7:35 p.m. and departed at 8:47 p.m.), David Mann, Gail Moran (arrived at 7:04 p.m.), Steven Rouse

EXCUSED: Commissioners Douglas Gilbert, Susan Roberts

ALSO PRESENT: Craig Failor, Village Planner, Plan Commission Attorney Jacob Karaca

Roll Call

Chair Bolte called the meeting to order at 7:00 p.m. and roll was called.

Non-Agenda Public Participation

None.

Approval of Minutes

August 25, 2011

November 17, 2011

Commissioner Fausch motioned to approve minutes from August 25, 2011.
Commissioner Rouse seconded. Motion approved upon corrections.

Commissioner Rouse motioned to approve minutes from November 17, 2011.
Commissioner Fausch seconded. Motion approved upon submission.

Public Hearing(s)

PC 11-02: Zoning Ordinance Text Amendments; The Village Board has authorized the Plan Commission to hold public hearings relative to text amendments to the Zoning Ordinance to add a "green roof" provision and definition. **FINDINGS OF FACT**

Commissioner Moran motioned to approve the Findings of Fact from PC11-02.
Commissioner Benson seconded. Changes were made in the wording of how green roofs would manage storm water runoff and on the mathematical calculations on the minimum requirements for the zoning ordinance. Motion approved upon corrections.

PC 11-02: Zoning Ordinance Text Amendments; The Village Board has authorized the Plan Commission to hold public hearings relative to text amendments to the Zoning Ordinance regarding expansion of the Transit Related Retail Overlay District.
CONTINUED FROM OCTOBER 6, 2011 – PUBLIC HEARING

Chair Bolte explained they had a public hearing in October, but it was re-noticed so that property owners could submit comments. She said previous comments were still part of the record. Mr. Failor said the Oak Park Development Corporation sent a memo late in the day indicating they were in opposition to the Transit Related Retail Overlay District for Marion Street and provided Commissioners with the memo.

Mr. Failor said at the last meeting Commissioners asked for additional information relative to land-use, what properties would potentially become non-conforming upon approval and what it could do to the insurance rates for the non-conforming properties. Mr. Failor said he spoke with the David Agency in Elmhurst about the insurance rates and they indicated a change in zoning would not have an impact on insurance. He said the agency looked at hazard and tenancy, which determined how they would underwrite the property based on exposure to loss. He explained the agency said a non-conforming use would not play a role in underwriting as long as the owner was honest about the tenancy. Mr. Failor clarified he spoke with someone in the business portfolio section of the agency.

Mr. Failor provided Commissioners with two maps- one for South Marion Street and one for South Oak Park Avenue. Mr. Failor said the first page identified the districts and the second page listed the land-uses. He said on the third page he took the land-uses and overlaid the proposed Overlay District to determine those uses that would be non-conforming. He said the hotel, including its ancillary uses, was a listed special-use in the business district and wouldn't be impacted by the Overlay District. Mr. Failor said the uses that would be impacted were mainly offices, medical offices, and studios. He said the definition from the zoning code of a studio was a business with a residence behind, however the studios on the street did not have a residence behind, so the Plan Commission would have to work through that on a zoning level.

Chair Bolte asked if the red dashes on the map would be the revised proposed boundaries from what was posted in the original notice. Mr. Failor agreed. Commissioner Moran asked if staff was recommending not including areas to the west of Marion Street. Mr. Failor said he recommended only including properties that front on Marion Street because the properties on South Boulevard would be difficult to attract retail uses because there was nothing on the other side of the street to play off of. He said a good retail environment needs retail on both sides of the street to make it more viable.

Mr. Failor referenced a red box on the left hand corner of the non-conforming map that states there are 24 lots and if the Overlay district was applied, 12 of those would become non-conforming. He said for the whole district, there are 30 lots and 15 would become non-conforming. Commissioner Rouse asked if Mr. Failor provided the same analysis for Oak Park Avenue. Mr. Failor agreed.

Chair Bolte said when they talked about future planned developments on the west marked, "Village Parking Lots" they might need to revisit this issue because the uses might suggest an extension of the Transit Overlay District to Harlem. Mr. Failor replied if a planned development occurs on the two Village-owned properties, Commissioners would have the opportunity to apply the same restrictions on Marion on that development as well. Commissioner Moran said they wouldn't have to revisit the Transit Overlay District, they could just choose to approve certain uses for those PUDs. Commissioner Fausch suggested they should decide now if they wanted the parking lots to be part of the Overlay District then that would direct the nature of the planned development rather than waiting for something to happen. Mr. Failor said from the staff's interaction with the potential developer they were looking at what was appropriate to be on the first floor of that area, but if the Village Board were to approve the Overlay District and wanted a different use there they could request a use-change in the planned development.

Commissioner Fausch asked what would go in there at those lots. Mr. Failor replied a potential mixed-use development with residential above and retail/commercial below.

Chair Bolte asked what was the length of time a property owner had to re-lease a non-conforming property to the same non-conforming use. Mr. Failor replied one year if it was a conforming building but if it was a non-conforming building with a non-conforming use it was six months.

Chair Bolte moved to the staff report on South Oak Park Ave.

Mr. Failor said on the South Oak Park Avenue map's second page was existing land uses, which had a similar mix with a few different uses like the daycare center, which was an approved special use, catering, second-hand store, and bank, which was also an approved special use. He said the third page looked at the non-conforming uses and had less than Marion Street. Mr. Failor said in the area where they had discussed applying the district, taking out the residential properties, were 22 lots, 6 would become non-conforming or 27% of that area. He said district-wide there were 41 lots, and 17 would become non-conforming, including the residential ones. Commissioner Moran asked if there was a recommendation for this area. Mr. Failor said he recommended the properties that front on South Oak Park Avenue minus the residential properties.

Commissioner Fausch said it looked like in practice what would become non-conforming on South Oak Park Avenue would be office use and on Marion Street it would be office and medical office. Commissioner Fausch asked how long they could re-lease for the non-conforming use if they do it within the allotted time frame. Mr. Failor answered in perpetuity as long as they do not exceed the allotted time frame for vacancy. Mr. Failor said even if they sell the property the use could continue, the vacancy triggers the time-frame. Commissioner Mann asked if they wanted to continue the use after the allotted time frame what could they do. Mr. Failor replied they could ask for a use-variance through the Zoning Board of Appeals.

Chair Bolte said on the insurance question, looking at South Oak Park Avenue, the owners of the building with an office would have a low risk rate, if they were unable to continue with an office and have come to month twelve then the scale could either stay the same if it was another similar low-risk use or move to a higher rate if it was something like a restaurant.

Commissioner Mann said presumably they would get the rent to pay the insurance. Chair Bolte said if there was a bigger demand for a restaurant you would rent to the one that paid the most money rather than stay empty.

Chair Bolte moved to public testimony.

Ms. Sara Faust, president of the Oak Park Development Corporation. Ms. Faust said the board of directors of the OPDC did not discuss the South Oak Park Avenue district, only the South Marion Street District. Ms. Faust said the Pleasant District was one of the best occupied business districts in Oak Park with over 99% of the first floor occupied. She said there was a mix of commercial businesses, restaurants, retail, professional and social services. She said it was a desirable district close to transit, with beautiful infrastructure that they were pleased to see open. She said it was a district that did not need a carrot or a stick at this point and many of the existing businesses that supported the street/infrastructure improvements would find themselves in a non-conforming situation. Ms. Faust said it did not make sense to their board at this time given the vitality, occupancy and desirability of the district to further impede development in the district. She said they opposed the proposed Transit Related Overlay District for portions of South Marion Street. She said they did not want the potential for a non-conforming use to come in and have to look elsewhere.

Mr. Mike Fox, owner of the Carleton Hotel at 1110 Pleasant St., 200-212 S. Marion St., 115 S. Marion St.. Mr. Fox said he was against the proposal as it would take half of his tenants on the ground floor out of compliance as well as the Carleton Hotel. He said when he bought 200 S. Marion the first floor had been 50% vacant for three years and it had had a woodshop, which was noncompliant. He said he put money into it and got it full, and tried to put retail in it, but he didn't always have a choice. Mr. Fox said he had to sit vacant with Salon 212 for over a year and then got two tenants, one a florist and the other a photographer that would be non-compliant. He said the tenants add to the character of the street and did not see why he should be prohibited from renting to them. He said his chiropractor was also a great tenant and he liked the Carleton, too, which would be non-compliant. Mr. Failor interrupted to correct that the Carleton was a special use. Mr. Fox said he was on the board of downtown Oak Park, which was asked for variances all the time, and typically they did not support them. He said he wasn't aware of a time they supported a variance on office use on the ground floor and didn't think it would be different on Marion.

Chair Bolte asked for a rough idea of the potential tenants who came to see him in the last six months or so. Mr. Fox said the florist space was the only space they'd been actively

trying to rent and they had new people who would be in compliance as they were a gift store, but that they were the only one.

Chair Bolte asked if they get people asking for space. Mr. Fox said that building was 1,000 square feet space and it suited well to Mom and Pop-type businesses like a sales guy, lawyer or psychologist. Mr. Fox said real estate offices were popular but not today because of the economy. He said you would get professionals who want offices near downtown Oak Park but can't be in downtown. He said the building was close to public transportation and it was a great building for that use.

Commissioner Benson asked if the office tenants were more stable or more volatile in terms of turnover than retail tenants. Mr. Fox replied they were the same, some retail came and did great for ten years or there was the florist who was in and out in a year. Mr. Fox said for office tenants, depending on the size of the office- they will do shorter terms on the lease but the bigger the office, the longer the term.

Commissioner Ginsberg asked what it would cost to retrofit the existing space from office to retail and was the rent about the same; was the rent by location or use. Mr. Fox replied the rent was all supply and demand. Mr. Fox said if for example, Edward Jones was to leave, it was set up like an office and that would have to be gutted because retailers just want a box. Mr. Fox said if after a year he couldn't find someone, his market to choose from would go down so it would take longer. Mr. Fox said if he liked the people he would rent to them, he didn't say they needed to take it as an office, no one did that, if they signed a 3-5 year lease you would gut the place and you would take it. Mr. Fox said it wasn't like in month 13 he would change his ad and say he was trying to find retail as he'd been accepting retail the whole time. Commissioner Ginsberg said if there was more retail in the area, wouldn't that make it easier to attract a retail tenant. Mr. Fox said not necessarily given the location of his building at the end, they didn't get the same traffic. Mr. Fox said he owns the building in downtown Oak Park where Spauldings used to be and he would not want a lawyer there. Mr. Fox said they were trying to force a use into a spot the market wasn't going to go to.

Commissioner Moran asked if with the physical improvements that had been made to unify the north and south Marion, didn't Mr. Fox think it would become more attractive to retail tenants. Mr. Fox replied he hoped so, but they just opened and they don't know for sure so the last thing they wanted was vacancies. Mr. Fox said if it was better for retail then that's what would go there, retail was allowed. Mr. Fox said he would prefer renting to retailers but his building didn't lend itself to be strictly retail.

Commissioner Fausch asked if he was seeing fewer potential tenants than he used to see. Mr. Fox said it had been more difficult and they didn't see hardly anyone because of the construction. Mr. Fox said he had a vacancy at 115 S. Marion on the 2nd floor for 8-9 months and that would be vacant for a year, easily. He said the downturn made it difficult for office and retail both. Commissioner Fausch asked if there was any difference between the two, Mr. Fox said no.

Mr. Greg Melnyk, the owner of 1111 South Boulevard. Mr. Melnyk said he was in opposition to the Transit Overlay District. He said he rehabbed the building back when the only things there were the Carleton and Plaza hotels. He said he'd seen a lot of change and was the president of the South Marion Association for a number of years. He said the Pleasant District was a thriving district, with minimal vacancies, a good mix and character of tenants and uses there and people seem to like it. He said there was a difference between Marion and Oak Park Avenue because Marion would never be a thorough street. He said a number of years ago the Village decided to put a stoplight at Washington and Home, making that the major north-south throughway on that side of the Village and there was a traffic diverter at Washington and Marion so you would not get much traffic up and down Marion. Mr. Melnyk said they were doing well as it was, why try to fix something that was not broken.

Chair Bolte moved to discussion.

Commissioner Moran said as a starting point, if the Village Planner was recommending cutting off the ends of South Boulevard then she would be amenable to the recommendation for both South Marion and South Oak Park Avenues. Chair Bolte said they should talk about each district separately, starting with the revised suggestion for South Marion. Commissioner Fausch asked if they would be including the parking lots, Mr. Failor replied only buildings with uses. Commissioner Rouse asked how it would affect future development. Mr. Failor said if they were to tear down a building and rebuild then it would have to conform. Attorney Karaca clarified the way the current Transit Related Retail Overlay District was worded it talked about properties or lots, so for example to say all properties from x address to x address on Marion then it would be included.

Commissioner Mann said even though it was a lot, they were talking about the first 50 feet of the building on that lot that fronts the street.

Commissioner Moran asked how far did the street improvements go south on Marion Street. Mr. Failor said the brick streets ended at 216 S. Marion and the sidewalks in the future will continue to Pleasant Place.

Commissioner Fausch said looking at non-conforming uses, it looked like the tail they added contained about half of the non-conforming uses; maybe they should get rid of it. Commissioner Moran said the problem with excluding it was it appeared from the size of those properties those would be desirable for retail. Commissioner Benson said they were zoned for retail right now. Chair Bolte said they were hearing from the owner that because of the size of those spaces, they were popular for office-type uses. Commissioner Moran said if they cut off that area she didn't see the point of it as they'd only be capturing five properties that were currently non-conforming. Commissioner Benson said given the success of this district and the district's opposition to the changes, he wasn't sure the point in changing something that's working really well, part of it was the diversity worked. Commissioner Benson said part of offices and professional services was they served retail and restaurants; offices and professional services have more staff

in the buildings than retail so if you want a lunch business in the area, there needed to be offices and professional services in the area to have lunch. Mr. Failor agreed with Commissioner Benson there needed to be offices mixed with retail but not on the first floor. Commissioner Benson said the mixture seemed to be very good and they seemed to have achieved a balance.

Mr. Failor said there is a vision of the future for this area. Mr. Failor said the three districts – the Pleasant District, Downtown Oak Park and the Avenue- decided to join in force saying something about the future. He said this area is part of the greater Downtown area and should be an extension of the Downtown area. He said the area was occupied but it was starting to be rejuvenated with all the streetscape and the hope was the area would become as big of a retail area as it is to the north. He said right now there was activity at the corner of South Boulevard and Marion and activity at Pleasant Street, but there was a void in between with all office use that didn't draw people down the street.

Chair Bolte pointed out that Commissioner Mann's point was important to reiterate it was the first floor, first 50 feet, not the whole building. Commissioner Benson said they've obviously found the attraction because the district wasn't vacant, they should let it work. Chair Bolte said when they looked at these proposals a couple of years ago, South Marion wasn't in the same situation as it was today- what they had was a revitalized district, but she wasn't sure it would be a problem to have an office go away and replace it with an office. Commissioner Rouse said if you cut in half the tenant pool of who they could lease to it wasn't a question of will it hurt, only how much and should we hurt something that was doing so well, there wasn't proof this would help.

Commissioner Mann said you might be opening up a new pool of retailers that won't go into an area without foot traffic, which offices didn't create. Commissioner Rouse replied there was no national retailer that would go into this area, it was too Mom and Pop and with the traffic restrictions you were killing the retail.

Commissioner Ginsberg asked if the Retail Grant Program had been discontinued and would that be another way to encourage retailers. Mr. Failor replied it was discontinued because of budgetary issues but there was also the façade grant program that was still available through the OPDC. Commissioner Ginsberg suggested if they targeted retail grants for certain areas limited to the Overlay Districts, it would give a jump start to the area and it couldn't be much of a budget concern if it was limited to these areas. Commissioner Fausch agreed, but wondered given the economy, if it was the right time to do the Overlay District on Marion, which made it difficult to rent vacant spaces as they were having the same issues on Harrison Street. Commissioner Fausch said maybe they should propose it in a year as it was a good vision, like on Harrison Street they hoped to get a retail tenant, but now they had vacant spaces.

Commissioner Moran said the idea there was potential harm in reducing the tenant pool was a false choice because you have the grandfathering in perpetuity. Commissioner Rouse said any way you cut it you reduced it by 50% because you couldn't replace a

retail tenant with an office tenant. He said the fact that it was 50% non-conforming was a strong indicator that it wanted to be office, it wanted to be mixed, it didn't want to be retail as it was not a major street, not a lot of traffic, they were forcing it on something that was organically mixed.

Commissioner Mann said if you would take out the 200 building on the east side that would change the numbers. He said with that building, there wasn't retail on both sides; there was the funeral home on the other side, so there wasn't foot traffic. Chair Bolte said there would really have to be an attractive destination to go that far down the street.

Commissioner Ginsberg said if people moved against this, he still liked the idea of sending a note to the Board of reinstating the Retail Grant Program. Mr. Failor said he didn't recall the exact dollar amount of the program, but now that the TIF was gone there wasn't a pool of money to draw from like there used to be.

Chair Bolte asked about Commissioner Mann's suggestion to draw the line at the 200 building. Commissioner Fausch agreed. Chair Bolte said it wouldn't match the streetscape line but it would be baby steps moving in that direction. Mr. Failor said the positives of moving forward would be introducing it to the street and only three or four buildings within that area would be non-conforming. He said the 200 building wasn't included when the Plan Commission originally saw the application.

Commissioner Fausch said it was an issue of codifying what existed versus a vision for the future, if they were going for a vision of the future they might want that tail building in because that would extend the retail. She said the alternatives were an expression of different desires on their part- one to try to realize the vision for the future and other to take what existed and express that.

Commissioner Ginsberg said it would seem the purpose behind doing it would be to encourage and enhance the value of the area and if the owners were saying there was going to be a value issue maybe they ought to focus on that unless the Village had heard from testimony on the other side that wasn't present at this meeting. Mr. Failor replied it there hadn't been any response.

Commissioner Moran said her problem with that argument was if they limited it to properties that front on Marion Street they were only talking about one property owner and she wasn't sure that one property owner should drive the planning decisions. Commissioner Ginsberg replied he wasn't saying it should drive the decision, but if the people who were most affected thought it would decrease diminished value then maybe it wouldn't have the impact they wanted.

Commissioner Moran said it was usually the people who were opposed to something that came out to talk about it, they weren't hearing from the bike shop or the jewelry store. Commissioner Ginsberg said he couldn't assume they were for it if they didn't come out. Chair Bolte said it was the second time this came around this year and the reason they were rehearing it was they wanted some of the property owners and tenants to have

notice. Chair Bolte said their job was to look at the request and make a decision that was not just good for individual property owners but decide what was good for the Village and the Village's vision of what they want to see.

Chair Bolte said they could vote on it as staff proposed with changes talked about, do a 'toe-in-the-water' with smaller boundaries or totally reject the Overlay District for South Marion at this point.

Commissioner Rouse said he would vote on the smaller boundaries only if they could remove the traffic restrictions on South Marion to improve traffic flow. Commissioner Fausch asked if they could do that. Mr. Failor replied they could send a recommendation in the cover letter to the Board, but it couldn't be a condition of approval.

Commissioner Moran moved to vote on accepting the recommendation of extending the Transit Related Retail Overlay District on South Marion Street. Commissioner Rouse seconded.

A roll call vote was taken:

Moran - yes
Rouse - no
Benson - no
Mann - no
Fausch - no
Chair Bolte - no
Ginsberg - no

The motion failed 1-6.

Commissioner Fausch moved to vote on accepting an alternative recommendation for Marion Street that would change the boundaries on the north end of the District as staff proposed and the south end would go to Pleasant Avenue only. Commissioner Mann seconded.

A roll call vote was taken:

Fausch- yes
Mann- yes
Ginsberg- no
Benson- no
Moran - yes
Rouse- no
Chair Bolte - yes

The motion failed 4 - 3.

Commissioner Benson moved to vote on a recommendation to not approve an extension of the Transit Related Retail Overlay District on South Marion Street at this time. Commissioner Rouse seconded.

A roll call vote was taken:

Benson - yes
Rouse - yes
Ginsberg - yes
Moran - no
Mann - yes
Fausch - no
Chair Bolte - no

The motion failed 4-3.

Chair Bolte moved to discussion of South Oak Park Avenue.

Chair Bolte clarified the blue dotted lines on the staff's proposal had the same reasoning that properties facing the South Boulevard embankment had no cross street retail interaction. She said the last conversation they had narrowed it down to properties that were fronting on South Oak Park Avenue. Chair Bolte said South Oak Park Avenue was a totally different street and there were only a few properties that would become non-conforming uses.

Commissioner Fausch motioned to approve the boundary changes to the Transit Related Retail Overlay District along South Oak Park Avenue as suggested by staff, which was to only include those properties fronting on South Oak Park Avenue from South Boulevard and Pleasant Street, excluding "all residential" properties and church properties. Commissioner Moran seconded.

A roll call vote was taken:

Fausch - yes
Moran - yes
Ginsberg - yes
Benson - yes
Mann - yes
Rouse - yes
Chair Bolte - yes

The motion passed 7-0.

Chair Bolte reminded Attorney Karaca that in the letter to the Board on South Marion Street that the key issues were the lack of traffic flow particularly to the south and the

non-conforming was substantial with real strong testimony on different kinds of property and layouts.

Other Business:

Chair Bolte said she did not get the letter on the grant opportunities for street and alley improvements in on time, but that they did have other commissions supporting that project.

Chair Bolte moved to discussing the responses to the Board of Trustee's questions regarding the Lake and Forest Findings of Fact. Commissioner Ginsberg asked to be recused from the discussion and Chair Bolte agreed. Chair Bolte said at the January meeting they would have the Findings of Fact on the Transit Related Retail Overlay District. She said it would be also be good if they could meet with the Historic Preservation Commission either in January or February as the schedule would be light. Mr. Failor suggested February. Chair Bolte agreed. Chair Bolte asked when the Comprehensive Plan might begin. Mr. Failor estimated it would be towards the end of March or beginning of April.

Commissioner Ginsberg left at 8:47 p.m. before discussion on the Board of Trustee's responses regarding the Lake and Forest planned development started.

Chair Bolte explained that on December 5, 2011 she attended the Board of Trustee meeting and gave a brief summary of the Findings of Fact on the Lake and Forest recommendation. She said a number of the Trustees had questions for staff and the Plan Commission. Chair Bolte went over the memo staff compiled of the specific questions and a brief discussion ensued. Chair Bolte indicated that Commissioners could send comments to her individually and she would compile it in a response for Trustees by the next day. She said she and Commissioner Fausch would attend the Board meeting on January 9, 2012 for the Lake and Forest application and any other Commissioner was invited to attend as well.

Commissioner Moran said she attended the chairpersons meeting and any Commissioner who would be serving through 2012 would be required to take Open Meeting Act training that would be available online soon. Chair Bolte said Commissioners would also need to attend Plan Commissioner training if they had not taken it already. Chair Bolte said they would discuss that further in January and suggested they might get someone from CMAP to come to them and do the training in one session.

Adjournment

Commissioner Rouse moved to adjourn. Commissioner Benson seconded. Meeting adjourned at 9:04 p.m.

Angela Schell,

Recording Secretary

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

From: Chuck Burbridge [mailto:chuckburbridge@gmail.com]

Sent: Sunday, December 04, 2011 2:16 PM

To: VOP Planning

Subject: Impact of overlay plan on Euclid square town homes

I live at 113 s. Euclid, unit B. I am curious as to what the overlay plan means for my residence. While it may fall outside of the purview of this issue, I am particularly interested in any actions that can be taken to reduce the flow of traffic down the alley past my townhouse and to improve the green space in the area. With the approval of the new drive up banking facility, I would encourage the village to develop a plan to insure traffic from the bank exits to oak park avenue. This holds true for the senior citizen center being developed by the township as well. My garage is accessed off the alley and both the garage and the sidewalk at Euclid can be characterized as being blind corners. Further, I believe routing traffic to oak park would improve safety and livability for all of the residents along Euclid.

To further mitigate the impact of the traffic and parking, I would encourage the village to adopt a requirement for trees to line the perimeter of the surface parking lots and the right of way. This would improve the visual appeal of the area, reduce the noise pollution, and provide cleaner, fresher air.

I would appreciate any advice on how to move forward with these recommendations or appraisal of their status if the village will move forward with them. Thank you for your assistance.

Chuck Burbridge

Sent from my iPad

E

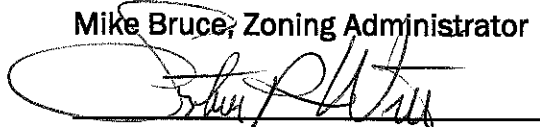
VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

Item Title: Referral to the Zoning Board of Appeals to hold a public hearing for a Special Use Permit From WR XXIV, LLC To Operate A Weight Watchers Clinic At 477 N. Harlem Avenue.

Resolution or Ordinance No. _____

Date of Board Action: February 6, 2012

Staff Review: Mike Bruce, Zoning Administrator

Department Director Name: 
Steve Witt, Director of Building & Property Standards

Village Manager's Office: 
Lisa Shelley, Deputy Village Manager

Item History: On January 6, 2012, Timothy Connelly, on behalf of WRXXIV, LLC, filed an application pursuant to Section 3.1 (Summary Use Matrix) of the Zoning Ordinance of the Village of Oak Park requesting the issuance of a special use permit, authorizing the use of a weight Watchers facility (a weight-loss clinic) to be located in the B-4 Downtown Business District at 477 N. Harlem Avenue.

In addition, the applicant is requesting relief from the requirements of the Transit-Related Retail Overlay District, namely from Section 3.9.3 (F) (2) (j), which requires that weight-loss clinics shall not be located at grade level or on the ground floor of any building or structure unless located at least 50 feet from any street line. . ." Relief from the transit-overlay district regulation may be included within the special use permit application.

Item Policy Commentary: Section 2.2.3(C) of the Zoning Ordinance requires that the President and Board of Trustees refer the application for special use permit to any appointed or elected commission or committee, including but not limited to the Zoning Board of Appeals or Plan Commission, for the purpose of holding a public hearing thereon pursuant to Section 2.2.5.

The Applicant is applying for a special use permit to operate a weight-loss clinic in a B-4 Downtown Business District. The applicant is also requesting relief from the Transit-Related Retail Overlay District to locate the facility on the ground floor of the tenant space located at 477 N. Harlem Avenue.

Intergovernmental Cooperation Opportunities:

NA

Item Budget Commentary: The applicant has paid the required application fee for this application process.

Item Action Options/Alternatives:

No alternative as this is a referral to the Zoning Board of Appeals to hold a public hearing.

Proposed Recommended Action: Approve the Motion to refer this application to the Zoning Board of Appeals to hold a public hearing at its next regularly scheduled meeting date.



Application for Special-Use Permit

Village of Oak Park 708.383.6400
123 Madison Street
Oak Park, IL 60302-4272

Applicant Information

Name of Applicant: [Please print] WR XXIV, LLC
Address of Subject Property: 477 N. Harlem Avenue, Oak Park, IL 60301
Owner of Subject Property: WR XXIV, LLC Owner's Address: 1000 E. 80th Place, Ste. 700N Merrillville, IN 46410
Authorized Agent: [Please print] Timothy Connelly Address: 1000 E. 80th Place, Ste. 700N Merrillville, IN 46410
Phone Number: 219-680-4282 E-Mail Address: tconnelly@whitepeterman.com

Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements? [X] Yes (If yes, attach explanation) [] No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application? [] Yes (If yes, attach explanation) [X] No

The present owner acquired legal title to these premises on: April 27, 2006

Case Information

The Applicant seeks a special-use permit to: allow operation of a Weight Watchers facility on the premises.

The subject property is located in the B1/2 General Business B4 Downtown Zone District(s).

The subject property is presently used as: vacant commercial

Certification

I hereby depose and say that all the above statements, as well as any statements contained in the papers submitted in support of this application submitted herewith, are true.

Sworn to me this 5th day of January, 2012

[Signature]
Notary Public Rachael R. Lambie

My commission expires: 5-27-16

[Signature]
RACHAEL R. LAMBIE
Lake County
My Commission Expires
May 27, 2016

Timothy S. Connelly
Authorized Rep.

Notice: This application must be completed fully and legibly, and accompanied by all required submittals, as listed on the reverse side of this application. Only persons having a proprietary interest in the subject property may file an application. The application fee is due at time of application, and is not refundable.



Disclosure of Beneficiaries

Village of Oak Park 708.383.6400
123 Madison Street
Oak Park, IL 60302-4272

Address of Subject Property: 477 N. Harlem Avenue, Oak Park, IL 60301
Date: 01-05-12
Property Identification Number(s) (PIN): 16 07 118 063

Owner Information

You must provide the following information. If additional space is needed, attach extra pages to this form.

Owner 1 Name: WR XXIV, LLC Telephone No.: 219-680-3300
Owner 1 Address: 1000 E. 80th Place, Suite 700N, Merrillville, IN 46410 Facsimile No.: 219-757-3510
Owner 2 Name: Telephone No.:
Owner 2 Address: Facsimile No.:

If property is held in a Land Trust, provide name(s) of all beneficial owners.
(A Certificate of Trust must be attached hereto.)

[Blank lines for Land Trust information]

Applicant Information

Applicant's Name: WR XXIV, LLC Telephone No.: 219-680-3300
Applicant's Address: 1000 E. 80th Place, Suite 700N, Merrillville, IN 46410 Facsimile No.: 219-757-3510

Contact Information
(If different than Applicant)

Project Contact: Timothy Connelly Telephone No.: 219-680-4282
Contact's Address: 1000 E. 80th Place, Suite 700N, Merrillville, IN 46410 Facsimile No.: 219-680-4242

Proprietary Interest of Applicant

[X] Owner [] Legal Representative [] Contract Purchaser [] Other:

Certification

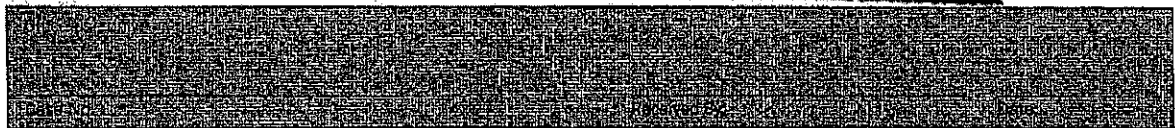
I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

Sworn to me this 5th day of January, 2012.

[Signature of Notary Public]
Notary Public Rachael R. Lambie

My commission expires: 5-27-16

[Signature of Timothy J. Connelly]
Applicant/Authorized Agent (circle one) Timothy J. Connelly
Authorized Rep.





Application for an allowance within a special use permit

The Village of Oak Park 708.358.5430
123 Madison Fax: 708.358.5441
Oak Park, IL 60302-4272 TTY 708.383.0048

Address of Subject Property: 477 N. Harlem Avenue, Oak Park, IL 60301 Date: 01-05-12
Property Identification Number(s) (PIN): 16 07 118 053

Owner/Applicant Information

Applicant's Name: WR XXIV, LLC Telephone No.: 219-680-3300
Applicant's Address: 1000 E. 80th Place, Ste. 700N, Merrillville, IN 46410 Facsimile No.: 219-757-3510
Owner's Name: WR XXIV, LLC Telephone No.: 219-680-3300
Owner's Address: 1000 E. 80th Place, Ste. 700N, Merrillville, IN 46410 Facsimile No.: 219-757-3510
Authorized Agent: Timothy Connelly Telephone No.: 219-680-4282
Agent's Address: 1000 E. 80th Place, Ste. 700N, Merrillville, IN 46410 Facsimile No.: 219-680-4242

Property Information

Property Type: [] 1-2 Family Residential [] Multiple-Family [] Commercial [X] Mixed-Use [] Hospital
Zoning District: [] R-1 [] R-2 [] R-3 [] R-4 [] R-5 [] R-6 [] R-7 [] H [] B-1/2 [] B-3 [X] B-4 [] C
Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements? [X] Yes (if yes, attach explanation) [] No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application? [] Yes (if yes, attach explanation) [X] No

The present owner acquired legal title to these premises on: April 26, 2006

Case Information

Pursuant to law, application is hereby made for a variation from the regulations of the Zoning Ordinance with regard to:

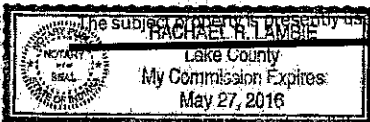
[] Area [] Yard [X] Use [] Height [] Off-street Parking [] Other

The Applicant seeks a variation from the following requirements of the Zoning Ordinance of the Village of Oak Park:

Article 3 Section 9 Paragraph 3.f.2.j.

Article Section Paragraph

The subject property is presently used as: vacant commercial



Certification

I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

Sworn to me this 5th day of January, 2012

Notary Public [Signature]

My commission expires: 5-27-16

Applicant/Authorized Agent (circle one) [Signature] Timothy J. Connelly

Note: See reverse side of this application form for additional information.

Authorized Rep

Official use only. ZBA Call No. Fee Paid. Received By. Date.

Special Use Standards: Section 2.23 (D)

Our responses to the Special Use Standards with respect to the Weight Watchers application are as follows:

- 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;*

We feel that having Weight Watchers in our space will contribute to the general welfare of the community as Weight Watchers provides a service that assists individuals in making choices that enhances their overall health. Further, Weight Watchers is a respected corporate citizen that can be expected to follow all laws and ordinances and be a community contributor. It will serve as a convenient amenity to the residents of our building.

- 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;*

The proposed use will not have a substantial or undue adverse effect upon adjacent property as retail uses were contemplated for this space originally. The signage package proposed is in keeping with the existing Trader Joe's signage. Weight Watchers utilizes professional merchandising and the interior of their centers are very attractive and modern. Given Weight Watchers' business model, it is reasonable to assume that the use will not negatively affect the public health, safety and general welfare of Oak Park.

- 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;*

The proposed use will be designed, arranged and operated to permit the development and use of neighboring property in accordance with the applicable district regulations as Weight Watchers is not proposing any modifications to the structure of the building, and will operate as any retail tenant would inside the retail space, as described in the original PD approved in 2005. The design of the Weight Watchers space is in keeping with typical retail layouts. In sum, this application is in keeping with the overall plan as originally conceived.

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 (Planned Development Procedures) and 4.5 (Special Uses) of this Zoning Ordinance;*

The proposed use complies with the more specific standards and criteria established for the particular use in questions by the Sections noted above as the use does not conflict with the contemplated uses in the original PD approved in 2005. As such, the Weight Watchers use is compliance with those standards and criteria.

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*

The proposed use has been considered in relation to the goals and objectives of the Comprehensive Plan and due to the fact that a retail use was contemplated for this portion of the original development per the approved PD, it considered to be in compliance with those goals.

6. *There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.*

There is an agreement between ownership and Weight Watchers that will become binding upon approval of this application. Given that both parties are desirous of completing the transaction and are well-capitalized, it is contemplated that the Weight Watchers space will open as soon as is commercially possible.

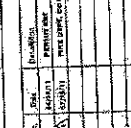
ARCURTIS
 479 NORTH HARLEM AVE
 OAK PARK APARTMENTS
 OAK PARK, IL 60805

ARCURTIS
 ARCHITECTS

1000 N. LAUREL ST. SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.ARCURTISARCHITECTS.COM

PROJECT NO. 17-001
 SHEET NO. 17-001-01
 DATE: 08/15/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]

No.	Desc.	Quantity
1	17-001-01	1

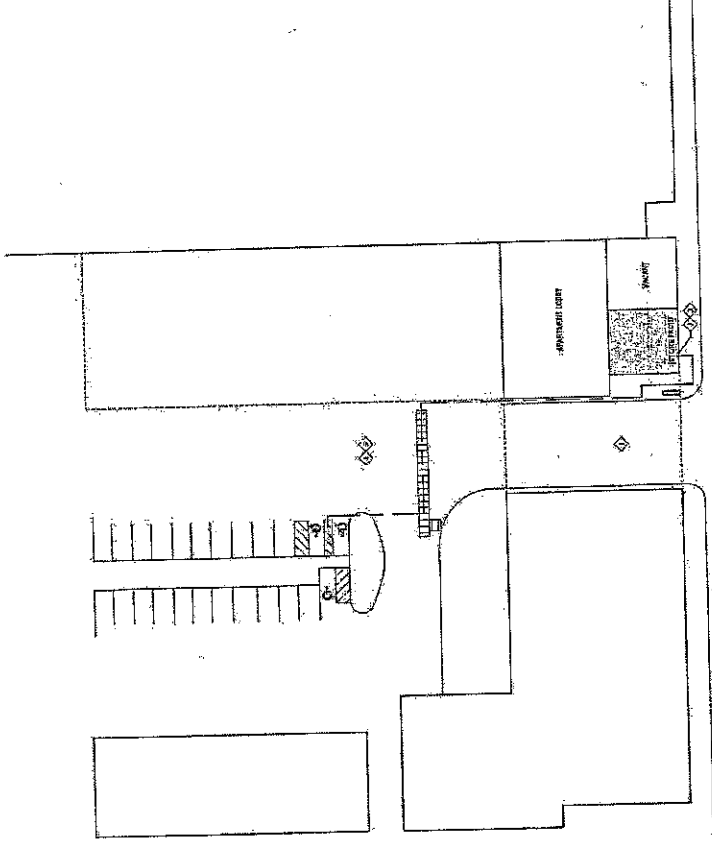
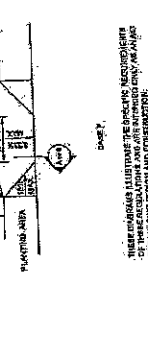
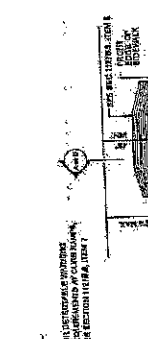
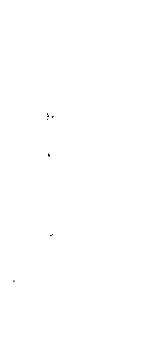


Scale: 1/8" = 1'-0"
 Notes:
 1. SEE SHEET 17-001-02 FOR FURTHER INFORMATION ON THIS PROJECT.

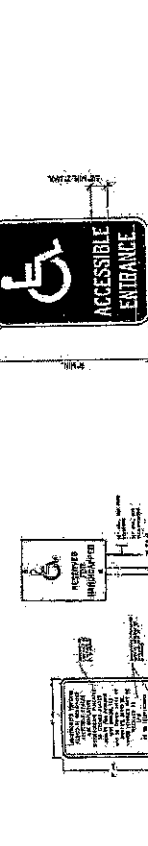
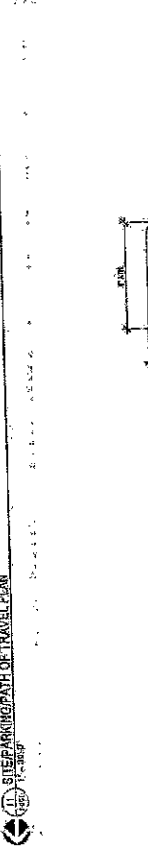
1-001

- PARKING PATH OF TRAVEL GENERAL NOTES:**
1. ALL PARKING SPACES SHALL BE 8'-0" WIDE BY 18'-0" DEEP.
 2. ALL PARKING SPACES SHALL BE 18'-0" DEEP BY 8'-0" WIDE.
 3. ALL PARKING SPACES SHALL BE 18'-0" DEEP BY 18'-0" WIDE.
 4. ALL PARKING SPACES SHALL BE 18'-0" DEEP BY 24'-0" WIDE.
 5. ALL PARKING SPACES SHALL BE 18'-0" DEEP BY 30'-0" WIDE.

- PARKING LEAF OF TRAVEL KEYED NOTES:**
1. CONE TO INDICATE.
 2. CONE TO INDICATE.
 3. CONE TO INDICATE.
 4. CONE TO INDICATE.
 5. CONE TO INDICATE.



17-001-01 SITE PARKING PATH OF TRAVEL PLAN



- 17-001-01 SITE PARKING PATH OF TRAVEL PLAN**
- 17-001-01 SITE PARKING PATH OF TRAVEL PLAN**
- 17-001-01 SITE PARKING PATH OF TRAVEL PLAN**

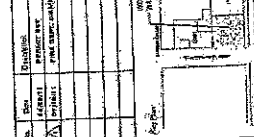
OAK PARK APARTMENTS
 479 NORTH HARLEM AVE.
 OAK PARK, IL 60305

ARCURTUS
 Electrical Engineering
 1110 N. WILSON ST. CHICAGO, IL 60642
 TEL: 312-442-1110 FAX: 312-442-1111
 WWW.ARCURTUS.COM

PROJECT INFORMATION
 PROJECT NO. 100-000-0000
 PROJECT NAME: OAK PARK APARTMENTS
 PROJECT ADDRESS: 479 NORTH HARLEM AVE., OAK PARK, IL 60305
 PROJECT DATE: 10/15/2010
 PROJECT STATUS: IN PROGRESS

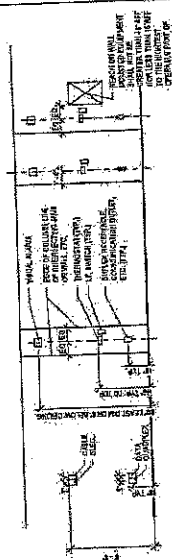
REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMIT
2	10/20/10	REVISED PER PERMIT COMMENTS
3	11/05/10	REVISED PER FIELD CHANGES



F-201

Sheet No. 1 of 1
 Date: 10/15/2010
 Scale: 1/8" = 1'-0"



SPECIFICATIONS FOR LOCATION OF DEVICES

1. All devices shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
2. All devices shall be installed in a location that is easily accessible and does not obstruct traffic.
3. All devices shall be installed in a location that is protected from physical damage.
4. All devices shall be installed in a location that is protected from weather conditions.
5. All devices shall be installed in a location that is protected from fire.
6. All devices shall be installed in a location that is protected from theft.
7. All devices shall be installed in a location that is protected from tampering.
8. All devices shall be installed in a location that is protected from vandalism.
9. All devices shall be installed in a location that is protected from graffiti.
10. All devices shall be installed in a location that is protected from other forms of damage.

ADJUSTABLE OPEN WIRE SHELVING



4 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	4 SHELF STRUCTURE	4	125.00	500.00
2	ADJUSTABLE OPEN WIRE SHELVING	16	12.50	200.00
3	WIRE	16	12.50	200.00
4	SHELF	16	12.50	200.00

5 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	5 SHELF STRUCTURE	5	125.00	625.00
2	ADJUSTABLE OPEN WIRE SHELVING	20	12.50	250.00
3	WIRE	20	12.50	250.00
4	SHELF	20	12.50	250.00

6 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	6 SHELF STRUCTURE	6	125.00	750.00
2	ADJUSTABLE OPEN WIRE SHELVING	24	12.50	300.00
3	WIRE	24	12.50	300.00
4	SHELF	24	12.50	300.00

7 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	7 SHELF STRUCTURE	7	125.00	875.00
2	ADJUSTABLE OPEN WIRE SHELVING	28	12.50	350.00
3	WIRE	28	12.50	350.00
4	SHELF	28	12.50	350.00

8 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	8 SHELF STRUCTURE	8	125.00	1000.00
2	ADJUSTABLE OPEN WIRE SHELVING	32	12.50	400.00
3	WIRE	32	12.50	400.00
4	SHELF	32	12.50	400.00

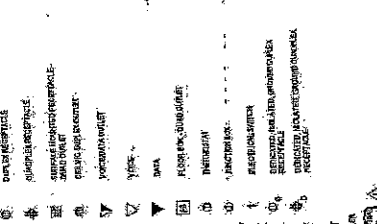
9 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	9 SHELF STRUCTURE	9	125.00	1125.00
2	ADJUSTABLE OPEN WIRE SHELVING	36	12.50	450.00
3	WIRE	36	12.50	450.00
4	SHELF	36	12.50	450.00

10 SHELF STRUCTURES

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	10 SHELF STRUCTURE	10	125.00	1250.00
2	ADJUSTABLE OPEN WIRE SHELVING	40	12.50	500.00
3	WIRE	40	12.50	500.00
4	SHELF	40	12.50	500.00

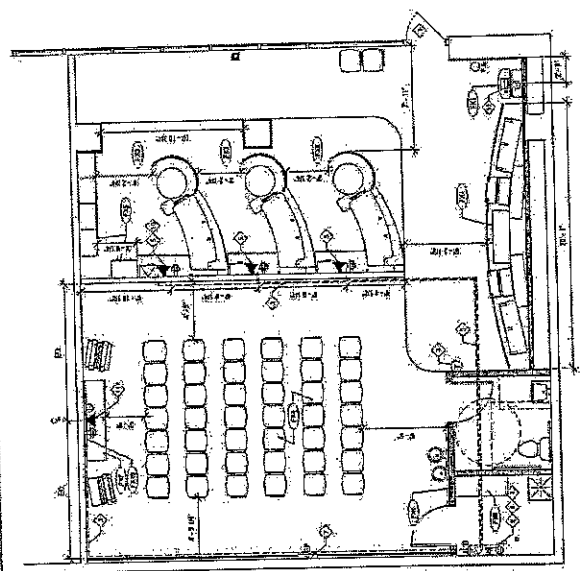
ELEGDATA COLUMN SYMBOLS LEGEND



ELECTRICAL EQUIPMENT AND EQUIPMENT KEYS NOTES

1. All electrical equipment shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
2. All electrical equipment shall be installed in a location that is easily accessible and does not obstruct traffic.
3. All electrical equipment shall be installed in a location that is protected from physical damage.
4. All electrical equipment shall be installed in a location that is protected from weather conditions.
5. All electrical equipment shall be installed in a location that is protected from fire.
6. All electrical equipment shall be installed in a location that is protected from theft.
7. All electrical equipment shall be installed in a location that is protected from tampering.
8. All electrical equipment shall be installed in a location that is protected from vandalism.
9. All electrical equipment shall be installed in a location that is protected from graffiti.
10. All electrical equipment shall be installed in a location that is protected from other forms of damage.

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	10 SHELF STRUCTURE	10	125.00	1250.00
2	ADJUSTABLE OPEN WIRE SHELVING	40	12.50	500.00
3	WIRE	40	12.50	500.00
4	SHELF	40	12.50	500.00



ELECTRICAL GENERAL NOTES

1. All electrical work shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
2. All electrical work shall be installed in a location that is easily accessible and does not obstruct traffic.
3. All electrical work shall be installed in a location that is protected from physical damage.
4. All electrical work shall be installed in a location that is protected from weather conditions.
5. All electrical work shall be installed in a location that is protected from fire.
6. All electrical work shall be installed in a location that is protected from theft.
7. All electrical work shall be installed in a location that is protected from tampering.
8. All electrical work shall be installed in a location that is protected from vandalism.
9. All electrical work shall be installed in a location that is protected from graffiti.
10. All electrical work shall be installed in a location that is protected from other forms of damage.

FURNITURE EQUIPMENT PLAN

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	10 SHELF STRUCTURE	10	125.00	1250.00
2	ADJUSTABLE OPEN WIRE SHELVING	40	12.50	500.00
3	WIRE	40	12.50	500.00
4	SHELF	40	12.50	500.00

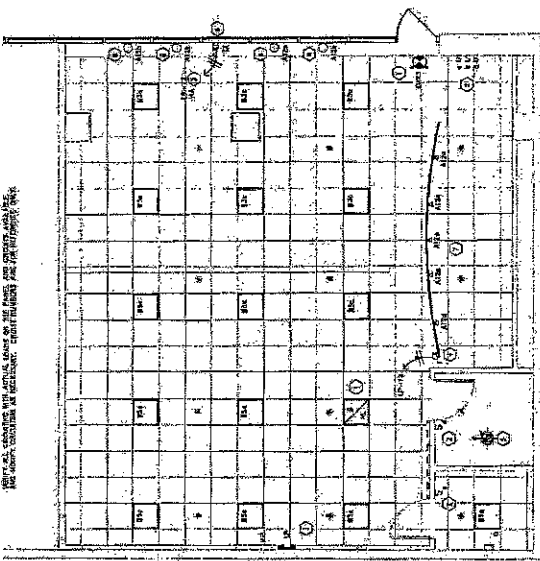
Weight Watchers
OAK PARK APARTMENTS
479 NORTH HARLEM AVE
OAK PARK, IL 60301

ARCTURIS
 Family Vehicle Safety
 1111 N. LAUREL ST. SUITE 100
 CHICAGO, IL 60642
 TEL: 312.467.1111
 WWW.ARCTURIS.COM

PROJECT NAME: WEIGHT WATCHERS APARTMENTS
PROJECT ADDRESS: 479 NORTH HARLEM AVE, CHICAGO, IL 60301
PROJECT NO.: 1111 N. LAUREL ST. SUITE 100, CHICAGO, IL 60642
DATE: 11/11/11
SCALE: AS SHOWN
DESIGNED BY: ARCTURIS
CHECKED BY: ARCTURIS
DATE: 11/11/11

FIELD VERIFY ALL EXISTING CONDITIONS

THE WORK CONDITIONS ARE ASSUMED TO BE ACCURATE AND COMPLETELY CORRECT.



ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE CITY OF CHICAGO.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

ELECTRICAL LIGHTING PLAN
 11/11/11

LIGHT FIXTURE SCHEDULE

NO.	QTY.	SYMBOL	DESCRIPTION	QUANTITY	NO. OF FIXTURES
1	1	1	1	1	1
2	1	2	2	2	2
3	1	3	3	3	3
4	1	4	4	4	4
5	1	5	5	5	5
6	1	6	6	6	6
7	1	7	7	7	7
8	1	8	8	8	8
9	1	9	9	9	9
10	1	10	10	10	10
11	1	11	11	11	11
12	1	12	12	12	12

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE CITY OF CHICAGO.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

E-101
 Project Number: 1111 N. LAUREL ST.
 Project Name: Weight Watchers Apartments
 Project Address: 479 NORTH HARLEM AVE, CHICAGO, IL 60301
 Project Date: 11/11/11

Weight Watchers
OAK PARK APARTMENTS
479 NORTH HARLEM AVE
OAK PARK, IL 60301

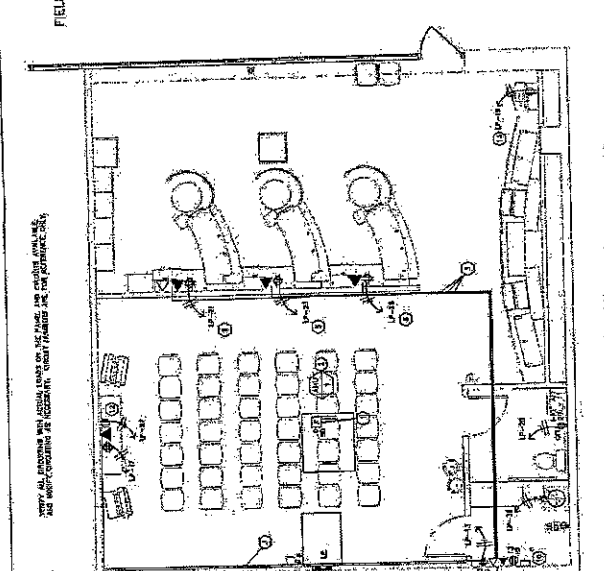
ARCTURIS
 Electrical Engineers
 1234 North Dearborn Street
 Chicago, IL 60610

No.	Date	Description	Drawn by



ELECTRICAL SYMBOLS
 S 120V, 60 Hz Single Phase
 S 240V, 60 Hz Single Phase
 S 3-Phase, 208V, 3-Wire, 4-Third
 S 3-Phase, 480V, 3-Wire, 4-Third
 S 4-Phase, 208V, 3-Wire, 4-Third
 S 4-Phase, 480V, 3-Wire, 4-Third
 S 2-Phase, 120/240V, 3-Wire, 4-Third
 S 2-Phase, 208/240V, 3-Wire, 4-Third
 S 2-Phase, 480/576V, 3-Wire, 4-Third
 S 3-Phase, 208V, 3-Wire, 4-Third
 S 3-Phase, 480V, 3-Wire, 4-Third
 S 4-Phase, 208V, 3-Wire, 4-Third
 S 4-Phase, 480V, 3-Wire, 4-Third
 S 2-Phase, 120/240V, 3-Wire, 4-Third
 S 2-Phase, 208/240V, 3-Wire, 4-Third
 S 2-Phase, 480/576V, 3-Wire, 4-Third

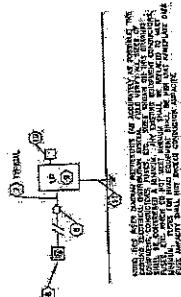
FIELD - VERIFY ALL EXISTING CONDITIONS



NOTES:
 1. FIELD VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.

ELECTRICAL POWER PLAN

NUMBERED NOTES:
 ① VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 ② ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.
 ③ FIELD VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 ④ ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.
 ⑤ FIELD VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 ⑥ ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.
 ⑦ FIELD VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 ⑧ ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.
 ⑨ FIELD VERIFY ALL EXISTING CONDITIONS AND CORRECT AS NECESSARY.
 ⑩ ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION.



ONE-LINE RISER DIAGRAM
 SCALE: NOT TO SCALE

E-102
 Sheet No. 1 of 1

F

VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

Item Title: Ordinance Amending Article 33 of the Village Code Entitled "Universal Access Commission" to Change the Name of the Universal Access Commission to the Disability Access Commission

Resolution or Ordinance No. _____

Date of Board Action: February 6, 2012

Staff Review:

Department Director Name:

Teresa Powell *TP*

Village Manager's Office:

[Signature]

Item History (Previous Board Review, Related Action, History):

Last year the Universal Access Commission (UAC) approached the Citizen Involvement Commission to request a change in the name of the UAC to better reflect the mission and scope of the commission. Following discussion by the UAC and CIC, they agreed that the name change should be to Disability Access Commission (DAC). The appropriate changes have been made to the commission's enabling language to reflect this change.

At a meeting of the Village Board of January 18, 2012, to discuss this proposed revision, concern was expressed that the proposed name change does not reflect the "people first" approach of the commission.

Item Policy Commentary (Key Points, Current Issue, Bld Process, Recommendation):

The CIC has recommended that this name change be adopted.

Intergovernmental Cooperation Opportunities (describe if there are opportunities for cost savings or better service with this item by joint participation from other local Oak Park governmental agencies, or regional municipalities):

NA

Item Budget Commentary: (Account #; Balance; Cost of contract)

NA

Item Action Options/Alternatives (List the alternative actions; list the positive and negative implications of each; if no alternatives, explain why):

The Board may choose to adopt the name change, reject the name change or choose an alternate name-change, such as "Accessibility Commission".

Proposed Recommended Action: Approve the Resolution

**ORDINANCE AMENDING CHAPTER 2, ARTICLE 33 OF
THE VILLAGE CODE ENTITLED
"UNIVERSAL ACCESS COMMISSION"**

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, that Article 2, Chapter 33 of the Village Code entitled "Universal Access Commission" is hereby amended to read as follows:

CHAPTER 2, ARTICLE 33

UNIVERSAL DISABILITY ACCESS COMMISSION

2-33-1: CREATION:

There is hereby created and established in and for the Village of Oak Park a commission to be hereafter known as the **Universal Disability Access Commission**, which shall consist of the following members:

- A. Chairperson;
- B. Six (6) members;
- C. The Chief Building Inspector/Access Advisor for the Village of Oak Park, as an ex officio member.

The members and chairperson shall be appointed by the President with the consent of the Village Board. Members shall serve without compensation and shall initially be appointed as follows: a chairperson and two (2) members for one year, two (2) members for two (2) years, and two (2) members for three (3) years. Thereafter, the chairperson and all members shall be appointed for three (3) year terms.

2-33-2: OBJECTIVES:

The purpose of the **Universal Disability Access Commission** is to advise the

Village in its efforts to facilitate full participation in community activities by its disabled residents, to bring disabled persons into the mainstream of Oak Park life by recognizing that disabled persons can lead proud and productive lives, to promote universal access throughout the Village, and to heighten public awareness.

THIS ORDINANCE shall be in full force and effect from and after its adoption.

ADOPTED this 6th day of February 2012, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 6th day of February 2012.

David G. Pope
Village President

ATTEST:

Teresa Powell
Village Clerk

VILLAGE OF OAK PARK
AGENDA ITEM COMMENTARY

G

Item Title: Resolution Accepting A Department Of Housing and Urban Development Community Challenge Planning Grant Agreement in the Amount of \$2,916,272 and Authorizing the Execution of the Cooperative Agreement for that Award.

Resolution or Ordinance No. _____

Date of Board Action: February 6, 2012

Staff Review: Tammie Grossman, Housing Programs Manager

Department Director Name: Tammie Grossman

Village Manager's Office: VS

Item History (Previous Board Review, Related Action, History):

On November 21, 2011, the US Department of Housing and Urban Development (HUD) awarded the Village of Oak Park on behalf of the West Cook County Housing Collaborative (Collaborative) a \$2,916,272 Community Challenge Planning Grant. The Village of Oak Park will act as the administering agency for the Collaborative. The Challenge Grant will allow the communities of Oak Park, Bellwood, Forest Park and Maywood to update their comprehensive plans and will provide funds to IFF (formerly known as the Illinois Facilities Fund), as the Collaborative Coordinator, to set up a revolving loan fund to create an acquisition and predevelopment fund to support affordable housing activities near transit.

The Collaborative has secured matching cash funds in the amount of \$4,257,467 from the Illinois Department of Commerce and Economic Opportunity (DCEO) awarded to IFF, as the Collaborative Coordinator. The DCEO funds will be used to purchase and rehab foreclosed homes in the Collaborative communities. The funds must first be expended in Forest Park, Bellwood, and Maywood since those communities were hardest hit by the 2008 flooding caused by Hurricane IKE. Once the initial homes are sold the sale proceeds will be deposited into the revolving loan fund and will be available for use in the entire Collaborative service area. IFF has also agreed to contribute cash support in the amount of \$1,000,000 for the revolving loan fund. The Chicago Community Trust has agreed to provide \$40,000 to support IFF's time supporting the Collaborative. The remainder of the matching funds will come from the Collaborative Communities in the form of staff time and from our Collaborative partner agencies' in-kind contribution. The partner agencies include Chicago Metropolitan Agency for Planning (CMAP), the Metropolitan Planning Council, the Oak Park Regional Housing Center, the Regional Transportation Authority (RTA) and the partner agencies from the Regional Home Ownership Preservation Initiative (RHOPI). As part of the HUD grant reporting mechanisms we will have to track the expenditure of matching funds.

Item Policy Commentary (Key Points, Current Issue, Bid Process, Recommendation):

The Housing Programs Manager will oversee the administration of the Grant. Funds will be

disbursed to third parties upon HUD approval and after sub-recipient contracts are signed.

Intergovernmental Cooperation Opportunities (describe if there are opportunities for cost savings or better service with this item by joint participation from other local Oak Park governmental agencies, or regional municipalities):

The West Cook County Housing Collaborative was formed in 2008 to encourage better coordination between the member communities related to housing policy and opportunities. Since its formation and including this HUD Grant, the Collaborative has received over \$11 million dollars in private, state, county and federal investment into the five municipalities. Additionally, the Collaborative allows for coordinated housing policy to ensure the strength of the region.

Item Budget Commentary: (Account #; Balance; Cost of contract)

There is no impact on the General Fund other than staff time to administer the program and the Grant provides \$150,000 to the Village of Oak Park to hire a consultant to update the Village's Comprehensive Plan.

Item Action Options/Alternatives (List the alternative actions; list the positive and negative implications of each; if no alternatives, explain why):

If the Resolution is not approved, the Collaborative will lose the HUD funding.

Proposed Recommended Action: Approve the Resolution

RESOLUTION

ACCEPTING A DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY CHALLENGE PLANNING GRANT AGREEMENT IN THE AMOUNT OF \$2,916,272 AND AUTHORIZING THE EXECUTION OF THE COOPERATIVE AGREEMENT FOR THAT AWARD

BE IT RESOLVED by the President and Board of Trustees of the Village of Oak Park, Cook County, State of Illinois, that the Department of Housing and Urban Development Community Challenge Planning Grant in the Amount of \$2,916,272 is accepted, and that the Village Manager is authorized to execute the Cooperative Agreement for that Award.

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

ADOPTED this 6th day of February, 2012, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ADOPTED AND APPROVED by me, this 6th day of February, 2012.

Attest:

David G. Pope
Village President

Teresa Powell
Village Clerk

Assistance Award/Amendment

U.S. Department of Housing and
Urban Development
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input checked="" type="checkbox"/> Award <input type="checkbox"/> Amendment	
3. Instrument Number CCPIL0052-11	4. Amendment Number 1	5. Effective Date of this Action	6. Control Number
7. Name and Address of Recipient The Village of Oak Park, IL 123 Madison Street Oak Park, IL: Illinois 60302-4272 Phone: 708-358-5411 Fax: 708-358-5114		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, S.W., Room 10180 Washington, DC 20410	
10. Recipient Project Manager Tammie Grossman, Housing Programs Manager		8a. Name of Administrator J. Malcom Smith	8b. Telephone Number 202-402-6472
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Stephen A. Cerny, Stephen.A.Cerny@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearinghouse		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 6AFF, P.O. Box 901013, Fort Worth, TX 76101	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount	\$0.00	15a. Appropriation Number 861/30162	15b. Reservation number CCPIL0052-11
HUD Amount this action	\$2,916,272.00	Amount Previously Obligated	\$0.00
Total HUD Amount	\$2,916,272.00	Obligation by this action	\$2,916,272.00
Recipient Amount	\$5,752,825.00	Total Obligation	\$2,916,272.00
Total Instrument Amount	\$8,669,097.00		

16. Description

Employer Identification Number: 36-6006027

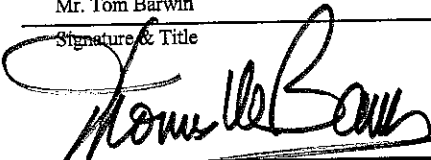
Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet(s)
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)
6. OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85
7. Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.
8. Notice of Funding Availability (FR-5500-N-33)

Period of Performance is 36 months from February 1, 2012 to January 31, 2015.

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) Mr. Tom Barwin		20. HUD (By Name) J. Malcom Smith	
Signature & Title 	Date (mm/dd/yyyy) 1.30.2012	Signature & Title	Date (mm/dd/yyyy)

REVIEWED AND APPROVED
AS TO FORM

JAN 30 2012

LAW DEPARTMENT

form HUD-1044 (8/90)
ref. Handbook 2210.17

HUD CONTINUATION SHEET

Instrument No: CCPIL0052-11

1. BUDGET

	HUD Amount	Match /Leverage Amount	Total
Direct Labor	\$0.00	\$55,518.00	\$55,518.00
Fringe Benefits	\$0.00	\$19,985.00	\$19,985.00
Travel	\$7,389.00	\$0.00	\$7,389.00
Equipment	\$0.00	\$0.00	\$0.00
Supplies/Materials	\$0.00	\$0.00	\$0.00
Consultants	\$0.00	\$0.00	\$0.00
Contracts	\$2,908,883.00	\$5,677,322.00	\$8,586,205.00
Construction	\$0.00	\$0.00	\$0.00
Other Direct Cost	\$0.00	\$0.00	\$0.00
Indirect Cost	\$0.00	\$0.00	\$0.00
Total	\$2,916,272.00	\$5,752,825.00	\$8,669,097.00

If the grantee's match/leverage contribution is less than **\$5,752,825.00** the Government reserves the right to negotiate new line items and/or amounts to satisfy the grantee's requirement or to reduce the Government's share proportionally. The grantee shall notify HUD at any time it believes it will not meet its match requirement. In addition, the grantee shall obtain HUD approval regarding any changes concerning the intended use of matching funds. If the grantee exceeds the dollar amount shown above, there will be no impact on the Federal share.

2. AMOUNT OF COST SHARE

The estimated cost for the performance of this grant is **\$8,669,097.00**. HUD shall not be obligated to reimburse the Village of Oak Park in excess of **\$2,916,272.00**. The Grantee agrees to bear without reimbursement from HUD **\$5,752,825.00** of the total costs. However, in the event that the Grantee incurs cost in excess of the total estimated project cost of **\$8,669,097.00**; all such excess costs shall be borne entirely by the Grantee.

3. KEY PERSONNEL

The personnel specified below are considered to be essential to the work being performed hereunder:

Name	Title	% of time on the grant
Tammie Grossman	Housing Programs Manager	10%
Craig Lesner	Chief Finance Officer	1%
Rob Cole	Assistant Village Manager	1%

4. SUBSTANTIAL INVOLVEMENT

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:
Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.
- Review and provide recommendations in response to semi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

HUD CONTINUATION SHEET

Instrument No: CCPIL0052-11

Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

5. INDIRECT COSTS/PROVISIONAL RATE

N/A

6. AUDIT INFORMATION

The Village of Oak Park submitted an audit report conducted by the SIKICH, LLP for the year ending December 31, 2009. The audit report attests to Village of Oak Park practice of generally accepted accounting principles and compliance with laws and regulations relating to government auditing standards. The internal control structure has been reviewed in accordance with OMB Circular A-133 and found to be in compliance with requirements that are applicable to certain of its major federal programs.

7. REPORTS AND DELIVERABLES

List of Deliverables:

1. Final Workplan and Logic Model: 60 calendar days
2. Updated comprehensive plan that incorporates the Collaborative's transit-oriented and affordable housing development analyses for the following communities: Oak Park, Forest Park, Bellwood and Maywood
3. Create an acquisition and predevelopment fund to support affordable housing.

Reports:

4. Bi-Annual Reporting.
5. Additional Reporting Requirements: Additional reporting requirements as outlined in the NOFA (FR-5500-N-33), FY11 HUD General Section (FR-5500-N-01) and 2 CFR 85.40.

8. SPECIAL CONDITIONS

N/A

U.S. Department of Housing and Urban Development
Office of Sustainable Housing And Communities

COOPERATIVE AGREEMENT PROVISIONS

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A. GENERAL

1. Overview of Award Implementation

This cooperative agreement/grant (also referred to as *Agreement*) is between the Grantee (*Recipient*) identified in Block 7 of the form HUD-1044, and the U.S. Department of Housing and Urban Development. The award agreement consists of the form HUD-1044, any special conditions, and these Cooperative Agreement Terms and Conditions.

In signing this *Agreement*, the Grantee agrees to comply with all the requirements and conditions contained herein.

The provisions of the Notice of Funding Availability (NOFA) are hereby incorporated into this *Agreement*.

The Grantee's rights under this *Agreement* may not be assigned without the prior written approval of HUD.

The Grantee shall complete and submit a revised management and work plan, deliverables outcomes and budget within 60 calendar days after the effective date of the grant. These revisions shall update the general/basic plan submitted with the proposal and include any changes to the proposed work plan, budget, performance measures and deliverables, negotiated between HUD and the grantee. These revisions should be developed according to the instructions provided by the HUD Government Technical Representative identified on the form HUD-1044. Should you not address these specific issues, your grant may be terminated on the basis of failure to conclude negotiations or to provide HUD with requested information, in accordance with the General Section of the NOFA for which you applied.

2. Purpose

The purpose of this *Agreement* is as stated in the "Purpose of the Program" section of the NOFA.

3. Definitions

- a. "Cooperative Agreement" means an agreement in which the Federal Government provides funding authorized by public statute where the government plays a substantial role in assisting the funding recipient.
- b. "Equipment" means a tangible, non-expendable, personal property having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit. A grantee may use its own definition of equipment provided that such definition would at least include all equipment defined above.
- c. "DUNS" means Dun and Bradstreet Data Universal Numbering System.

- d. "Grant Officer (GO)" means the HUD individual who is responsible for processing and executing grant award, change in key personnel, change of scope, budget transfers, change of period of performance, and other administrative changes that would require a modification to the agreement. This term also refers to designated HUD Officials authorized to execute and/or administer this grant.
- e. "Government Technical Representative (GTR)" means the HUD individual who is responsible for the technical administration of the grant, the evaluation of performance under the grant, the acceptance of technical reports or projects, and other such specific responsibilities as may be stipulated in the grant.
- f. "Government Technical Monitor (GTM)" means the individual responsible for assisting a Government Technical Representative (GTR) in the latter's performance of his/her duties. The GTM is also the responsible individual that will comply with the Office of Sustainable Housing and Communities devolution of authority under our Continuity of Operations Plan (COOP). Should the National Capital Region become non-operational due to emergency conditions, the approval of vouchers and the authority to pay vouchers will transfer to the GTM until such time as the designation is lifted. The Government Technical Representative (GTR) will continue to be the point of contact for day-to-day management issues and responsibilities described above. In a state of emergency, HUD reserves the right to designate a GTR for COOP purposes.
- g. "Grantee" as used herein refers to the recipient of this cooperative agreement.
- h. "NOFA" means the Notice of Funding Availability, which announced the availability of funding for this grant.
- i. "NOPF" means Notice of Public Interest
- j. "OSHC" means the HUD Office of Sustainable Housing and Communities, or its successor Office, if any.
- k. "Publication" includes:
 - (1) Any document containing information for public consumption; or
 - (2) The act of, or any act which may result in, disclosing information to the public.
- l. "Recipient" Any entity other than an individual that received grant funds in the form of a grant, cooperative agreement or loan directly from the Federal government.

m. "Subaward" means:

(1) A legal instrument to provide support for the performance of any portion of the substantive project or program for which the recipient received this award and that:

- (a) The recipient awards to an eligible sub-recipient; or
- (b) The sub-recipient at one tier awards to a sub-recipient at the next lower tier.

(2) The term does not include the recipient's procurement of property and services needed to carry out the project or program (see, generally, § .210 of the attachment to OMB Circular A-133 (2 CFR Part 180), "Audits of States, Local Governments, and Non-Profit Organizations").

(3) A subaward may be provided through any legal agreement, including an agreement that the recipient or a sub-recipient considers a contract.

- n. "Sub-recipient" means a non-Federal entity that expends Federal awards received from a pass-through entity to carry out a Federal program, but does not include an individual that is a beneficiary to such a program. The sub-recipient may also be a recipient of other Federal awards directly from the Federal awarding agency. Guidance on distinguishing between a sub-recipient and a vendor is provided in § .210 of OMB Circular A-133 (2 CFR Part 180).
- o. "Total Instrument Amount" is the amount under line item 14 of the HUD Form-1044 (Total Instrument Amount). This is the sum of the federal award and grantee match.
- p. "Work Plan" refers to the Grantee's plan for addressing a specific service delivery need, and consists of designated work activities including tasks and subtasks as required by the program office; a timeline for completing the work; performance measures; outputs and outcomes identified to achieve the performance measures/goals; budget; and resources designated to complete the work.

B. PROGRAM REQUIREMENTS

1. Allowable Costs

- a. This is a cost reimbursement award; the Grantee shall be reimbursed for certain costs, as described below, incurred in the performance of work in an amount not to exceed the obligated amount shown in block 15 on the Assistance Award Form (form HUD-1044). In the event the Grantee incurs costs in excess of the prescribed amount, the excess shall be borne entirely by the Grantee.

- b. HUD shall reimburse the Grantee for costs incurred in the performance of this award which are determined by the GTR and the Grant Officer to be allowable, allocable, and reasonable in accordance with applicable Federal cost principles as follows:

Cost Principles for State, Local, and Indian Tribal Governments	OMB Circular A-87	Relocated to 2 CFR, Part 225; http://www.whitehouse.gov/omb/circulars/a087/a87_2004.html
Cost Principles for Non-profit Organizations	OMB Circular A-122	Relocated to 2 CFR, Part 230; http://www.whitehouse.gov/omb/fedreg/2005/083105_a122.pdf
Cost Principles for Educational Institutions	OMB Circular A-21	Relocated to 2 CFR, Part 220; http://www.whitehouse.gov/omb/fedreg/2005/083105_a21.pdf
Audits of States, Local Governments, and Non-Profit Organizations	OMB Circular A-133	Relocated to 2 CFR Part 180; http://www.whitehouse.gov/omb/fedreg/2005/083105_a133.pdf
Cost Principles for Commercial/For-profits	Federal Acquisition Regulations at 48 CFR Part 31.2	http://www.access.gpo.gov/cgi-bin/cfrassemble.cgi?title=200948

- c. Direct Costs are the allocable portion of allowable costs incurred directly for the purposes of the grant. Detailed explanations of direct costs are provided in applicable OMB Circulars (A-21 (2 CFR Part 220), Cost Principles for Educational Institutions, A-87 (2 CFR Part 225), Cost Principles for State, Local, and Indian Tribal Governments, or A-122 (2 CFR Part 230), Cost Principles for Nonprofit Organizations, as applicable) that can be accessed at the White House website, www.whitehouse.gov/omb/circulars_default

2. Administrative Requirements

The grantee must adhere to all respective uniform administrative rules for Federal grants and cooperative agreements and subawards as follows:

Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations	24 CFR Part 84	http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_36446.doc
Administrative Requirements for Grants	24 CFR Part 85	www.hud.gov/offices/lead/librar

and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments		y/lead/24_CFRPART_85.pdf
Grants and Cooperative Agreements with State and Local Governments	OMB Circular A-102	http://www.whitehouse.gov/omb/circulars_a102
Uniform Administrative Requirements for Grants and Other Agreements with Institutions of Higher Education, Hospitals and Other Non-Profit Organizations	OMB Circular A-110 (Relocated to 2 CFR Part 215)	http://www.whitehouse.gov/omb/fedreg/2005/083105_a110.pdf
Audits of States, Local Governments, and Non-Profit Organizations; and	OMB Circular A-133 (Relocated to 2 CFR Part 180),	http://www.whitehouse.gov/omb/fedreg/2005/083105_a133.pdf

3. Advance Payment By Treasury Check Or Electronic Funds Transfer

Advance payments by Treasury check or electronic funds transfer are hereby authorized under this grant. A Grantee that is subject to existing State program accreditation requirements may request an advance payment in writing, if applicable. HUD may provide to the Grantee a one-time cash advance that shall not exceed 10 percent of the grant amount, and shall be limited to the minimum amount needed for the actual, immediate cash requirements of the Grantee in carrying out the start up activities of this agreement and as agreed to by the Grant Officer. Neither these HUD funds nor non-HUD funds may be used for conducting interventions, remediation, rehabilitation, renovation or other activities that would physically alter any structure or property in any way. Refer to 24 CFR 58.34(a) for a list of exempt activities.

4. Amendments

This grant may be modified at any time by written amendment. Amendments, which reflect the rights and obligations of either party, shall be executed by both HUD (the Grant Officer) and the Grantee. Administrative amendments, such as changes in appropriation data, may be issued unilaterally by the Grant Officer.

5. Amount of Cost Share (Estimated Cost And Payment – Leveraging) (See Block 14 of form HUD-1044)

The estimated cost for the performance of this grant is the “**Total Instrument Amount**”.

The Grantee shall be reimbursed by HUD for costs incurred in the performance of this grant. HUD shall not be obligated to reimburse the Grantee in excess of the “**Total HUD Amount**”. HUD reserves the right to withhold five-percent (5%) of the Federal grant amount pending the receipt and approval of a final progress report. See clause entitled “Final Report” for

more information. The proposed contribution to supplement HUD funds is the "Recipient Amount." The Grantee agrees to bear without reimbursement by HUD the "Recipient Amount" of the total costs. The Grantee is not obligated to contribute more than the "Recipient Amount". However, the Grantee shall be solely responsible for any costs in excess of the estimated cost of the "Total Instrument Amount".

The Grantee must satisfy all leveraging requirements in the NOFA. If the Grantee's actual leveraging contribution is less than "Recipient Amount" under Block 14 of the HUD 1044, the Government reserves the right to negotiate new line items and/or amounts to satisfy the Grantee's leveraged funds requirement, or to reduce the Government's share proportionally. The Grantee shall notify the Government at any time it believes it will not meet its leveraged funds requirement by the completion of the grant. If the Grantee exceeds the leveraged amount, there will be no impact on the Federal share. HUD reserves the right to withhold payments if leveraged funds are not spent.

Any funds requested by the Grantee shall be requested in accordance with the clause entitled, "Estimated Cost and Payment - Line Of Credit Control System (LOCCS)."

HUD reserves the right to withhold payment if leveraged resources are not spent.

6. Budget

The Grantee shall incur costs in conformance with the original or negotiated budget, presented with the proposal for this grant. The Grantee shall not commingle any funds computed under this grant with any other existing or future operating accounts held by the Grantee.

If the Grantee has been contacted to submit documents to support the application that were not received prior to the execution of this grant, the Grantee will not be allowed to draw down funds in excess of 10% of the federal amount, until such time that the requirements have been met. HUD reserves the right to terminate an award if the required documents are not provided within 1 month from the date the written request was made.

Standard Form 425, Federal Financial Report (24 CFR Part 84.52 and/or 85.52), detailing leveraged funds or in-kind contributions shall be submitted on a bi-annual basis. As part of the closeout process a final narrative and a final Standard Form 425 detailing the progress made in achieving the purpose of the grant and adequate documentation of the total federal funds expended in support of the activities to achieve this purpose are due to the GTR 90 days after the end of the period of performance (See clause entitled "Closeout").

The Federal Financial Report (Standard Form 425) shall be submitted on a bi-annual basis and is due 30 days after the reporting period.

7. Central Contractor Registration (CCR)

Recipients and their first-tier sub-recipients must maintain current registrations in the Central Contractor Registration (www.ccr.gov) at all times during which they have active federal awards.

8. Certifications and Assurances

The certifications and assurances submitted in the Grantee's application are hereby incorporated into this agreement. They include:

- a. Standard Form 424 or HUD 424, Application for Federal Assistance
- b. Certification and Disclosure Form Regarding Lobbying (SF-LLL)
- c. Applicant/Recipient Disclosure Update Report (HUD-2880)
- d. Certification Regarding Parties Excluded From Procurements
- e. Certification Prohibiting Excessive Force Against Non-Violent Civil Rights Demonstrators
- f. Certification/Disclosure Regarding federal Debt
- g. Certification Regarding a Drug-Free Workplace
- h. Codes of Conduct and Conflict of Interest

A grantee must notify the GTR of any changes in the status or information on the above items.

9. Changes

In accordance with 24 CFR 85.30 or 84.25, as applicable, Grantees or sub-grantees must obtain the prior approval of the awarding agency whenever any programmatic changes are anticipated, including but not limited to the following:

- a) Any revision of the scope or objectives of the project (regardless of whether there is an associated budget revision requiring prior approval).
- b) Budget revisions that are 10% or more of the total HUD amount among direct cost categories, or, if applicable, among separately budgeted programs, projects, functions, or activities which exceed or are expected to exceed 10% of the current total approved budget, whenever the awarding agency's share exceeds \$100,000.
- c) Changes in key persons in cases where specified in an application or a grant award. In research projects, a change in the project director or principal investigator shall always require approval unless waived by the awarding agency.
- d) Under non-construction projects, contracting out, subgranting (if authorized by law) or otherwise obtaining the services of a third party to perform activities, which are central to the purposes of the award.

10. Closeout

The Grantee shall provide the Grant Officer with closeout documentation 90 days after to the end of the performance period, consisting of the following five elements:

- Narrative Final Report summarizing activities conducted under the award, including significant outcomes resulting from the activities and problems encountered during the performance period;
- Federal Financial Report (SF-425) of the total Federal Funds expended;
- Completed Inventions, Patents, and Copyright Statement; and
- Completed Closeout Certification.

HUD will notify the Grantee in writing when the grant is closed. The Grantee has three areas of continuing responsibility after closeout of the grant:

- Records and materials must be kept in a safe place and be accessible to auditors and other government officials for three years after the grantee and all subgrantees/subcontractors make final payments and all other pending matters are closed. (If the grant is covered by 24 CFR Part 84, see related record retention requirements in 24 CFR 84.85(c)(2).) This requirement also extends to all subcontracts the Grantee has executed.
- Accountability for property continues as long as the Grantee holds the property, or for the period of time established by the agreement. Disposal of property must be in accordance with the rules established in the Property Management Standards referred to in the award. Program income, including royalties, must be used to support eligible activities.
- Notification to the Grant Officer if, at any time during the three-year period after project completion, the Grantee organization is discontinued or changes location. The Grant Officer should be notified immediately of the new address or the address of the party retaining all records.

11. Collection Of Data

Collection of data from ten or more respondents and sponsored by HUD shall be subject to the Paperwork Reduction Act (44 U.S.C. 3501— 3520). If a survey instrument for a collection of data sponsored by HUD is proposed, it will be subject to review and approval by the Office of Management and Budget (OMB). Such review and approval must be obtained prior to the use of the survey instrument. Also, a time element is involved here, which may considerably lengthen the time required for completion of the project proposed. Careful consideration should be given to any proposal, which requires the use of a survey or other information collection sponsored by HUD. The collection of data is deemed to be sponsored by HUD only under the following conditions (5 CFR 1320.3):

- a) The Grantee is conducting the collection of information at the specific request of HUD; or

- b) The terms and conditions of the grant require specific approval by HUD of the collection of information or collection procedures. Note that if the Grantee decides on its own to collect information and it does not need HUD approval to do so, then HUD is not the "sponsor" of the information collection.

12. Compliance with the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282) (Transparency Act)

Applicants receiving an award from HUD should be aware of the requirements of the Transparency Act. The Transparency Act requires the establishment of a central website that makes information available to the public regarding entities receiving federal financial assistance, by not later than January 1, 2008. In fulfillment of the requirements of the Act, OMB launched <http://www.USAspending.gov> in December 2007. The website makes information available to the public on the direct awards made by the federal government. The Transparency Act also requires, beginning not later than January 2009, that data on subawards be made available on the same website.

In anticipation of the implementation of this requirement, HUD is placing awardees of its FY2010 competitive funding on notice of these requirements and that, once implemented, grantees will be required to report their subaward data to HUD or a central federal database. The only exceptions to this requirement under the Transparency Act are:

- 1) Federal transactions below \$25,000;
- 2) Credit card transactions prior to October 1, 2008;
- 3) Awards to entities that demonstrate to the Director of OMB that the gross income of such entity from all sources did not exceed \$300,000 in the previous tax year of such entity; and
- 4) Awards to individuals. Guidance for receiving an exception under item (3) above has not been finalized by OMB.

HUD is responsible for placing award information for direct grantees on the government website. The reporting of subaward data is the responsibility of the grantee. Grantees should be aware that the law requires the information provided on the federal website to include the following elements related to all subaward transactions, except as noted above:

- 1) The name of the entity receiving the award;
- 2) The amount of the award;
- 3) Information on the award, including the transaction type, funding agency, the North American Industry Classification System (NAICS) code or Catalog of Federal Domestic Assistance (CFDA) number (where applicable), program source, and an award title descriptive of the purpose of each funding action;
- 4) The location of the entity receiving the award and primary location of performance under the award, including the city, state, congressional district, and country;

- 5) A unique identifier of the entity receiving the award and of the parent entity of the recipient (the DUNS number), should the entity be owned by another entity; and
- 6) Any other relevant information specified by OMB.

13. Conduct of Work

During the effective period of this grant, the GTR and/or the GTM identified in Block 9 of the HUD-1044 shall be responsible for monitoring the technical effort of the Grantee, unless the Grantee is notified in writing by the Grant Officer of a replacement.

Only the Grant Officer has the authority to authorize deviations from this grant, including deviations from the Work Plan. In the event the Grantee does deviate without written approval of the Grant Officer, such deviation shall be at the risk of, and any costs related thereto shall be borne by, the Grantee.

14. Confidentiality

The service provider (e.g., the Grantee and any subgrantees, subcontractors or vendors) must maintain confidential files on individual program beneficiaries served. Recipient staff must keep paper files in a locked filing cabinet and protect all electronic files related to individual beneficiaries with a personal password.

The service providers shall maintain primary access to individual beneficiary files. Other project management staff may have access to these files only if they contain a "release of information" consent form signed by the individual beneficiary. A release of information form must clearly indicate which parties may have access to an individual beneficiary's file. Such parties might include the management staff and HUD staff. Recipient staff must only share individual beneficiary files with those parties listed on the signed form. If an individual beneficiary has not signed the consent form the parties listed may not read that individual beneficiary's file.

These categories serve as guidelines to recipient staff and management staff. The recipient must determine if the individual beneficiary's confidential information will significantly affect the safety and security of that individual or the recipient organization itself.

15. Contact Information Updates

The Grantee shall inform the Grant Officer and GTR of any changes in contact information, including the organization's name, address, telephone, e-mail, and key personnel.

16. Copyrights

HUD reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use for Federal government purposes: (a) the copyright in any work developed under this award, sub-award, or contract awarded under this

grant; and (b) any rights of copyright to which a Grantee or sub-grantee or a contractor purchases ownership with award funds.

17. Default and Disputes

The Grantee is in default if one or more of the following occurs:

1. Any use of award agreement funds for a purpose other than as authorized by this Agreement;
2. Any material noncompliance with Federal, State, or local laws or regulations as determined by HUD;
3. Any other material breach of this award agreement, or
4. Any misrepresentation in the application submissions which, if known to HUD, would have resulted in this award not being provided.
5. Failure to meet any reporting requirement.

If HUD determines preliminarily that the recipient is in default as described in items 1-5, above, HUD will give the recipient notice of this determination and the corrective or remedial action proposed by HUD. The recipient shall have an opportunity to demonstrate, within the time prescribed by HUD (not to exceed 30 days from the date of the notice), and on the basis of facts and data, that it is not in default, or that the proposed corrective or remedial action is inappropriate, before HUD implements the corrective or remedial action.

Where HUD determines that corrective or remedial actions by the recipient have not been undertaken as instructed, or will not be effective to correct the default and to prevent further default, HUD may take the following additional corrective and remedial actions under this award agreement:

1. Reduce the award in the amount affected by the default.
2. Take action against the recipient under 24 CFR Part 24 and Executive Order 12549 with respect to future HUD or Federal grant awards.
3. Demand repayment of all award amounts.
4. Initiate litigation or other legal proceedings designed to require compliance with the statute, regulations, any terms or conditions of this award agreement, or other pertinent authorities.
5. Temporarily withhold cash payments pending correction of the deficiency by the grantee or subgrantee.
6. Withhold further payments.
7. Take any other remedial action legally available.

During performance of the grant, disagreements may arise between the Grantee and the Grant Officer on various issues. If a dispute concerning a question of fact arises, the Grant Officer shall prepare a final decision, taking into account all facts and documentation presented. The decision shall be mailed to the Grantee. The Grantee may appeal the decision in writing within thirty (30) days to the Deputy Secretary of HUD, or his or her designated representative,

the Director, Office of Sustainable Housing and Communities.

Failure to comply with the requirements established in the award and these provisions, including failure to submit reports on time and in accordance with the requirements contained in these provisions, may result in HUD taking action to limit access to program funds. Actions by HUD may include, but are not limited to: requiring that reports and financial statements be submitted to the Grant Officer/GTR for approval before drawing down any funds; removing the Grantee from the eLOCCS; suspending the ability to incur costs or draw funds; and/or suspending or terminating the Grant for non-performance.

HUD may, on reasonable notice to the Grantee, temporarily suspend the award and withhold further payments pending corrective action by the Grantee. The award may be terminated in whole or in part before the end of the performance period for cause when the Grantee has failed to comply with the terms, conditions, standards, or provisions of this award. The award may be terminated for convenience when both parties agree that the continuation of the award would not produce beneficial results.

18. Deliverable Products

During the performance period, the recipient is required to submit to the GTR Official Work Products. These include but are not limited to progress reports; financial reports, closeout documentation; products specified in the Work Plans, such as reports for HUD and the public on activities conducted and results achieved, etc. Failure to submit required documents on time may cause the Grant Officer to take action to suspend or terminate the award.

19. Equipment

When acquiring equipment, the Grantee shall comply with the requirements set forth in 24 CFR 84.34 or 24 CFR 85.32, whichever is applicable, OMB Circular A-87 (2 CFR Part 225), and OMB Circular A-122 (2 CFR Part 230).

20. Estimated Cost and Payment - Line Of Credit Control System (LOCCS/eLOCCS)

The Grantee shall be reimbursed for costs incurred in the performance of work under this grant in an amount not-to-exceed "**Total HUD Amount**" in Block 14 of the HUD 1044. In the event the Grantee incurs cost in excess of this amount, the excess shall be borne entirely by the Grantee.

Incurred costs shall be reimbursed through HUD's Line of Credit Control System (LOCCS) using the eLOCCS web based system. Each day LOCCS generates a payment tape for the Department of the Treasury, which disburses the payments via the Automated Clearinghouse (ACH) Payment System and a Voucher and Schedule of Payments. All payments are certified by HUD and forwarded to Treasury for processing.

Before receiving funds from the eLOCCS, the Grantee must designate a financial institution for HUD to make direct deposit payments through the ACH system. In the event the Grantee, during the performance of this grant, elects to designate a different financial institution for the receipt of any payments, notification of such change and the related information must be received by the Grant Officer 30 days prior to the date such change is to become effective.

To have access to LOCCS and the eLOCCS, the Grantee shall obtain a Security ID and Password from HUD's LOCCS Security Officer, using the form HUD-27054, LOCCS Voice Response /eLOCCS Access Authorization Form.

The Grantee shall submit the original vouchers for work performed to the GTR identified in Block 9 of the form HUD-1044. The voucher shall be supported by a detailed breakdown of the cost(s) claimed (Grantees are to use the Part 3 Financial Reporting Attachment included in Policy Guidance 2001-03). In order to assure proper payment, it is important that the voucher is in accordance with the payment amount requested through the eLOCCS. Payment requires the Grantee to go to eLOCCS and provide the Security ID number and requested information. Detailed instructions for using the LOCCS/eLOCCS were provided in HUD's Transmittal Letter for your award.

Funds advanced to the Grantee shall be maintained in an interest bearing account. Any interest earned by the Grantee as a result of the advanced funds shall be promptly returned to HUD.

All check remittances should be sent to the new Miscellaneous Lockbox as follows:

Bank of America
DHUD P.O. Box 277303
Atlanta, GA 30384-7303

If the Grantee is a State, local government or Indian Tribe, the Grantee may retain up to \$100.00 of interest earned per Grantee's fiscal year for administrative expenses (24 CFR 85.21).

If the Grantee is a University, non-profit or for profit organization, the Grantee may retain up to \$250.00 of interest earned per Grantee's fiscal year for administrative expenses (24 CFR 84.22).

State universities and hospitals shall comply with the Cash Management Improvement Act (CMIA), as it pertains to interest.

Other funds due to HUD after the end date of the grant or close-out, as a result of internal audit or other reasons, will be returned to the GTR identified in Block 9 of the form HUD-1044 of this grant.

Should the Grantee demonstrate an unwillingness or inability to establish procedures that will minimize the time elapsing between advances and disbursements, or fail to provide any

required progress report in a timely manner, the authorization for advance payments may be revoked. The Grantee may then be required to finance the project with its own working capital and payment to the Grantee may be made by Treasury check to reimburse it for actual cash disbursements that are approved by the GTR.

21. Environmental Review

This Environmental Review section applies to grantees that will conduct site control or land acquisition (Category 2- Detailed Execution Plans and Programs), as described in the NOFA.

Activities that involve site control or acquisition are subject to HUD environmental review under 24 CFR Part 50. For projects involving these activities, HUD's notification of award constituted only a preliminary approval by HUD subject to the completion of an environmental review of the proposed site(s). Selection for participation and the execution of this Agreement do not constitute approval of the proposed site(s). Each proposal involving site control or acquisition is subject to a HUD environmental review, and the Grantee's proposal may be modified or the proposed sites rejected as a result of that review.

The Grantee shall not acquire, rehabilitate, demolish, convert, lease, repair, or construct property, nor commit or expend HUD or local funds for these program activities with respect to any eligible property, until HUD approval of the property is received. An option agreement on a proposed site or property is allowable prior to the completion of the environmental review if the option agreement is subject to a determination by HUD on the desirability of the property for the project as a result of the completion of the HUD environmental review and the cost of the option is a nominal portion of the purchase price.

The Grantee shall assist HUD in complying with 24 CFR Part 50; shall supply HUD with all available, relevant information necessary for HUD to perform an environmental review for each property, as requested by HUD; and, shall carry out mitigating measures required by HUD or select alternate eligible property if required by HUD..

22. Fair Housing and Civil Rights Laws

- a) The Grantee represents, warrants, and certifies to HUD that it shall comply with all applicable Federal statutes, regulations, and requirements relating to non-discrimination and equal opportunity identified in HUD's regulations at 24 CFR § 5.105(a), and assure such compliance of any of its sub-grantees under this Agreement, including the following:
 1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d-2000d-4) and implementing regulations at 24 CFR part 1, Nondiscrimination in Federally Assisted Programs of the Department of Housing and Urban Development - Effectuation of Title VI of the Civil Rights Act of 1964;

2. Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681:1683, 1685:1688) and implementing regulations at 24 CFR part 3, Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance;
 3. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and implementing regulations at 24 CFR part 8, Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities of the Department of Housing and Urban Development;
 4. Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101 *et seq.*) and implementing regulations at 28 CFR part 35;
 5. The Fair Housing Act (42 U.S.C. §§ 3601-19) and implementing regulations at 24 CFR Part 100, Discriminatory Conduct Under the Fair Housing Act;
 6. Executive Order 11063, as amended by Executive Order 12259, and implementing regulations at 24 CFR part 107, Nondiscrimination and Equal Opportunity in Housing Under Executive Order 11063; and
 7. The Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-6107) and implementing regulations at 24 CFR part 146, Nondiscrimination on the Basis of Age in HUD Programs or Activities Receiving Federal Financial Assistance.
- b) The Grantee represents, warrants, and certifies to HUD that it shall administer its grant in a manner that affirmatively furthers fair housing and that, at a minimum, it shall carry out all actions to affirmatively further fair housing as proposed in its application for financial assistance under the Sustainable Communities Initiative Grant Programs.
- c) The Grantee represents, warrants, and certifies to HUD that it shall ensure that employment, contracting, and other economic opportunities generated by the Sustainable Communities Initiative Grant Programs shall, to the greatest extent feasible, be directed to low- and very low-income persons pursuant to Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and HUD's implementing regulations at 24 CFR part 135.
- d) Grantees are required to cooperate and assist HUD in its nondiscrimination and equal opportunity compliance activities and are required to maintain and submit racial, ethnic, disability, and other demographic data pursuant to HUD's nondiscrimination and equal opportunity regulations including those at 24 CFR §§ 1.6, 8.55, 107.30, and 121.2.

23. Flow Down Provisions

If the Grantee contracts or subawards funds under this agreement with a person or entity to perform work under this award, the Grantee shall include in the contract or subaward agreement such provisions as may be necessary to ensure that all contractors and subgrantees comply with the requirements of the grant and reporting provisions as set forth in these terms and conditions or as established by HUD and the Office of Management and Budget (OMB)

The Terms and Conditions of this agreement flow down to all tiers of subgrantees. First tier subgrantees are required to obtain a DUNS numbers (or update its existing DUNS record), and register with the Central Contractor Registration (CCR; www.ccr.gov) no later than 120 days after execution of this agreement.

24. HUD's Right to Audit and Disallow and Recover Funds

The government reserves the right to seek recovery of any funds that were not expended in accordance with the requirements or conditions of this agreement based upon HUD review, the final audit, or any other special audits or reviews undertaken. HUD has the right to order a special audit, even if the Grantee's auditor or a cognizant agency has already conducted one.

25. HUD's SUBSTANTIAL INVOLVEMENT

HUD's Office of Sustainable Housing and Communities will work in partnership with its grantees to advance the program objectives of the grant program. The Cooperative Agreement allows for substantial involvement of HUD staff to enhance the performance of the grantee in the completion of their deliverables.

Anticipated substantial involvement by HUD staff may include, but will not be limited to:
Studies and Reports

- Review potential amendment recommendations to the study design and/or Workplan.
- Review and provide recommendations in response to bi-annual progress reports (e.g., amendments to study design based on preliminary results).
- Review and provide recommendations on the final report/study, including final interpretation of study results.

Approvals and Reviews

- Authority to halt activity if specifications or work statements are not met;
- Review and approval of one stage of work before another can begin;
- Review and approval of substantive provisions of proposed sub-grants or contracts beyond existing Federal policy;
- Approval of workplan adjustments based on changing conditions and needs documented in the cohort targeted for capacity building.
- Review and approval of key personnel

Participation and Monitoring

- Monitoring to permit specified kinds of direction or redirection of the work because of interrelationships with other projects;
- HUD and recipient collaboration or joint participation;
- Implementing HUD requirements which limit recipient discretion;
- Coordination of complementary activities from respective capacity building intermediaries, including determining if workplans require adjustments based on changing conditions;
- Where appropriate substantial, direct HUD operational involvement or participation during the assisted activity.

26. Incurrence of Costs

The Grantee is allowed to incur costs for activities beginning the effective date of the award as stated on the HUD-1044 under period of performance. Any costs incurred before the date are not allowable unless specifically authorized in writing by the Grant Officer or GTR.

At a minimum, grantees are required to drawdown funds on a quarterly basis. An e-LOCCS Request Voucher for Grant Payment (HUD form 27053) must be used to be reimbursed for award funds. Any funds requested by the Grantee shall be requested in accordance with the clause entitled, "Estimated Cost and Payment - Line of Credit Control System (LOCCS)."

27. Indirect Costs

For grantees without a federally approved indirect cost rate, a provisional indirect cost rate, pending establishment of a final rate, will be applied to this grant. Reimbursement will be made on the basis of the provisional rate. By accepting this agreement, the Grantee agrees to bill at the provisional indirect cost rate until an approved indirect rate agreement becomes effective. Adjustments will be made from the provisional rate to the final rate. However, such adjustments must be within the total amount of the award as stated in Block #15 of the HUD-1044.

28. Inspection and Acceptance

Inspection, review, correction, and acceptance of all deliverables under this award shall be the responsibility of the GTR. The GTR may receive recommendations from assigned GTMs.

29. Inspector General Referrals

The Grantee or any subgrantee, subcontractor or other sub-recipient awarded funds shall promptly refer to an appropriate inspector general any credible evidence that a principal, employee, agent, contractor, sub-grantee, subcontractor, or other person has submitted a false claim under the False Claims Act or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving those funds.

30. Limitation on Consultant Payments

Per the requirements of the NOFA, federal funds may not be used to pay or to provide reimbursement for payment of the salary of a consultant, whether retained by the federal Government or the Grantee, at a rate more than the equivalent of General Schedule 15, Step 10 base pay rate. See the Office of Personnel Management Website, www.opm.gov, and its Salaries and Wages link for the current base rate, which may be lower than the local rate.

31. Limitation on Payments to Influence Certain Federal Transactions

Section 1352 of Title 31 of the U.S. Code provides in part that no appropriated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

32. Lobbying Activities Prohibition

The Grantee is subject to the provisions of section 319 of the Department of Interior and Related Agencies Appropriation Act for Fiscal Year 1991, 31 U.S.C. 1352 (the Byrd Amendment), implemented in HUD regulations at 24 CFR Part 87 and to the provisions of the Lobbying Disclosure Act of 1995, P.L. 104-65 (December 19, 1995).

33. Management and Work Plan

The management and work plan, deliverables and budget revisions shall comply with the requirements established by the NOFA. The Grantee shall complete and submit a detailed management and work plan within 60 days after the effective date of the grant; this plan is subject to review and approval by HUD. The revisions to the general plan submitted in the proposal shall include any negotiated changes of the work plan or budget if applicable. The plan shall be developed according to the instructions that will be provided by the GTR.

The management and work plan consist of the goals and time-phased objectives and deliverables for each of the major tasks to be undertaken by the program. A revised budget, in accordance with the final negotiation, shall be submitted (if necessary).

34. Monitoring

The responsible Departmental official, GTR, or designee may review and monitor the practices of the Grantee to determine whether it is in compliance with this Agreement or other requirements that arise as a result of the Grant Award. The GTR will also provide performance monitoring by tracking Grantee's progress in meeting the goals and objectives of the program.

35. Order of Precedence

In the event of any inconsistency among any provisions of this grant, the following order of precedence shall apply:

- a) HUD 1044 Cooperative Agreement
- b) NOFA
- c) Management and Work Plan.
- d) Uniform Administrative Requirements.
- e) Grantee's Proposal (if incorporated)

36. Patent Rights (Small Business Firms And Nonprofit Organizations)

Patent rights are as specified in 37 CFR Part 401, entitled "Rights to Inventions made by Nonprofit Organizations and Small Business Firms under Government Grants, Contracts and Cooperative Agreements." Inquiries regarding this Patent Rights clause should be in writing and directed to:

Grant Officer
Office of Sustainable Housing and Communities
U.S. Department of Housing and Urban Development
451 Seventh Street SW, Room 10180
Washington, DC 20410-3000

37. Period of Performance and Extensions and Incurring Costs or Obligating Federal Funds Beyond the Expiration Date

a) The Grantee shall provide all services stipulated in this cooperative agreement for the period of months specified in the form HUD 1044, "Assistance Award/Amendment," or its Continuation Sheet, from the effective date stipulated in Block #5 of the HUD 1044. Grantees are to comply with the requirements of 24 CFR 84.28 or 24 CFR 85.23 (Period of availability of funds), as applicable, in charging costs to the grant. All obligations incurred under the award must be liquidated within the period of performance.

b) The Grantee shall not incur costs or obligate federal funds for any purpose pertaining to the operation of the project or program, 30 days prior to the end of the period of performance. The only costs which are authorized during the last 30 days of the period of performance are those strictly associated with closeout activities. Closeout activities are normally limited to the preparation of final progress, financial, and required project audit reports unless otherwise approved in writing by the Grant Officer.

The Office of Sustainable Housing and Communities has no obligation to provide any additional prospective funding. Any amendment of the award to increase funding is at the sole discretion of that Office.

38. Personnel

The personnel, specified as key personnel in the original or amended HUD form 2010 (Rating Factor Form), Factor 1, Capacity of the Applicant and Relevant Organizational Experience, are considered to be essential to the work being performed hereunder. Prior to diverting any of the specified individuals to other work, the Grantee shall notify the Grant Officer and GTR reasonably in advance in writing and shall submit justification (including proposed substitutions (with the qualifications and experience of the substitute personnel)) in sufficient detail to permit evaluation of the impact on the work effort. No diversion shall be made by the Grantee without the written consent of the Grant Officer.

39. Profit/Fee

No increment above cost, fee, or profit may be paid to the Grantee or any subgrantee under this award.

40. Program Income

Any program income derived as a result of this award shall be added to funds committed under the award to further activities eligible for assistance under this agreement. If not contained in the Work Plan or under Special Conditions itemized in these provisions, prior to using program income to further the objectives of the grant program, the parties shall mutually agree by written amendment on the use of program income. Program income received after the period of performance must be used to further the objectives of the applicable grant program for which this grant is awarded in accordance with 24 CFR 84.24 or 85.25, as applicable.

41. Prohibited Use of Funds

You may not use funds for the following ineligible activities:

- (a) Ineligible administrative activities under OMB Circular A-102 (24 CFR Part 85), Grants and Cooperative Agreements with States and Local Governments; OMB Circular A-110 (2 CFR Part 215) Uniform Administrative Requirements for Grants and Cooperative Agreement with Institutions of Higher Education, Hospitals and other Non-Profit Organizations;
- (b) Ineligible costs under OMB Circular A-87 (2 CFR Part 225), Cost Principles for State and Local and Indian Tribal Governments; and OMB Circular A-122 (2 CFR Part 230), Cost Principles for Non-Profit Organizations;
- (c) Developing plans that would assist business or industry to relocate to an area to the detriment of communities where the business or industry is currently located. This funding restriction does not apply to businesses that are displaced as a result of Category 2 projects. The requirements of the Uniform Relocation Assistance and Real

Property Acquisition Policies Act of 1970 (42 U.S.C. 4601) (codified at 49 CFR Part 24) cover any person who moves permanently from real property or moves personal property from real property as a result of direct acquisition, rehabilitation, or demolition for a program or project receiving HUD assistance (See the General Section).

- (d) Substitution of Sustainable Communities funds for funding already pledged to support community development; housing; watershed, air and water quality; transportation planning; food production and distribution planning; and other planning activities eligible under the sustainable communities planning program.

42. Publications and News Releases and Social Media

The results of work conducted under the award may be made available to the public through dedication, assignment by HUD, or other means, as HUD shall determine.

All interim and final reports and any other specified deliverables shall be owned by the government and held for the benefit of the public which shall include Grantee and Grantee's sub-recipients.

Interim and final reports (including, if applicable, scientific manuscripts) may not be published by the Grantee or any sub-recipients participating in the work for a period of sixty days after acceptance of the deliverables by the GTR.

All deliverables, or any part thereof, and any independent products and special products arising from this award, when published by the Grantee or other participants in the work shall contain the following acknowledgment and disclaimer:

The work that provided the basis for this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government."

Copies of all press releases, formal announcements, and other planned, written issuances containing news or information concerning work products or activities of this award that may be made by the Grantee or its staff, or any sub-grantee or other person or organization participating in the work of the award, shall, be provided to the GTR for review and comment before the planned release. Whenever possible, these should be provided to the GTR for review and comment at least two weeks before the planned release, but in no event simultaneously with the release.

The use of Social Media, such as web feeds, wikis, blogs, photo and video-sharing, podcasts, and microblogs is acceptable under OSHC grant programs. Information to be released

through Social Media must be provided to the GTR for review and comment at least 2 business days before the planned release.

43. Reporting

a) Deliverables

The Grantee shall include a schedule listing all significant project milestones, and dates for submission of all project deliverables including biannual project reports, interim reports where appropriate, the final report, and financial reports utilizing Standard Form 425, the Federal Financial Report. Upon approval of the Work Plan, the Grantee should ensure all deliverables identified in the Work Plan are delivered on time.

b) Bi-Annual Progress Reports

A template to be used in the preparation of each biannual report will be provided by HUD after grant award. Bi-annual reports must reflect activities undertaken, obstacles encountered and solutions achieved, and accomplishments. Contracts, training materials and protocols, rosters of persons trained, outreach and educational materials prepared, and other significant products developed to implement, analyze or control the project or disseminate information are to be submitted with the biannual reports as attachments.

Grantees shall submit reports as specified in this clause. The reports submitted to HUD require the submission of a work plan with specific, time phased, and realistic goals, objectives established. Bi-annual status reports that show progress and measure performance of the program in meeting approved work plan goals, objectives are to be submitted.

Grantees are advised that failure to submit timely biannual progress reports will result in not having their "eLOCCS Request Voucher for Grant Payment" processed and also may result in a low performance rating, which could result in grant termination. Reports are due 30 days after the reporting period.

c) Required Reports

- Grantees are required to submit biannual progress reports. Reporting requirements are specified in the Notice of Funding Availability and these Terms and Conditions. In case of conflict, the more-stringent provisions apply.
- Economic Opportunities for Low- and Very Low-Income Persons (Section 3). The HUD Form 60002, Economic Opportunities for Low- and Very Low-Income Persons (Section 3) must be submitted by January 10th, and yearly thereafter.
- Federal Financial Report (Standard Form 425)

d) Final Report

A final report shall be submitted. The final report shall summarize the applicant's plans, execution of the plans, achievements noted, and lessons learned. The report need not be lengthy, but should be of a quality and detail to provide freestanding description to any outside reader of all of the applicant's work and achievement under the grant. See clause entitled "Closeout" for the specific elements to be included with your final report. Specific and detailed guidance on preparing the forms and the narratives may be obtained from the GTR.

44. Reproduction of Reports**BRANCH PROCUREMENT OF CERTAIN KINDS OF PRINTING; "PRINTING" DEFINED**

Pub. L. 102-392, title II, Sec. 207(a), Oct. 6, 1992, 106 Stat. 1719, as amended by Pub. L. 103-283, title II, Sec. 207, July 22, 1994, 108 Stat. 1440; Pub. L. 104-201, div. A, title XI, Sec. 1112(e)(1), Sept. 23, 1996, 110 Stat. 2683, provided that:

- 1) None of the funds appropriated for any fiscal year may be obligated or expended by any entity of the executive branch for the procurement of any printing related to the production of Government publications (including printed forms), unless such procurement is by or through the Government Printing Office.
- 2) Paragraph (1) does not apply to (A) individual printing orders costing not more than \$1,000, if the work is not of a continuing or repetitive nature, and, as certified by the Public Printer, if the work is included in a class of work which cannot be provided more economically through the Government Printing Office, (B) printing for the Central Intelligence Agency, the Defense Intelligence Agency, National Imagery and Mapping Agency, or the National Security Agency, or (C) printing from other sources that is specifically authorized by law.

As used in this section, the term "printing" includes the processes of composition, platemaking, presswork, duplicating, silkscreen processes, binding, microform, and the end items of such processes.

45. Review of Deliverables

- a) Definition - For the purpose of this clause, "Deliverables" include:
 - 1) All interim and final reports;
 - 2) Survey instruments required by Work Plan, if applicable;
 - 3) Other physical materials and products produced directly under the Work Plan of this grant, if applicable; and
 - 4) In-kind and leverage commitments, if applicable.
- b) General

- 1) The GTR shall have the sole responsibility for HUD review, correction, and acceptance of the deliverables of this grant. Such review(s) shall be carried out promptly by the GTR, so as not to impede the work of the Grantee.
- 2) The Grantee shall carry out the required corrections, if any, provided by the GTR and shall promptly return a revised copy of the product to the GTR.
- 3) The basis for acceptance shall be the Grantee's good faith efforts to complete the deliverables of this grant.
- 4) The GTR's review, correction, and acceptance of deliverables shall be limited to: (i) corrections of omissions or errors of fact, methodology, or analysis; ii) deletion of irrelevant materials; and (iii) improvements in style readability.
- 5) In the review and acceptance of deliverables, the GTR may not require any change in the Grantee's stated views, opinions, or conclusions.
- 6) Should there be any disagreement between the Grantee and the GTR as to any correction, or the methodology or analysis on which any conclusion is based, the GTR may require the Grantee to insert a Government dissent(s) in the appropriate place(s). The inclusion of such dissent(s) in an Official Product of Work, otherwise found acceptable by GTR, and the return to the GTR of a revised copy containing the dissent(s), shall satisfy the requirements for acceptance of the Official Product of Work under this clause. Such dissent(s) shall not apply to any independent publication by the Grantee of Independent Products that may arise from the work or findings of this grant.

46. Scope of Services

The Grantee shall furnish the necessary personnel, materials, services, equipment, facilities (except as otherwise specified herein) and otherwise do all things necessary for or incidental to the performance of the work set forth in the original/revised application under the this NOFA, as well as the subsequent Management and Work Plan schedule.

47. Section 508 Compliance

Section 508 of the Rehabilitation Act of 1973 requires all Federal electronic and information technology to be accessible by people with disabilities. All Products of Work that will be posted on HUD's website must meet HUD's Web Publication Standards and Procedures at www.hud.gov/assist/webpolicies.cfm.

48. Single Audit Transparency Transactions Listed in Schedule of Expenditures of Federal Awards and Recipient Responsibilities for Informing Sub-recipients.

a) Uniform Administrative Requirements for Grants and Agreements" and OMB A-102 (24 CFR Part 85) Common Rules provisions, recipients agree to maintain records that identify adequately the source and application of funds.

b) For recipients covered by the Single Audit Act Amendments of 1996 and OMB Circular A-133 (2 CFR Part 180), "Audits of States, Local Governments, and Non-Profit Organizations," recipients agree to separately identify the expenditures for Federal awards on the Schedule of Expenditures of Federal Awards (SEFA) and the Data Collection Form (SF-SAC) required by OMB Circular A-133 (2 CFR Part 180).

c) Recipients agree to separately identify to each sub-recipient, and document at the time of sub-award and at the time of disbursement of funds, the Federal award number, CFDA number, and amount of funds.

d) Recipients agree to require their sub-recipients to include on their SEFA. This information is needed to allow the recipient to properly monitor sub-recipient expenditure of as well as oversight by the Federal awarding agencies, Offices of Inspector General and the Government Accountability Office.

49. Special Conditions

Special Conditions to this award are listed in the form HUD-1044 Continuation Sheets.

50. Sub-recipient Monitoring and Management

Recipients will be responsible for the monitoring and management of all sub-recipient awards. Management and reporting requirements applied to direct recipients tier-down to employees, affiliates, sub-recipients, and subcontractors, and recipients will be responsible for ensuring compliance and submitting required reports to HUD. Recipients may incorporate all sub-recipient reporting into a consolidated report with the exception of the requirements established for compliance with the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282) also known as FFATA or the Transparency Act.

51. Whistleblower Protection

Each grantee or sub-grantee awarded funds made available shall promptly refer to the HUD Office of Inspector General any credible evidence that a principal, employee, agent, contractor, sub-recipient, subcontractor, or other person has submitted a false claim under the False Claims Act or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving those funds. Complaints can be made to the HUD Office of Inspector General through any of the following means:

Calling toll-free at 1-800-347-3735; persons who have hearing or speech disabilities may reach this number from the Federal Relay Service, at 1-800-877-8339.

Faxing at (202) 708-4829

E-mailing to hotline@hudoig.gov

Writing to HUD OIG Hotline (GFI), 451 7th Street, SW, Washington, DC 20410

VILLAGE OF OAK PARK

CITIZEN ADVISORY BOARD AND COMMISSION

H

AGENDA ITEM COMMENTARY

Item Title: Acceptance of Plan Commission recommendation proposing new language defining the term "Vegetative/Green Roof" and allowing the construction of vegetative/green roofs to be used to fulfill limited open space requirements, and direct staff to prepare necessary documents.

Resolution or Ordinance No. _____

Date of Board Action: Monday, February 6, 2012

Submitted by: Linda M. Bolte, Plan Commission Chairperson

Staff Liaison & Review: Craig Failor, Village Planner

Department Director Name: 
Craig Failor, Village Planner

Village Manager's Office: 
Lisa Shelley, Deputy Village Manager

Citizen Advisory Board or Commission Issue Processing:

Zoning Ordinance text amendments were referred to the Plan Commission by the Village Board of Trustees at their June 20, 2011 meeting to allow vegetative/green roofs to substitute for open space requirements on new developments.

The Plan Commission met on July 21 and August 25, 2011. At the July meeting, the Plan Commission requested that the EEC review and make recommendation on a definition for Green Roof. The EEC provided their recommendation for the August 25th Plan Commission meeting. The Plan Commission determined that additional time to review the EEC's recommendation was necessary and has continued its review until September 15, 2011. The Plan Commission completed its review on December 15, 2011 by approving the Findings of Fact.

At the Village Board's direction at their January 18, 2012 meeting, the Community Design Commission at their January 25, 2012 meeting reviewed the proposed language from the Plan Commission and Energy and Environment Commission. Their comments are included in the attached draft minutes.

Item Policy Commentary (Key Points, Current Issue, Bid Process, Recommendation):

The Plan Commission supports this request. They have provided, with the assistance of the

Energy and Environment Commission, guidelines for calculating the proportionate amount of roof verses open space. This provision would allow the flexibility to add a vegetative/green roof in lieu of open space; in essence, by allowing a vegetative/green roof a development would be allowed to increase floor area by covering more ground than allowed by code. This area allowance would not override any other bulk regulation, such as height and setbacks.

At their January 25, 2012 meeting, the Community Design Commission also indicated their support for the Zoning Ordinance text amendments. They suggested that a requirement for anyone who submits a vegetative/green roof plan be a registered "design professional". This language will be added to the Zoning Ordinance text amendment language within the ordinance for a future meeting, provided the Village Board agrees with recommendation.

Staff Commentary: Staff agrees with the Plan Commission and Community Design Commission's recommendations.

Item Budget Commentary: No financial impact.

Item Action Options/Alternatives:

Amending the Zoning Ordinance regulations relative to vegetative/green roofs. The alternate would be to deny this request. It would not impact the current requirements for open space, but it would not allow the flexibility to add a vegetative/green roof in lieu of some open space.

Proposed Recommended Action: Accept the Plan Commission's recommendation and findings of fact as proposed, as well as the Community Design Commission's additional recommendation and direct staff to prepare the necessary documents for adoption of Zoning Ordinance text amendments at a subsequent Village Board meeting.

Att- Findings of Fact, Public Correspondence, Draft Minutes PC & CDC

DRAFT Minutes of the Community Design Commission
Held on January 26, 2012
At Village Hall in Room 101

Meeting called to order at 7:06 pm

Attendees: Chairperson Tom Phillion, Commissioners Douglas Chien, Sharon Snook, Kathryn Jonas, Greg Sorg, Bernie Woytek, Christina Loran, John Schiess, Theresa Heit-Murray, Sally Wallace (CIC Liaison)

Absent: Jeremy Burton, David Brumirski, Michele Wheeler

Village Staff present: Craig Failor, Glen Brewer (Village Board Liaison), Sally Wallace (CIC Liaison)

Public Attendees: None

Non-Agenda Public Comment: None

Minutes: November 28, 2011 meeting were approved unanimously.

Agenda Items Sitting as the Design Review Commission:

None

Agenda Items for Community Design Commission:

The Commission reviewed the PC/EEC recommendations for Green/Vegetative Roofs per the request by the Village Board. The Report received from staff gives information on when it went to the plan commission, when the EEC reviewed it, and what they developed. The text amendment is limited to the B1/B2, B3 Central Business and C Commercial Districts. It was stated that the use of green roof can be used in lieu of lot coverage. The EEC reviewed the PC's request and found mostly European examples since no US communities currently have any ruling of this type of program. Currently Commercial districts allow buildings right to the property lines reducing opportunities for open space viewed from the public way. Discussion focused on the benefits and questions on whether this would give developers an out to provide green space, particularly in the downtown district. Mr. Failor noted that the downtown district (B-4) has no open lot requirements so for the developments in that area is not an option. Heat island and run-off are the big benefits of Green Roofs were stated. It does not allow the developer to reduce other zoning requirements however. Developers still need to meet set-backs, height, etc. requirements. It was noted that all residential and mixed-use developments have a 25% open space requirement and commercial developments have no open space requirements. It was suggested that LEED certification educational information could be included in the promotion of the program.

When the question was raised if anything be modified, a number of recommendations were discussed. Kathryn would have voted against it were it to include downtown, but since downtown is exempt, she would not be against it. Talk was on both the positive and negative points. The final decision was that there is support. There was also discussion about possible education and/or exposure of the program to the public. This education or exposure program would possibly include a green package to address other options as well as such as permeable pavers, etc.

One recommendation that was strongly supported was that the Commission would like to see a provision in the code for requiring a design professional to design the roof landscaping to assure the quality of the system.

Staff Reports:

None.

Subcommittee Reports:

Forestry Subcommittee:

- They had a meeting with village forester Jim Semelka.
- VOP does not have an updated tree inventory.
- Once the VOP completes, another meeting will be set up to discuss further.
- The large change last year from numerous lost trees to emerald ash borer and other plus new trees planted have not all been tracked on the existing village inventory.

Private tree Ordinance subcommittee: John reported on the similar village (sister communities) on planting/ordinances for private property within the village. It concerns were not so much regulation on what can be planted, but focused more on preservation.

Non-Agenda Items:

Peter Oestreich has resigned from his position on the Community Design Commission.

Chair Phillion indicated that he wants to re-look at the Cavalcade of Pride program.

Educational Role: What can the commission take on in terms of educational outreach to the community?

VOP of volunteer of the year for commissions' nominations and process was discussed.

Other Business:

Request was made to add the latest minutes and the CDC work plan to the village website.

New Business:

None.

Meeting adjourned at 8:10 PM

December 15, 2011

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

Re: Proposed Text Amendments To The Zoning Ordinance Regarding Green
Roofs and Open Space In B-1/B-2, B-3 Central Business And C
Commercial Districts.

Dear Trustees:

In early July 2011, you referred certain proposed amendments to the text of the Zoning Ordinance to the Plan Commission, ("Commission"), sitting pursuant to the Commission's jurisdiction conferred by Section 2.1.3(B)(2) of the Village Zoning Ordinance, for a public hearing.

In general, these proposed amendments pertained to adding an "green roof" option to the open space requirement in the in the B-1/B-2, B-3 Central Business District and C Commercial Districts. However, the Plan Commission wanted to table consideration of this issue so that the Oak Park Environmental & Energy Advisory Commission ("EEC") could consider and advise the Commission on certain definitional and maintenance issues related to "green" or "vegetative" roofs.

On July 6, 2011, legal notice was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park, scheduling a public hearing on the Village's proposed text amendments before this Commission on July 21, 2011.

Pursuant to continuation of the public hearing, this Commission held the continued public hearing on November 17, 2011, at which time a quorum of the Commission was present. The Commission heard additional testimony and took additional evidence relative to the proposed changes on November 17, 2011.

Having heard and considered the testimony and evidence at the public hearings, the Commission makes the following findings and recommendations:

FINDINGS OF FACT AND RECOMMENDATIONS

1. The Applicant, the Village of Oak Park, is an Illinois municipal corporation and a home rule unit of local government.

AMENDMENT THREE *Green Roofs and Open Space*

2. This proposal is meant to amend the Zoning Ordinance text to include the definition of "green roof" or "vegetative roof" (as it is starting to be known in the design and construction industry) as well as allow for vegetative/green roofs to be calculated into the open space / lot coverage requirement.

3. A primary purpose for requiring open space areas with residential or mixed use developments, other than passive recreational use, is to allow for the absorption of moisture so there will be less opportunity for flooding neighboring properties.

4. When vegetative/green roofs are designed properly, not only will building users benefit from the green roofs, but the roofs can also assist in the reduction of storm-water runoff. The Village has previously approved planned developments where vegetative/green roofs were proposed to replace open spaces.

5. These vegetative/green roof substitutions for open space will apply only to those lots in the B-1/B-2, B-3 Central Business District and C Commercial Districts that are devoted to a use that is a combination of uses permitted (mixed-use) in a residential district and the B-3 zone district.

6. Several such mixed-use projects have come before the Village seeking recompense from the open space requirement, and the Village generally has granted most of these requests.

7. The vegetative/green roof option will provide any such landowner an extra option before deciding to petition the Village for zoning relief.

8. The EEC and the Plan Commission held extensive discussions on other governments and institutions that have adopted similar measures and definitions of Vegetative/Green Roofs.

9. However, in the United States, there has been little governmental regulation in this area. These recommendations reflect mainly the findings of the International Code Council, ("ICC") as well as measures imposed by other governments such as Austin, Texas; Portland, Oregon; and Germany.

Recommendation

10. The Commission finds that the goals behind the open spaces requirements in C and B-3 Districts would best be served by allowing vegetative/green roofs to compensate for open spaces.

11. Thus, the Commission recommends the following amendments to the Village Zoning Ordinance:

Section 3.8.4 (C) of the Village Zoning Ordinance is recommended to be

C *but* *changed as follows:*

C. Lot Coverage

1. For lots devoted exclusively to any use permitted in a residential district, the lot coverage regulations established for the R-7 District (Section 3.6.3 *(C)*) shall apply.
2. For lots devoted to a combination of uses permitted in a residential district and the B-3 zone district, 25% of the lot area must remain open space, which shall be exclusive of all buildings, structures, service walks, driveways and areas devoted to parking space, and shall be furnished at ground level and landscaped to provide for the absorption of moisture. *Vegetative/Green Roofs may be used to fulfill the all or part of the requirements for open space in new developments. This regulation shall not affect regulations pertaining to landscaping and buffering requirements.*
3. For all other uses permitted in this district, no such regulation shall apply.
4. *For any such Vegetative/Green Roof with a minimum of three (3) inches and a maximum of six (6) inches of growing media and a slope of zero (0) to twelve (12) percent, each 1 square foot of open space shall have an equivalency of 2 square feet of Vegetative/Green Roof.*
5. *For any such Vegetative/Green Roof with a minimum of three (3) inches and a maximum of six (6) inches of growing media and a slope greater than twelve (12) percent, each 1 square foot of open space shall have an equivalency of 3.33 square feet of Vegetative/Green Roof.*
5. *All Vegetative/Green Roofs must be designed, constructed and maintained in accordance with the International Code*

Council's (ICC) "Green Construction Code," "ANSI/SPRI VF-1 External Fire Design Standard for Vegetative Roofs" (January 2010) and "ANSI RP12 Wind Uplift Design Standard for Green Roofs" (July 2010), as amended from time to time.

6. In order to maintain credit for open space, all such Vegetative/Green Roofs must be maintained in accordance with industry best practices. Building and Property Standards staff will be responsible for the interpretation and enforcement of the standards applicable to Vegetative/Green Roof design, building and maintenance.
7. For the purposes of this Section, "Vegetative/Green Roof" shall mean: An assembly of interacting components designed to waterproof and normally insulate a building's top surface that includes, by design, vegetation and related landscaping elements.

3.8.1 B1/08 DISTRICT

Section 3.8.2 of the Village Zoning Ordinance entitled "B-3 – Central Business District Regulations" is recommended to be changed as follows:

C. Lot Coverage

1. For lots devoted exclusively to any use permitted in a residential district, the lot coverage regulations established for the R-7 District (Section 3.6.3 (C)) shall apply.
2. For lots devoted to a combination of uses permitted in a residential district and the B-3 zone district, 25% of the lot area must remain open space, which shall be exclusive of all buildings, structures, service walks, driveways and areas devoted to parking space, and shall be furnished at ground level and landscaped to provide for the absorption of moisture. Vegetative/Green roofs may be used to fulfill the requirements for open space in new developments. This regulation shall not affect regulations pertaining to landscaping and buffering requirements.
3. For all other uses permitted in this district, no such regulation shall apply.
4. For any such Vegetative/Green Roof with a minimum of three (3) inches and a maximum of six (6) inches of growing media and a slope of zero (0) to twelve (12) percent, each 1 square foot of open space shall have an equivalency of 2 square feet of Vegetative/Green Roof.

For any such Vegetative/Green Roof with a minimum of three (3) inches and a maximum of six (6) inches of growing media and a slope greater than twelve (12) percent, each 1 square foot of open space shall have an equivalency of 3.33 square feet of Vegetative/Green Roof.

5. All Vegetative/Green Roofs must be designed, constructed and maintained in accordance with the International Code Council's (ICC) "Green Construction Code," "ANSI/SPRI VF-1 External Fire Design Standard for Vegetative Roofs" (January 2010) and "ANSI RP12 Wind Uplift Design Standard for Green Roofs" (July 2010), as amended from time to time.
6. In order to maintain credit for open space, all such Vegetative/Green Roofs must be maintained in accordance with industry best practices. Building and Property Standards staff will be responsible for the interpretation and enforcement of the standards applicable to Vegetative/Green Roof design, building and maintenance.
7. For the purposes of this Section, "Vegetative/Green Roof" shall mean: An assembly of interacting components designed to waterproof and normally insulate a building's top surface that includes, by design, vegetation and related landscaping elements.

This recommendation for Amendment 3 was adopted by a ___ to ___ vote of the Plan Commission, sitting as a Zoning Commission, this 15th Day of December, 2011.

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBERS
November 17, 2011 – 7 p.m.

PRESENT: Chairperson Linda Bolte; Commissioners Mark Benson, Deborah Fausch, Douglas Gilbert, Sonny Ginsberg, David Mann, Gail Moran, Susan Roberts, Steven Rouse

ALSO PRESENT: Craig Failor, Village Planner, Plan Commission Attorney Jacob Karaca

Chair Bolte called the meeting to order at 7:09 p.m. and roll was called.

Non-Agenda Public Participation
None.

Approval of Minutes
October 20, 2011
November 3, 2011

Commissioner Rouse motioned to approve minutes from October 20, 2011.
Commissioner Benson seconded. Motion approved upon corrections.

Commissioner Rouse motioned to approve minutes from November 3, 2011.
Commissioner Moran seconded. Motion approved upon corrections.

Public Hearings

PC 11-03: Lake and Forest Planned Development Ordinance Amendment; The Applicant seeks to amend Plan Development Ordinance No. 2010-O-014. The applicant is proposing to remove the hotel and condominium components from the project and add up to 270 residential rental units as well as increasing the number of parking spaces from 510 to 588 spaces and modifying the exterior materials and use. The applicant is also seeking two allowances for Density and Parking. **FINDINGS OF FACT**

Commissioner Fausch motioned to approve the Findings of Fact. Commissioner Gilbert seconded. Slight changes and revisions were made on page 6, including adding language to clarify references from the Plan Commission's previous Findings of Fact from the applicant in 2010. Slight revisions were made on pages 9, 13, 15, 17-24, 27 and 29. Commissioners also discussed including detailed information on the materials submitted for the project to the Village Board. Mr. Failor indicated he would include that information in the cover letter with the Findings.

A roll call vote was taken:

Fausch- yes
Gilbert- yes
Benson- yes
Moran- yes
Mann- yes
Roberts- yes
Rouse- yes
Bolte- yes

Motion to approve the Findings of Fact as amended passed 8-0.

NOTE: Commissioner Ginsberg did not participate in this application due to a conflict.

PC 11-02: Zoning Ordinance Text Amendments; The Village Board has authorized the Plan Commission to hold public hearings relative to text amendments to the Zoning Ordinance to add a "green roof" provision and definition. **ON GOING**

Chair Bolte said in July 2011 there was a submission from staff on different zoning ordinance amendments and the green roof provision was a continuation from the hearing started in August.

Mr. Failor explained the amendment evolved from a discussion with staff and the zoning officer about green roofs relative to all the different approvals that the Village Board had given on the Planned Development projects that have come before the Plan Commission and the Board. He said there was thought that there might be an opportunity to support green roofs in the community without going through a process to ask for relief- so if developers wanted to take more open space than what was allowed by code then the Village could provide some green roof development ability to compensate for the open space they might be take up on the ground. He said it would lessen the number of requests that would come before any Board or commission and would provide some amenities to the building and community. Mr. Failor said it would be only for the commercial and business district.

Chair Bolte said they had asked the Environment and Energy Commission for some guidance on the matter. Members of the EEC were present to answer questions and to report their findings: Mr. Brian Chang, Ms. Michele Gurgas, Ms. Laura Hausmann, Mr. Mac Robinet, and Ms. Betsy Williams.

Mr. Robinet said they looked at a few dozen papers and ordinances and found there were ten different initiatives that different cities used for green roofs: direct financial assistance, zero interest loans, expedited building permits, waived service fees, property tax credit, reduced storm water fees, allowed increase in pervious cover limits, density bonus and to satisfy open space requirements. Mr. Robinet said the last two were most relevant to their discussion. He said the density bonus was common to most cities and was a permit to developers to increase the maximum allowable floor area or height in the

building in exchange for a green roof. Mr. Robinet said only a few cities actually qualified what they meant including Portland, Oregon which gave one square foot bonus per one square foot of green roof if 10-30% of the roof was covered. He said it went on as a table: two square feet bonus for one square foot of green roof if 30-60% of the roof was covered; three square feet bonus for one square foot of green roof if there was greater than 60% coverage.

Mr. Robinet said Austin, Texas modified the Portland approach by giving two square feet of bonus per one square foot of green roof if 30-40% of the roof was covered; three square feet per one square foot if more than 50% was covered.

Commissioner Rouse asked if Mr. Robinet had a recommendation they should adopt. Mr. Robinet replied the density bonus amounts were more of a model for the open space requirements because there were very few ordinances that quantified open space credits and no research really addressed the media depth. Mr. Robinet said Austin took the lead saying an accessible green roof may satisfy 10-20 % of open space requirement in a specified zoning area, which he assumed was the downtown area. He said most cities in Germany had some form of open space credit saying the ratio of the required open space area to green roof area may be .5 to .75 or 1 square foot of green roof could replace .5 to .7 square foot of open space. Mr. Robinet said the EEC gave the Plan Commission a variation of that but also included media depth as a requirement.

Commissioner Moran asked if there was a description of industry best practices in the terms of maintenance. Mr. Robinet replied it would be up to the installer and developer. Attorney Karaca interjected that the International Construction Code was just changed to talk about the standards for green roofs. Commissioner Moran asked if they should incorporate that. Mr. Failor confirmed the Village Building Department followed the ICC. Attorney Karaca clarified it would be incorporated with building permit inspection issues. Chair Bolte added if they said the green roofs were designed and constructed by current industry standards and just added "maintained" the standard would cover maintenance. Commissioner Fausch asked members of the EEC if they had an opinion on what should be clarified on maintenance. Ms. Gurgas replied as long as some standard was referenced they would be fine with it.

Commissioner Rouse said they should put as updated and amended by Village code. Chair Bolte agreed saying there were specific dates and otherwise they would need to come back to change things.

Chair Bolte asked why the wind uplift design standard and the external fire design standard were listed. Chair Bolte confirmed with the EEC that they would drop those standards and just list current industry standards. Commissioner Rouse said they would lose clarity if they just said current industry standards because there were many industry standards. Commissioner Mann said they were making a building code out of this because there were thousands of standards and to comply with all was impossible, they should just say the ICC. Attorney Karaca suggested they should say comply with the standards the Village uses. Chair Bolte said they could include the dates listed in the

report but say as updated and amended. Mr. Failor clarified this would be going into the Zoning Code and the Zoning Officer would not be able to administer the codes, it would have to be the Building Department that would administer the codes upon the building application and that should be noted.

Commissioner Moran suggested adding a provision that the Building and Property Standards Department would be responsible for the administration and enforcement of the ordinance.

Commissioner Ginsberg said it would be helpful to get an actual example of how it would work, what type of roof would it be, how large would it be and how much open space would be taken up and when would it occur. Commissioner Ginsberg asked if there was an opportunity for abuse of this as well. Mr. Failor responded from the Zoning Code standpoint, it couldn't be abused to the point where they couldn't provide everything else that needed to be provided on site like parking or landscaping. Mr. Failor said this would allow a property owner to build a building that would meet all other bulk regulations except for lot coverage. Mr. Failor said if a builder wanted to cover more of the land than what was provided by code they could, provided they put a green roof up above. Mr. Failor said the green roof would do the same thing as the ground space but would give the developer a density bonus. Commissioner Ginsberg asked for an example. Mr. Failor clarified there was no open space requirement in the downtown district. Commissioner Mann asked if this was for Planned Developments. Mr. Failor said it was for by right developments.

Mr. Failor said, for example, the vacant lot next to the Comcast building on Madison Street – the lot coverage requirement was 25% open space, they had to meet the parking requirements, they had to meet the set backs but they had extra space to build to the side lot line but due to the lot coverage they could not. Commissioner Ginsberg asked if it would change the set backs. Mr. Failor said no, they'd still have to meet set back requirements. Commissioner Ginsberg asked if they could build a higher building. Mr. Failor said they'd still have to meet the height requirement it was just lot coverage, so it'd be 20% open with a green roof instead of 25%.

Commissioner Ginsberg said he wanted to be sure they had a green roof that was big enough. Mr. Failor replied more than likely the green roof space would be larger than the space they were covering based on the ratios. Mr. Failor said they were trying to have the same or better absorption co-efficient on the ground as on the roof so they wouldn't lose the ability to collect storm water.

Chair Bolte asked about the term 'accessible' did it mean usable or that you can get up there and tend to it. Ms. Haussmann replied the EEC discussed that and took the term out of their report because it was too difficult to define and there was just as much benefit to having a green roof purely for function than being accessible. Mr. Robinet said in the Austin plan it was accessible for people living in the building. Chair Bolte said they wouldn't make it that restricted, if a builder wanted it to be accessible for people they

wouldn't get anything for it although they might be more likely to give them an ok on the project.

Ms. Haussmann said that was where the media depth came in - if someone put in a green roof with more than 6 inches of depth they were going for something more intensive like a roof garden with accessibility than just a green roof. Commissioner Fausch confirmed they would be rewarding the extra depth with a one to one rather than a one to .5. Mr. Failor interjected the intention wasn't for the public to access a private property green's roof. Chair Bolte agreed it was the property owner or tenants'. Commissioner Ginsberg asked if it was still an environmental benefit to have the garden if no one could access it. Ms. Haussmann replied it was still a greater benefit because of greater depth and greater moisture absorption. Mr. Failor said the energy savings that would go with it was more beneficial than having someone see it. Ms. Gurgas said storm water was a big issue in the Village and the open space was for moisture absorption so that would be a good, inherent incentive. Ms. Gurgas said the amount of structural money a developer would put into the building to sustain the roof was a deliberate choice and they wanted to leave it open to the owners if they'd like to actively promote it. Commissioner Ginsberg agreed saying there was a risk of requiring it to be accessible as you may have a safety issue and then builders might not do it.

Chair Bolte said if they wanted to go beyond the minimum they could come back and request something in the zoning through the Zoning Board Administration. Chair Bolte said this would be a good first step.

Attorney Karaca clarified the EEC report said green roofs and the ICC used the term vegetative roofs and asked Commissioners if they had a definition. Commissioner Mann said "vegetative" was the new definition. Commissioner Fausch suggested calling it "green or vegetative" as most people know it by the "green" term. Attorney Karaca suggested a general definition of an assembly of interacting components designed to waterproof and normally insulate a building's top surface that includes by design vegetation and related landscaping elements. The Commissioners and members of the EEC agreed. Chair Bolte said they would call them "green/vegetative roofs". Commissioner Benson said it was important to clarify they weren't speaking of "green" roofs as in green building materials. Chair Bolte agreed.

Commissioner Moran asked if they should clarify that property owners would be responsible for having existing roofs analyzed for load-bearing capacity. Commissioner Mann said it was already in the property codes. Mr. Failor agreed. Commissioner Fausch asked if they needed to include that at all. Mr. Failor said they wanted them to follow the specific ICC code that the Village had not adopted yet. Ms. Haussmann said it was included to be sure it was covered.

Commissioner Mann asked how the run-off equivalents were picked as there were different numbers presented before. Mr. Robinet said 3 inches was common and in dry soil, 3 inches of media would hold about an inch of water. Ms. Gurgas said the first report was more of an academic exercise and this time they looked at codes but there were no

definitive numbers just general guidance. Commissioner Mann asked if it was closest to a certain city's model. Mr. Robinet said not really, these were averages of what other people were doing, for Austin someone proposed a number and they voted on it. Commissioner Ginsberg said we ought to do better; we ought to say the numbers made sense for us somehow. Mr. Robinet said the Commissioners were setting the pace as it was still early and the research was still being done. Mr. Robinet said Germany had been doing this for 30 years and the best they could do was .5 to .7.

Commissioner Fausch asked what soil on the ground would absorb. Ms. Gurgas said massive rain events in Illinois would be about 5 inches per 24-hour period. Ms. Haussmann said the average rainstorm was less than an inch, there shouldn't run-off beyond the green roof it should absorb most of the rain we encounter. Commissioner Ginsberg asked what growing media was. Ms. Haussmann replied growing media was the roof soil, it was not just dirt, and rather it was an engineered soil for a rooftop.

Commissioner Gilbert said we had a hybrid from different cities and we were trying to put different pieces together to come up with something that made sense, Oak Park may be the model for other communities that do it later. Chair Bolte asked staff if in the recommendation to the Board they should indicate there should be monitoring and evaluation because all the research was in its infancy and the Commissioners weren't sure if it would work or not. Commissioner Ginsberg suggested calling it a pilot system. Chair Bolte said they wanted to make sure the Board takes action and did some sort of follow up. Discussion ensued over the time frame and how to evaluate the success of the incentive.

Mr. Robinet said many cities were avoiding the discussion by requiring all new buildings to have green roofs. Commissioner Gilbert said they might want, in a certain time frame, to revisit the issue to make sure new studies or information hadn't changed the guidelines established.

Chair Bolte suggested in a letter transmitted to the Board as part of a future work plan, the Plan Commission and the EEC would revisit the issue some time in the future. Commissioner Ginsberg suggested 3 years after implementation. Attorney Karaca said the definition the Commissioners were working on would technically only be a part of the open space swapping out and wouldn't be part of the broader definition of what was a green roof in the Village. Attorney Karaca suggested it might be something to work into the Zoning Ordinance as a whole. Commissioner Ginsberg said the next time a planned development came before them they'd have guidelines.

Mr. Failor said in the B-4 District there was no open space requirement and any green roof was a bonus because there was nothing absorbing the moisture right now and green roofs would. Mr. Failor said the issue would be in areas where open space was required.

Commissioner Moran suggested relying on staff to alert the Plan Commission for reevaluation on the issue.

Commissioner Roberts asked what would happen if the green roof wasn't absorbing the water, would there be flooding on sidewalks, etc. Ms. Gorgas replied the roofs had the media and also a drainage system. Mr. Robinet added the green roofs would still have to have a drain so excess water would go to the combined sewer.

Commissioner Benson asked the EEC members if anyone had concerns about trading ground level open space for putting it on the roof. Ms. Gorgas replied that was why it took three months because there was so much discussion. Ms. Gorgas said it came down to the definition provided of open space was not an aesthetic one but rather as flat-out moisture absorption. Ms. Gorgas said if it was a matter of aesthetics and quality of life with open space it would've been a different discussion. Mr. Robinet said he found papers where the authors argued green roofs in a dense urban area were better from an energy standpoint than to have the open space around the periphery, they argued to force people to have open space around a building made energy use go up.

Commissioner Rouse moved to direct counsel to draft a recommendation consistent with the submittal by the EEC as amended by the Plan Commission's discussion. Commissioner Fausch seconded.

Commissioner Gilbert thanked the members of the EEC for their help and time.

A roll call vote was taken:

Rouse- yes
Fausch- yes
Ginsberg- yes
Gilbert- yes
Benson-yes
Moran-yes
Mann- yes
Roberts-yes
Bolte-yes

The motion passed 8-0. Chair Bolte thanked the members of the EEC for their substantial contributions over several months and noted they were charting new territory for Oak Park.

Other Business:
Work Plan

Commissioner Rouse motioned to accept the Work Plan as drafted. Commissioner Fausch seconded.

Chair Bolte noted that until the Board assigned the Work Plan they couldn't identify specific projects so the first two items were very general. Mr. Failor announced the Village had received a HUD Sustainability Grant that included \$200,000 toward the

Comprehensive Plan and millions of dollars toward housing initiatives. Chair Bolte confirmed in 2012 they would be moving forward with structuring and would discuss that at a future date. Mr. Failor agreed.

Chair Bolte explained there would be more formal integration with other commissions and in January they would meet with the Historic Preservation Commission. Chair Bolte said Plan Commissioner training was highly encouraged through C-MAP and APA. She said there would be more discussion about this at the December meeting.

The motion to approve the work plan passed with no objections.

Chair Bolte noted Commissioner Rouse would attend the Village Board of Trustees meeting on November 28, 2011 to discuss the Plan Commission's Findings of Facts on Beauty Shops and Fences PC 11-02 and PC 11-04.

Chair Bolte said on December 5, 2011 she will attend the Board meeting to discuss Lake and Forest and asked Commissioner Fausch to attend. Commissioner Fausch agreed. Chair Bolte reiterated that all Plan Commissioners were invited to attend and answer Trustee questions.

Chair Bolte said at the December 15, 2011 Plan Commission meeting they will review the Findings of Fact on the green roofs and have the public hearing for the transit overlay district boundaries.

Adjournment

Commissioner Moran motioned to adjourn. Commissioner Fausch seconded.

The meeting adjourned at 9:11 p.m.

Angela Schell,

Recording Secretary

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBERS
Sept. 15, 2011 – 7 p.m.

PRESENT: Chairperson Linda Bolte; Commissioners Mark Benson, Deborah Fausch, Douglas Gilbert (arrived at 7:07 p.m.), David Mann, Gail Moran, Susan Roberts, Steven Rouse

ALSO PRESENT: Craig Failor, Village Planner, Plan Commission Attorney Jacob Karaca

APPLICANTS: Rolando Acosta from Ginsberg Jacobs, LLC.; Michael MaRous from MaRous & Company

Chair Bolte called the meeting to order at 7 p.m. and roll was taken.

Chair Bolte congratulated Commissioner Moran on her reappointment to the commission. Chair Bolte indicated another appointment may be issued by the Village Board later this month.

Non-Agenda Public Participation

None.

Approval of Minutes

Commissioner Moran motioned to approve minutes from July 21, 2011. Commissioner Benson seconded. Motion approved upon corrections.

PC 11-04: Madison Street Overlay District Zoning Ordinance Text Amendment:

The Applicant seeks approval of proposed amendment to the Oak Park Zoning Ordinance by adding to Section 3.9.6(F)(2) – “f. Beauty Supply Stores shall not be located within 500 feet of one another or a similar use.” Chair Bolte moved to continue this hearing on Oct 20, 2011. Commissioner Rouse motioned, Commissioner Mann seconded. A roll call vote was taken:

Rouse- yes
Benson- yes
Gilbert- yes
Moran- yes
Mann- yes
Roberts- yes
Fausch- yes
Bolte- yes

Chair Bolte reconvened **PC 11-03: Lake and Forest Planned Development Ordinance Amendment**; The Applicant seeks to amend Plan Development Ordinance No. 2010-O-014. The applicant is proposing to remove the hotel and condominium components from the project and add up to 270 residential rental units as well as increasing the number of parking spaces from 510 to 588 spaces and modifying the exterior materials and use. The applicant is also seeking two allowances for Density and Parking. Chair Bolte explained the appraiser will present his report but there will be no cross-examination until October 6, 2011.

Mr. Acosta introduced Mr. Michael MaRous. Attorney Karaca swore in Mr. MaRous. Mr. MaRous said his company is a real estate appraisal and consulting firm with offices in Park Ridge, Illinois. Mr. MaRous explained he had over 35 years experience and had appraised over 10,000 properties. Mr. MaRous said he had done significant valuation work in the area and in similar areas involving transit-oriented, mixed use developments. Mr. MaRous said he was a past-president of the Chicago Chapter of the Appraisal Institute and sits on its national board. He said he was an 8-year alderman in Park Ridge and served as mayor for two years and was instrumental in their downtown, mixed-use redevelopment.

Mr. MaRous explained he was asked in this case to look at the change in use from a mix of hotel/condo into luxury apartments and small portion of retail. Mr. MaRous referenced his study, saying they looked at Village documents, the location, and sales transactions and considered the desirability of the residential area with the historic district to the north. He said they considered the desirability and synergistic nature of the commercial, mixed use and transit-orientated development. Mr. MaRous explained this information was summarized in his report.

Mr. MaRous said the reality of the market to do a structured condominium was virtually impossible to get financing and didn't make economic sense. Mr. MaRous explained some of the better-quality suburban new hotel developments had been financially bankrupt and had struggled with less than expected occupancy rates. He said all facets of the real estate market had been hurt; the better-located retail markets had done well. He said luxury or semi-luxury apartments had done well. Mr. MaRous said a real simple conclusion was the apartment market was relatively strong. He said he also looked at the impact of the proposed development and the previously approved development on the immediate neighborhood. He referenced his study, saying the retention value of the immediate neighborhood had been significantly higher than the rest of Oak Park as a whole. Mr. MaRous said there had been no negative impact.

Mr. MaRous explained his conclusion was the mass, size, and bulk hadn't really changed- just a change of use that was a more conservative, stable use. Mr. MaRous said the proposed development at Lake and Forest would be positive to the community and would not have a negative impact on immediate property values.

Commissioner Rouse asked if the development would impact potential mortgages in the area even if it wasn't built. Mr. MaRous replied in a desirable community where there's a

high reasonableness that the property will be developed any buyers' and sellers' lenders would anticipate that the development was a reality so that impact had already happened even though the building has not been built.

Commissioner Rouse asked about the similarities with Oak Park Place. Mr. MaRous replied it was a similar character, a luxury apartment building with relatively high rents, it was not identical but quite similar. Commissioner Rouse asked if there was a detailed analysis done of Oak Park Place and its effect on neighboring property values. Mr. MaRous replied he didn't do a detailed analysis but he looked at transactions in that immediate area and did not find a negative impact. Mr. MaRous said initially during construction there might be difficulties but they look at when it stabilizes and is completed. Commissioner Rouse asked if Oak Park Place was considered completed and Mr. MaRous replied virtually, yes. Commissioner Rouse asked if the asking price versus percentage sold analysis done for Oak Park Place surrounding properties was similar to the one done for the Lake and Forest property. Mr. MaRous replied for the subject immediate area it was 7% and Oak Park as a whole was 20%, and he believed the proposed area was somewhere in between but he didn't have the exact numbers with him.

Commissioner Moran asked if Mr. MaRous could go over the condominium analysis. Mr. MaRous replied the most compelling information was the transactional activity that was about two units per month, which for the size of the number of units in Oak Park, was nothing. Mr. MaRous explained for the previous development of 85 condo units it would take 40 months to sell those units. Mr. MaRous said the other issue was that many condos have been taken off the market and once the market improves there will be a quiet inventory that pops up. He said another issue was the average marketing time of 101 days on one end and another marketing time of 439 days. Mr. MaRous explained a structured building that had been improved takes a lot longer to sell and the price per foot becomes such that the prices become unattainable.

Commissioner Rouse asked about rental absorption rates in Oak Park. Mr. MaRous replied he believed there was a study done, but what struck him was the price per foot- in the mid-\$2 per foot- that they were achieving on rental, and that was exceptionally strong. Mr. MaRous said the condo market softening up had been beneficial because the apartment stock was typically single bathrooms, lower ceilings, no balconies with parking issues and that there was a demand for modern apartments. Mr. MaRous said widows, divorcees, snow birds were finding it a good alternative, so there was stable demand but none of the real estate markets were having exceptional absorption periods right now.

Commissioner Rouse asked how long would it take for absorption rates for the project to stabilize, assuming factors stay the same. Mr. MaRous said many more people would be willing to pre-lease an apartment from a model for three to six months in advance than they would be willing to buy a condo. Mr. MaRous believed it would take a year and a half after the building was virtually complete for absorption to stabilize. Mr. MaRous stated that the retail market had been extremely weak and he anticipated the retail could

take as long as the apartments even though it's considerably smaller, because it's more of a higher-risk unit and with retail mixed with residential you have limitations in use.

Commissioner Roberts asked about the different unit sizes, studio, one-bedroom, etc. and how successful they might be. Mr. MaRous replied the apartments will have smaller square footage than condos but there was demand for studios from younger people. Mr. MaRous said some people will be willing to take a smaller space in a building with more amenities and he believed the layout will be reasonable.

Commissioner Moran asked about the viability of three-bedroom apartments. Mr. MaRous believed it to be more limited, because those tenants at the rent levels could afford to buy. Mr. MaRous said the one and two-bedroom market was probably the strongest but there was demand for efficiencies and some demand for the bigger units where people don't want to own anything. Mr. MaRous clarified he had nothing to do with layout or design.

Chair Bolte asked if there was any information in favor of or in concern for apartments in a suburban-setting in a building this high. Mr. MaRous replied virtually all high buildings previously had been condominiums so there had been very few major products done in this vein; he referenced one in Oak Brook and one in Schaumburg, saying those had done very well. Chair Bolte asked if the transit services in Oak Park had an impact on the marketability of the project. Mr. MaRous replied it was very important and a transit-oriented development done well was the future.

Chair Bolte asked about Mr. MaRous' project in Park Ridge. Mr. MaRous explained the development was in the heart of downtown across from the Pickwick Theatre, it had a townhouse component on the west end and a mixed-use of retail and soft-loft condominiums. He said there was also a three-building complex with underground parking, more luxury condo units with retail on the ground floor with the aggregate value of \$120 million. Mr. MaRous said there were people who loved it and people who hated it but that it had done well.

Commissioner Gilbert asked what features make a unit classified as luxury. Mr. MaRous replied faster elevators, retail amenities, dedicated parking, higher ceilings, balconies, washer/dryer in unit, potential for higher-end cabinetry, hard surface countertops, upgrades in kitchen appliances, more storage space, the ability to have voice-data in the unit and the ability to control heating and air systems in unit.

Chair Bolte asked about the importance of balconies. Mr. MaRous replied it was a sense of freedom for certain tenants and the idea they can go outside and have coffee was important to them. He said certain tenants would be willing to pay more to get that, but it was a fine line because it added costs and some risk, but it was something the mid-range apartments don't have and the height gave views as well.

Commissioner Roberts asked if the size of the balconies matter versus just the concept of having outdoor space. Mr. MaRous replied it was the freedom and it becomes economic

reality how big you make them and he'd defer that question to the developer. He said a luxury condo would have significantly larger balconies but with apartments you don't want to price out of the market.

Commissioner Moran referred to the prior project's sky lounge amenity and asked Mr. MaRous if there could be an amenity proposal to include that for public benefit. Mr. MaRous replied that would be a design issue, but from an economic perspective of function and security there were some problems- for example in downtown Chicago various buildings have it but he could not think of condo or rental buildings that have something like that and he appreciated the idea but didn't think it was viable. Commissioner Moran clarified she's not suggesting the same thing, but looking for a viable alternative. Mr. MaRous said he hadn't discussed it with his client but maybe for a restaurant, but you'd have to have a separate elevator and control situation.

Chair Bolte asked if the idea was an unusual idea. Mr. MaRous replied there were buildings with upper decks and pools but not open to the public other than at hotels.

Chair Bolte established cross examination for Mr. MaRous on October 20.

Chair Bolte continued PC 11-03: Lake and Forest Planned Development Ordinance Amendment to October 6. Cross examination of the witnesses and public comment will be planned.

Chair Bolte moved to **PC 11-02: Zoning Ordinance Text Amendments; Zoning Ordinance Text Amendments to the Roosevelt Road Form Based Code Overlay District and Landscape Regulations of the Zoning Ordinance.**

Mr. Failor explained at the last Village Board meeting the text amendments that had been presented were approved, but one, that being the requirement for fencing on the Roosevelt Road Overlay District and throughout the Village was remanded back to the Plan Commission for further consideration. The trustees asked the Plan Commission to revisit the amendment because the amendment that was put forth only had restrictions on the front set-back. Mr. Failor said the concern was if there was a corner lot or a site like the one at Lake Street and Lombard where outdoor storage was exposed to a parking lot (public view), the trustees wanted to make sure that any sides that are exposed were also screened in the same fashion as the front façade. Chair Bolte asked if there was revised language. Mr. Failor said that was needed.

Commissioner Rouse asked if in the suggested language they would apply the same methodology for side yards as front yards. Mr. Failor agreed. Chair Bolte said currently the amendment said front lot line but could say front lot line and corner side yard. Commissioner Gilbert suggested adding "visible from the public way." Mr. Failor said it needed to include language that covered being able to see through landscaping. Commissioner Gilbert clarified in the Preservation Commission they didn't consider landscaping as permanent and although it might be obscured it wasn't considered covering or blocking something. Mr. Failor said that needed to be clear in the code.

Commissioner Fausch said there was a question about a side yard versus a back yard and a side yard versus an alley and whether the intent was to screen the whole thing. Mr. Failor replied that many municipalities require outdoor storage yards to be entirely screened. Commissioner Rouse asked if it was only commercial outdoor storage yards. Mr. Failor agreed. Commissioner Fausch suggested they say all sides must be screened.

Chair Bolte asked Attorney Karaca to read the current amendment. Commissioner Fausch suggested the front and corner sides should have three-foot setbacks with landscaping but not the other sides. Chair Bolte agreed. Attorney Karaca confirmed the changes. Commissioner Rouse motioned to approve the changes, Commissioner Moran seconded.

Commissioner Roberts asked if the storage areas would need a gate for access. Mr. Failor replied the gate would have to be the same opaque material, similar in appearance. Commissioner Moran suggested adding language indicating it could include an access point. Chair Bolte agreed. Commissioner Rouse motioned to amend his approval. Commissioner Moran seconded. Commissioner Moran disagreed on the term access point. Chair Bolte asked Attorney Karaca to consider the language and asked Mr. Failor to confer with the zoning administrator about the terminology. A roll call vote was taken on the fence:

Rouse- yes
Moran- yes
Gilbert- yes
Benson- yes
Mann- yes
Roberts- yes
Fausch- yes
Bolte - yes

Chair Bolte called for a break at 9 p.m.

The meeting resumed at 9:10 p.m.

Chair Bolte moved on to the Transit Overlay District. **PC 11-02: Zoning Ordinance Text Amendments;** Zoning Ordinance Text Amendments to the Roosevelt Road Form Based Code Overlay District and Landscape Regulations of the Zoning Ordinance.

Chair Bolte explained they re-opened the hearing on the extension to the Transit Overlay District because when they talked about it last time they added property that wasn't part of the original hearing and upon reflection they should have heard that in a public hearing as well. Mr. Failor explained he republished for the original notice and included the property that was recommended to be added, the south-east corner of Marion and Pleasant street.

Mr. Failor summarized the proposal saying the Village Board had authorized improvements to South Marion Street with the streetscaping and they were also looking at Oak Park Avenue and South Oak Park Avenue. He said one concern from the trustees was that they were concerned about the investment they were putting into the area and that they get a return on their investment. Mr. Failor said the Greater Downtown Plan suggested these areas should have some relationship to one another, recognizing there were different uses on both sides of the tracks, but bringing the Retail Overlay District to the south side on Marion and Oak Park would open up that retail district even more. Mr. Failor referred to a map that showed the boundaries proposed to expand that district. Mr. Failor said previously, the Plan Commission decided not to extend the district to the east on South Boulevard from Marion Street except for the Opera Club building, but keep the west extension to Harlem and add in the Mike Fox building to the south.

Mr. Failor said on the Oak Park Avenue district, the boundaries went south to Pleasant Street, excluding the church and church properties and the residential building on the east side of the street, extending west to Kenilworth along South Boulevard and east to just past Euclid. Mr. Failor said the Plan Commission's recommendation was to shrink that down along South Boulevard and only capture buildings facing on Oak Park Avenue.

Commissioner Rouse asked what was the rationale for removing properties along South Boulevard in the area and not Marion Street. Commissioner Gilbert replied they kept it in on South Boulevard west of Marion because that was a future development spot and an entry point into the Village and there might be a push for that development to include retail. Mr. Failor pointed out there was a list of uses that were restricted in the first fifty feet of the first floor but that service uses were still allowed on the main stretch. Mr. Failor gave examples such as family residential care home, foster home, animal clinics with open kennel, general office including medical office, beauty supply stores, day care center, etc as those that are restricted uses.

Commissioner Moran said they also discussed that existing uses that might be restricted would be grandfathered in. Mr. Failor agreed. Commissioner Gilbert clarified the existing space was grandfathered but also the use, if it was not vacated. Mr. Failor replied there was a time frame in between uses that the same use would be allowed back in, so if an office use moved out another could move in within a set amount of time.

Chair Bolte opened public testimony.

Mr. Greg Melnyk, co-owner of 1111 and 1113 South Boulevard. Mr. Melnyk said it was not mentioned when the re-streeting of South Marion was discussed that the quid pro quo of that would be the rezoning of the area. He said if you wanted to tie in North and South Marion there were different zoning districts for North and South Marion that were not the same. Mr. Melnyk said in the 100 block of South Marion on the east side, 2/3 of that block would become non-conforming. The 200 block had six spaces and three would be non-conforming. His building would be non-conforming as a general office building. He said when you made a property non-conforming you added a level of problems for the property owner, financing problems because lenders are averse to lending on a non-

conforming use. He said insurers don't like to insure non-conforming uses. He said to change his building to meet the zoning would mean a gut-rehab of the building. On the east side of Marion you had the Kroc Mental Health Center that could not be changed to a retail space. He said it didn't make sense to change the Transit Overlay district when the only piece of property to control would be the property to the west of the currently developed property. Mr. Melnyk said those would be subject to a planned development and requirements could be made then. He asked why make most of the area non-conforming when there was already the tool at hand to make the area what you wanted, putting an economic burden on owners of the properties that are non-conforming.

Mr. Gene Armstrong, co-owner of 1111 and 1113 South Boulevard. Mr. Armstrong said grandfathering was an illusory benefit because if something happened to your building and you needed to make repairs you'd have a short ceiling to make those repairs before being forced to come into compliance with zoning laws. Mr. Armstrong said for his building, they'd have to rip out a façade, put floors over an historic E.E. Roberts mosaic floor, tear out an award-winning addition just to meet requirements of the Overlay District. He said his building was in the historic district and if any exterior changes were made it would have to be approved by the Historic Preservation Commission so nothing was going to happen to the building. Mr. Armstrong said there was a push to put it in the Overlay District to exercise control over a prospect that was non-existent, the idea that the building could be changed. Mr. Armstrong said his was the sole building on South Boulevard that got an adverse effect from extending the Overlay District to Harlem and he suggested stopping it at Szechwan Beijing.

Mr. Mike Fox, owner of the Carleton Hotel at 1110 Pleasant, 115 South Marion and 200-212 South Marion. Mr. Fox said the notice provision was a problem, when there was a potential zoning change to your property and nothing gets out to property owners that was not right. Chair Bolte asked Mr. Failor about procedure. Mr. Failor replied it was a zoning text amendment, not a rezoning of property, so the notification requirement was to notice in the newspaper. Mr. Failor said they'd notified the Marion Street Business Association, the BAC and the Avenue Business Association and asked that they distribute the information to their members and property owners.

Commissioner Benson said that the notification process needed to change and he encouraged that the Village go beyond the state statute requirements. Mr. Failor replied they followed the state statute and went beyond it by notifying the business associations. Commissioner Moran asked Attorney Karaca if that would be a Village Board issue. Mr. Karaca agreed. Commissioner Gilbert said he was troubled that the property owners would not get direct communication on it. Commissioner Rouse concurred.

Mr. Fox said he was very against the proposal. He said he pushes retail but he knew where it can be and where it can't be. He said with the building at 212 South Marion, the main space sat vacant for nearly four years. He said he then had a salon in the space but then they left and it sat vacant for eight months. He said he'd thought he'd be able to find another hair salon but couldn't so now it was a florist and a photographer. With the zoning change, he could only replace the photographer with another photographer rather

than a lawyer or financial person. He said he had a chiropractor in his building that would like a larger space but would not be able to do that because it would be a non-conforming use. Mr. Fox said they were at the tail end, of the tail end of the shopping district, they were on the outskirts of the central business district and that's ok. Mr. Fox said he can't always push retail and the amendment would take his parking lot out of compliance. Mr. Fox said if the Carleton Hotel burned down he'd have to get permission to build again. Commissioner Moran asked if his properties were in the area where the streetscaping was being done. Mr. Fox agreed.

Chair Bolte moved to discussion.

Commissioner Benson asked if there was public testimony when they met on the issue in July. Chair Bolte said there was none. Commissioner Benson said the lack of public testimony last time made him assume it wasn't a shocking move to the neighborhood and allowed him to oversimplify the issue and he was glad this was back because he believed they may have erred before. Commissioner Benson said the notice issue worried him because he didn't believe most of the owners knew about the issue and he's concerned about the action on it. Commissioner Moran said in the deliberations last time they were trying to be as flexible as possible while extending the boundaries and she'd like to hear more about the burdens such as insurance requirements from someone who might know about those. Commissioner Moran said there appeared to be conflict from the Village Board investing to tie in the North and South Marion districts and some owners who don't want to be in the position of being a non-conforming use. Commissioner Moran asked if there was someone on Village staff who could talk about the consequences of being a non-conforming use. Mr. Failor said the legal department could research that. Commissioner Moran said they also needed to be careful not to spot zone certain properties. Chair Bolte agreed, saying they wouldn't zone one point, skip a property and then move on.

Chair Bolte said the grandfathering wasn't a problem for her, but what bothered her was that there were so many non-conforming uses on that strip of Marion. Chair Bolte said she agreed with the investment of the Village and what the Board was trying to accomplish, but she wondered if there was a different way to accomplish it. Commissioner Rouse said he didn't believe Marion was a Transit Overlay District because it was massively non-conforming and it wasn't part of the deal to redo the street, it wasn't discussed and agreed to and there wasn't the traffic to drive it. Commissioner Rouse said Oak Park Avenue had a lot of traffic and was more of a Transit-oriented area but Marion was not. Commissioner Gilbert said maybe the intention was to drive it toward a more transit-oriented area. Commissioner Rouse replied he didn't see it in the next several years. Commissioner Moran said there was the green line and Metra on Marion. Commissioner Rouse said he believed it was a much different area than Oak Park Avenue.

Chair Bolte said Oak Park Avenue uses might not be all retail, but they were storefront structures. Chair Bolte explained that originally, when the Transit Overlay District wasn't

approved, it was felt that both of the south pieces were more fragile and would not adapt as readily to the restriction on use. Chair Bolte said Marion was a different situation because of the physical look of the buildings and to bring them in line with a storefront-like approach would be difficult. Commissioner Fausch said it was similar to Harrison Street where there were buildings that were difficult to renovate to retail use so that was happening slowly.

Commissioner Moran said in the previous deliberations they had the option to narrow the retail district. Chair Bolte said they did make recommendations on both locations to do that. Commissioner Moran suggested if Marion were made a narrower district it could address some of the concerns on South Boulevard. Commissioner Rouse asked if they were to vote on the boundaries as proposed or could they amend. Mr. Failor suggested if there was a commission-wide concern about the notice that they stop discussion and re-notice, bring it back for discussion and go from there. Commissioner Gilbert agreed, saying he'd also like more staff information on the impact of non-conformance uses.

Chair Bolte established that all of the potential boundary property owners should be notified before the next hearing.

Commissioner Rouse motioned to re-notify owners within 500 feet of the amendment's boundaries and re-hear the amendment to November 17. Commissioner Benson seconded. Commissioner Gilbert asked staff for some identification on what would be non-conforming with existing uses.

Commissioner Moran asked if staff could plot the existing non-conforming uses on a map to see if there were clusters. A roll call vote was taken:

Rouse- yes
Benson- yes
Gilbert- yes
Moran- yes
Mann- yes
Fausch- yes
Roberts- yes
Bolte- yes

Chair Bolte moved to the discussion of **green roofs**. Ms. Laura Haussmann, an Oak Park resident and member of the Energy and Environment Commission presented a summary for the Plan Commission. Ms. Haussmann said she understood that developers had approached the Plan Commission looking for relief from the open-space requirement and the Energy and Environment Commission did not currently recommend giving up open space for green roofs. Ms. Haussmann referenced the ordinance definition of open space saying it was a ground-level land area free of structures and available for the absorption of ground water. She said a green roof did not absorb ground water and that was one of the big issues for many of the commissioners. She said a couple of the commissioners didn't have an objection to a small trade-off on open space but wanted to know the

current requirements and what had been done in the past. Ms. Haussmann said one commissioner raised the issue of if the green roof died or became unsuccessful, what then. Ms. Haussmann said she sympathized to some extent in providing some relief because a green roof was so beneficial in other ways, but the commission at this time did not recommend it.

Chair Bolte asked if the EEC had a recommendation for a minimum soil depth to give green roofs a substantial environment benefit for the building because they are looking for green roofs that do more than just look nice. Ms. Haussmann referred to the beginning of the summary that gave the minimum soil depth of extensive roofs. She said that was three inches and the plants were put there never to be disturbed again. She said there were benefits in that they diverted storm-water runoff as well as reduce the heat island effect and cooled the building as a traditional roof would not, so they would do more than just look nice. Ms. Haussmann said there were also intensive green roofs that people tended to think of as outdoor courtyards, involving a much thicker base and that were much more complicated.

Commissioner Moran asked how this would relate to post planned developments. Ms. Haussmann replied the EEC might have a different recommendation if they knew that relief had been allowed in the past and to what extent. She said they would like some information on what had been allowed and also what the current requirements were for open space and what that entailed. Commissioner Roberts asked if the commissioners were saying it would not be a compensating benefit. Ms. Haussmann replied she believed there wasn't a full understanding of what open space was. Mr. Failor said in the past, the Plan Commission had approved green roofs in lieu of open space requirements and it wanted to make sure that what was being captured on the roof in the vegetative system was equal to what the ground could absorb, or less, or more.

Chair Bolte asked if the LEED-certification point system specified a specific soil depth for a green roof. Commissioner Mann said he didn't believe LEED had any more than the first paragraph in the report. Commissioner Mann said he believed they needed to go further, maybe 4-8 inches on the depth of soil. Ms. Haussmann replied the purpose of the depth was to allow different types of plants to function differently, if there was greater depth of soil you had more options or varieties of what you could plant. Ms. Haussmann said with the intensive types of green roofs there were often patios and outdoor entertaining spaces and that wouldn't be helpful with the absorption rate if that was the primary concern. Commissioner Mann said paved areas would not count as a green roof. Ms. Haussmann said the purpose of the coefficient was to help calculate the total amount of perviousness or open space.

Mr. Failor stated that most people who do green roofs do it on their own, there were no requirements. Attorney Karaca noted there was nothing in the code on maintenance. Mr. Failor said currently they didn't approve anything in lieu of open space unless it was part of planned development and under planned development they were obligated to maintain it as part of their approval, but if someone were to do it on their own, if it died, it died.

Commissioner Gilbert said he thought the discussion for this zoning was to see if a provision was needed for ongoing maintenance, if they were getting zoning relief it was reasonable to say you've got to maintain it. Chair Bolte said the point was if they want a green roof and want some sort of compensating benefit we have to tell them what kind of roof they have to build, the minimum requirements but we also then have to say you have to take care of it. Chair Bolte asked if the Village would take on the burden of inspecting it like they do elevators. Mr. Failor suggested the Village could require owners supply an impendent report by a professional. Karaca said it could be regular building maintenance inspections or part of a specific condition that the Commission approves. Chair Bolte said she believed it should be a condition.

Commissioner Fausch said she didn't think requiring only an intensive roof was necessary as an extensive one would also fulfill the absorption requirements. Mr. Failor suggested you have both definitions because if someone wanted to do a green roof and not do it as part of an open-space then there was the definition available. Commissioner Fausch clarified that she believed both roofs would fulfill the absorption requirements for open space, the intensive might fulfill the open space use requirements but both of them could work equally well for absorption. Ms. Haussmann said the extensive roofs have a lower soil mass, which would absorb less but if there was a large square footage, yes. Commissioner Fausch said she thought the Lake and Forest roof was intended to be an extensive roof. Chair Bolte replied she believed it would be a patio area and therefore intensive, but the question was how much will be green and how much will be patio. Chair Bolte said both intensive and extensive could both be considered but if you want open space relief you would have to do more than just a replacement. Commissioner Mann said on the open space requirement he believed they were going for as close to one to one equivalent, and looking at the chart, they'd have to go above four inches in depth of soil to get the equivalent of turf. Commissioner Fausch said she would advocate for a performance standard that allowed people to do it a number of different ways rather than say you must have a different depth of earth. Commissioner Mann suggested they could specify a coefficient of runoff minimum.

Commissioner Mann asked Ms. Haussmann if, as a landscape architect, she'd seen green roof criteria. Ms. Haussmann said she couldn't find anything in her research.

Chair Bolte said they might also consider the "by right issue" of compensating benefits. Commissioner Gilbert said that would be going beyond the proposed zoning amendment, which was saying you can swap an open space requirement for a green roof and you didn't have to go before someone or get any more permission. Commissioner Gilbert said if you start talking density then you start talking PUD. Chair Bolte agreed it's a separate discussion. Mr. Failor said most PDs they see were in commercial districts and in downtown there were no open space requirements so a green roof could be part of a compensating benefit list if it provides a benefit for the greater good and not just the developer. Ms. Haussmann said one of the reasons the EEC wasn't supportive of providing open space relief was because they saw it as a developer could be over-building a space, that they should be allotting for open space and that green roofs primarily provided benefits to the building owner and residents and not to the rest of the

November 3, 2011

community. Ms. Haussmann said she personally disagreed saying green roofs provided community benefit by using less energy overall as well as reducing the heat island effect and reducing storm water runoff. Mr. Failor said in planned developments they require them to be LEED certified and one of the points they can get was a green roof toward their certification.

Commissioner Gilbert said open space wasn't necessarily public space, either. He said would there be more of an impact on the neighborhood if you allow people by right to build more than was allowed by zoning just because they put a green roof. Ms. Haussmann asked if it would be considered in cases where open space was not easily achievable or a burden to accomplish or was it giving someone the capacity to overbuild a space by putting a green roof on.

Commissioner Benson asked if they wanted the purpose of the green roof to be environmentally sound or aesthetically pleasing. Commissioner Benson said if they were talking about an aesthetic standard then they needed to talk about access. Mr. Failor said these were in commercial districts, not residential districts, so any open space would be in the back, but in terms of density, they would have to stay within the code. Commissioner Fausch said another criterion would be massing instead of density because they'd be allowing greater bulk.

Chair Bolte suggested the Plan Commission wasn't ready to make a recommendation to the Board and would like members of the EEC to join them in the discussion. Chair Bolte moved to continue the hearing to November 17. Commissioner Rouse motioned, Commissioner Mann seconded.

The meeting ended at 10:30 p.m.

Angela Schell,

Recording Secretary

OAK PARK PLAN COMMISSION
VILLAGE HALL – COUNCIL CHAMBERS, ROOM 201
THURSDAY, JULY 21, 2011
MINUTES

ROLL CALL: The roll was called and the meeting was called to order at 7:00pm.

PRESENT: Chairperson Linda Bolte, Commissioners: Mark Benson, Douglas Gilbert, Deborah Fausch, David Mann, Susan Roberts and Gail Moran

ALSO PRESENT: Craig Failor, Village Planner and Attorney Dick Martens and Attorney Jacob Karaca

NON-AGENDA PUBLIC PARTICIPATION (15 Minutes)

None

APPROVAL OF MINUTES:

Chair Bolte announced the minutes will carry over until August, 2011.

ANNOUNCEMENTS

Chair Bolte announced and welcomed Douglas Gilbert (former HPC Chair) to the Plan Commission. She also announced a new trustee liaison, Bob Tucker, Village Trustee and former Chair of the CDC.

Chair Bolte announced that this would be the last meeting for Attorney Dick Martens, Attorney Jacob Karaca will take over from this point on.

Trustee Johnson was in attendance at the meeting as well and wanted to thank the Plan Commission for all their hard work.

PUBLIC HEARING(S):

PC11-10a/b: FOREST PARK NATIONAL BANK AND TRUST (715 South Boulevard)

The Applicant seeks approval of a Special Use permit for a drive-through bank facility with ATM and a Zoning Ordinance Text Amendment to the definition of alley in order to allow commercial use of the abutting alley for access to the drive-through. FINDINGS OF FACT APPROVAL

FINDINGS OF FACT APPROVAL

Commissioner Moran motioned to approve the findings of fact with minor corrections. It was seconded by Commissioner Roberts.

Chair Bolte announced that the Commission was not going to forward the text amendment based on Attorney Martens' suggestion that since the drive through traffic flow had been reversed from the original proposal, that it was not necessary. Attorney Martens suggested that the Commission make a statement in their cover letter to the Board.

ROLL CALL VOTE – (FINDINGS OF FACT)

Comm. Benson No
Comm. Fausch Yes
Comm. Mann Yes
Comm. Roberts Yes
Comm. Moran Yes
Chair Bolte Yes
Comm. Gilbert did not vote as he was not a part of the previous discussion.

Motion approved by a final vote count of 5-1. Chair Bolte announced that the Findings of Fact will go forward to the Village Board on August 1, 2011 and final ordinance approval on September 6, 2011.

PC 11-02: Zoning Ordinance Text Amendments; The Village Board has authorized the Plan Commission to hold a public hearing relative to text amendments to the Zoning Ordinance for the Transit-Related Retail Overlay district regulations relative to additional business zoned properties incorporated into the overlay district as well as modifications to the B-1/B-2 General Business District and C Commercial District relative to density and setbacks, adding a "green roof" provision and definition, amending the Madison Street Overlay District relative side yard Setbacks and amending the Roosevelt Road Overlay District relative to fences and walls associated with outdoor storage areas. OPEN PUBLIC HEARING

Chair Bolte announced that the Village Board has authorized the Plan Commission to hold public hearings relative to text amendments to the Zoning Ordinance.

Mr. Failor announced that this public hearing was published in the local newspaper and the business district districts were notified via the Business Advisory Council. He, through Loretta Daly, Business Services Manager did a follow up notice to the Avenue and the Marion Street Business Associations.

Chair Bolte stated the Commission has 6 text amendment actions:

- 1) Transit Overlay District
- 2) Green Roof
- 3) Accessory Structure Changes
- 4) Madison Street Yard Setbacks
- 5) Business and Commercial District setbacks and density
- 6) Roosevelt Road Form-Based Overlay District and landscape codes

Mr. Failor announced that the Zoning Officer (Mike Bruce) and he discussed improvements to the Code.

AMENDMENT 1: Expanding the boundaries of the Transit-Related Retail Overlay

Mr. Failor discussed expanding the Overlay district. He stated that development south of the tracks should be consistent with development north of the tracks. There is a physical and mental barrier that prevents someone from going from North to South. The Village will be conducting underpass improvements to provide a more inviting connection between North and South Marion Street, similar to what has already occurred on the Oak Park Avenue underpass.

DISCUSSION

Comm. Roberts asked if the current regulations restrict certain uses. Mr. Failor said no, it is currently open to a larger list of land uses, which may not be consistent with the overlay district on the North side. There is some concern mentioned by Village Trustees about the South side investment of Oak Park Avenue and Marion Street relative a return on investment for the district and Village.

Chair Bolte commented that the number and type of businesses on the South side are broad and not necessarily retail focused.

Comm. Roberts asked if there will be empty buildings if this overlay district were to occur. She asked if there are retailers begging for this kind of limitation. Mr. Failor replied that these areas are not being promoted as such; based on the businesses that are there now. The idea is to extend the current regulations found on the north side to the south side in an attempt to expand the already successful business district.

Comm. Benson asked if there is no type of business that could open on the North side, couldn't it open on the South. Mr. Failor replied correct.

Comm. Roberts asked if there are realtors on the South side. Mr. Failor replied yes. There are some that would be grandfathered in. Everything that is there now would be grandfathered in unless there is an absence of a nonconforming use for a period of 6 months – 12 months. After that time they will be under the new restriction.

Mr. Failor announced that in the staff report, (2007 Committee) it was felt that having the overlay on both sides of the tracks would promote transit-oriented businesses with similar development criteria. He provided a map showing the boundaries and indicated a possible change from the previous proposal. The properties along South Boulevard would probably remain as currently zoned which is an area that is suited for office use type. It also provides a better mix in the area, but restricts-retail to just the major north –south streets of Marion and Oak Park Avenue. Mr. Failor would recommend narrowing it down.

Chair Bolte discussed including changes in the language to make it easier for an applicant to ask for exception(s) to the overlay ordinance. Concerned about only looking at Marion, she stated that unless you change the thinking about retail business, and recognize that they may be a little harder develop, leave them in the district.

Mr. Failor felt that depending on how you craft it, it may be all the same.

Comm. Fausch felt another approach would be to change the list by having less exclusion.

Mr. Failor stated that the overlay district on the North side of the track extends east and west along North Boulevard. North Oak Park Avenue, north of Lake Street is captured in the district. If including all the boundaries, we would capture the whole Business district.

Comm. Moran felt her concern is if we're restricting uses, then perhaps we should be more welcoming to those areas that front on the train tracks. It's easier and cleaner to limit them the way it's being suggested.

Comm. Fausch felt that the nonconforming uses that are there now are grandfathered in and that there are certain uses that may not be appropriate in the B-1/B-2 General Business District. She inquired as to whether or not the Plan Commission could make a different list of restricted / allowed uses. She suggested that they could make the allowed uses a little open for the transit overlay district. Mr. Failor replied, you can, but it would basically be 2 distinct overlay districts.

Comm. Gilbert felt that it is important to have an area of retail in the central business district; focusing on S. Marion and S. Oak Park and allowing the east-west cross streets to have more of a variety of businesses.

Comm. Benson felt that it is a deterrent for a business. That is time, money and resources that would be used by businesses that will eventually go elsewhere.

Mr. Failor stated we understand that and encourage more appropriate businesses there. We would direct non-appropriate business elsewhere in the village. That's why the list is created that way.

At this time, the Commission began discussion regarding the various districts.

The Plan Commission discussed the attributes of what the overlay district would bring to the business district and whether or not service uses could do the same.

Chair Bolte felt that they should revise the proposal and narrow the boundaries.

Comm. Fausch felt it allows a lot of uses that aren't retail or service, if we leave it as B1/B2.; She was more in favor of expanding it.

Comm. Moran felt in favor of limiting the retail district than allowing more uses on the end of S. Boulevard.

Comm. Mann was in favor of restricted boundaries proposed by the staff.

Comm. Roberts agrees with Comm. Moran.

Comm. Gilbert also agrees with Comm. Moran. This will allow the flexibility for other businesses in the downtown area.

Comm. Moran felt it should be expanded all the way out to Harlem.

Comm. Gilbert felt the Village would want that to be some sort of retail corridor.

ROLL CALL VOTE (Transit-Related Retail Overlay District)

Comm. Gilbert moved to accept proposal of expansions of the overlay district only along South Boulevard going West along Harlem, not along South Boulevard towards Home Avenue and also extending Southeast corner of Pleasant and Marion (commercial bldg.), then South Oak Park Avenue only and excluding going East and South Oak Park Avenue. (end of the alley to the West of Oak Park Avenue), including only properties that front Oak Park Avenue, down to the last commercial building, before the residential.

C. Benson	Yes
C. Fausch	No
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 6-1. So moved.

AMENDMENT 2: B-1/B-2 & C Districts for Lot Size/Density, Side Yard Setbacks

Mr. Failor reported that, in 2004 the Plan Commission discussed this issue. Previously the Plan Commission forwarded to the Board only the B-3 Central Business District and B-4 Downtown Business District changes. The C Commercial District was not included as the Village was beginning to discuss the Madison Street Corridor Plan. The B-1/B-2 General Business District was not forwarded due to two areas of concern the Plan Commission found within the district relative to setbacks. The other part of the discussion was density. This came out of a discussion about smaller developments, where it might allow a business owner to live above commercial or rent out units. Currently 5,000 sq. ft. for the first two units is required and 700 square feet for any additional thereafter. . We recommended changing threshold from 5,000 to 3,000. Across the board, you get a few additional units only.

DISCUSSION

Chair Bolte felt it would be even more desirable to have consistent setbacks in this district and allow smaller developments the ability to provide some dwelling units.

Mr. Failor stated there was some opposition the first time. In the findings of fact it stated that the two areas in question have front setbacks that seem to be the exception, rather than the rule. Certain residents living on the block of South Marion Street and South Boulevard testified that the front yard regulations should remain for their blocks.

The Plan Commission discussed the need to develop additional language that would help retain consistent front yard setbacks in the two areas discussed that are exceptions in the B-1/B-2 General Business District. The Plan Commission directed the attorney and village planner to provide language in the Findings of Fact for review at the next meeting.

ROLL CALL VOTE (Density, Front Yard Setbacks)

Comm. Moran motioned to adopt the amendment of B1/B2 for density and front yard setbacks as stated in the staff report and modified by language to take into account existing setbacks on certain blocks. The motion was seconded by Comm. Fausch.

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

AMENDMENT 3: Green Roofs

Mr. Failor stated that in the past the Village has approved green roofs in developments as a trade off for open space at grade. The purpose of open space at grade is for the absorption of moisture which will help prevent flooding. Staff wants to add a definition of Green Roof as well as include some regulations.

DISCUSSION

Comm. Benson felt there are many types of green roofs; some have nothing to do with the absorption of water. Most of them are just materials to reflect heat. Mr. Failor stated that the green roof on the Whiteco building is a good example of a green roof that does absorb moisture.

Comm. Mann stated that the roof could be 2 inches or 26 inches deep, depending on the type and purpose.

Chair Bolte discussed seeking out assistance by the Energy and Environment Commission and asking them for language. She stated that the Plan Commission should take a vote on the concept and ask the EEC to come up with some language that could be incorporated into the Findings of Fact.

Comm. Gilbert asked if there should be any language included about maintenance, or what type of planting and vegetation is required.

Chair Bolte stated the Energy and Environmental Commission may have the language regarding maintenance.

Comm. Benson felt that it has to maintain effectiveness. The ideal is absorption of water to relieve sewer issues.

Comm. Mann stated that it's there to slow down the infiltration.

Comm. Gilbert stated that the downspout would be smaller than the standard roof.

Attorney Karaca announced that he would check the Illinois Building Code.

Comm. Roberts felt she wants to make sure the roof has the same effectiveness as the current code or that of the ground.

Comm. Moran motioned to approve the green roof concept as proposed in the staff report subject to language from the Energy and Environmental Commission. Also, the Environmental Commission should give their best judgment on how to manage the effectiveness. The motion was seconded by Comm. Benson.

ROLL CALL VOTE (Green Roofs)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

ADMENDMENT 4: Madison Street Overlay – Interior Side Yards

Mr. Failor announced staff is proposing to amend the Zoning Ordinance text for the Madison Street Overlay district (MSOD) relative to interior side yards. Currently the underlying districts prevail as the Overlay district does not address side yard setbacks. This was an oversight when the original overlay district was proposed. Currently, the language requires a five foot setback from the interior side property line for a mixed use building. All other yards are identified with specific requirements in the MSOD. The proposal is to have a zero lot line setback for side yards.

DISCUSSION

Comm. Roberts asked for an example.

Mr. Failor described a proposed development that could be constructed on the community garden site on Madison at Grove, across the street from the Comcast building. If a mixed use development was to occur, the proposed building would need to be 5 feet from the abutting building creating a gap in the street wall as well as creating potentially unsightly /unsafe area.

Comm. Moran moved to approve Amendment #4 – Madison Street Overlay, interior side yard setback as proposed in the staff report. It was seconded by Comm. Fausch.

ROLL CALL VOTE (Madison Street Overlay Interior Side Yards)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was a 7-0 vote. So moved.

AMENDMENT 5: Accessory Building or Structures

Mr. Failor stated that Mr. Bruce, Zoning Administrator wanted this amendment brought forward to ensure that it is clear in the Zoning Ordinance for anyone who reads the code. It basically states that any accessory garage that is attached to a principal structure (house) will be considered part of the principal structure.

Comm. Moran motioned to approve Amendment #5 – Accessory Building or Structures as proposed in the staff report. It was seconded by Comm. Fausch.

ROLL CALL VOTE (Accessory Building or Structures)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 7-0 vote. So moved.

AMENDMENT #6 – Roosevelt Road Form-Based Zoning Overlay District – Fences

Staff is proposing to amend the Roosevelt Road Form-Based Zoning Overlay District and Landscape section of the Zoning Ordinance relative to fences and walls associated with outdoor equipment and material storage yards. Staff wants to ensure appropriate enclosures are constructed for storage yards as well as appropriate landscaping to soften the appearance of the fence along the street.

DISCUSSION

A discussion ensued regarding the need for such an amendment and language in the zoning ordinance. The Plan Commission was provided with two examples in the community that contain outdoor storage that were the impetus for the amendment, one on Roosevelt Road and the other on Lake Street.

Comm. Moran suggested eliminating the word "professional" from the text.

Chair Bolte said "finished appearance" will be used.

ROLL CALL VOTE (Roosevelt Road form-Based Zoning Overlay District – Fences)

C. Benson	Yes
C. Fausch	Yes
C. Gilbert	Yes
C. Mann	Yes
C. Moran	Yes
C. Roberts	Yes
Chair Bolte	Yes

The motion passed. The final count was 7-0 vote. So moved.

At this time, the Commission directed Attorney Karaca to prepare the Findings of Fact.

Comm. Moran asks if the EEC could provide the Plan Commission with a report on the Green Roof language.

Chair Bolte suggested having the staff and/or Chair of the Environmental Commission attend the Plan Commission meeting next month.

OTHER BUSINESS

Chair Bolte asked the Commissioners if they had received the memo on Commission Conduct and if anyone had any questions. All Commissioners responded in the affirmative.

Mr. Failor reported that he's received the preliminary application for Lake/Forest Redevelopment which is scheduled to be referred by the Board on August 1, 2011. There will be a public hearing on the Lake and Forest proposal on September 1, with September 15th being the regular scheduled meeting.

Comm. Fausch announced she will not be able to attend the August 25 meeting.

Comm. Roberts asks if the Commission can have drawings from the Lake and Forest developers that reflect the reality of the property. **Mr. Failor** indicated that he would pass that along to the developer.

Mr. Failor reported that the Lake and Forest developers are proposing a green roof, instead of a pool. They are also proposing rentals, instead of condos and a hotel. They are changing 500

APPROVED
September 15, 2011

parking spaces to 588. The Village parking spaces are still 300. The application will be very limited in scope.

Comm. Roberts had questions regarding the development in terms of starting over. Mr. Failor reported that the applicant will present their proposal only as an amended application.

ADJOURNMENT

With no further discussion, **Chair Bolte** motioned to adjourn. It was seconded by **Comm. Moran**. So moved.

The meeting adjourned at 9:25pm.

Respectfully submitted,

Andrea F. Mance
Recording Secretary

01/17/2012 Agenda

Resolution Authorizing the Execution of Agreement between the Village of Oak Park and the Oak Park Regional Housing Center Not to Exceed \$365,000 for 2012. This is the annual agreement adopted by the Village to provide funding for this agency from general revenue funds for a total of \$365,000. The CDBG contract totaling \$187,311 will be presented at a future date.

Resolution Authorizing the Execution of Agreement between the Village of Oak Park and the Oak Park Residence Corporation in an Amount Not to Exceed \$25,000 for 2012. This is the annual agreement adopted by the Village to provide funding for this agency for the small condominium management program.



Report ID: APY2001

PeopleSoft Accounts Payable
DETAILED CHECK REGISTER

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Run Date Jan/19/2012
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Pay Cycle: OAKPK
Pay Cycle Sequence: 747
Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073772	Jan/20/2012	RE	Paid	VOP01 0000013091 ADP, INC. P.O. BOX 842854 BOSTON MA 02284-2854	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095146	768036	Dec/31/2011	PROCESSING CHARGES PERIOD ENDING 12/31/11.REVERSE WIRE FEES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	ADP Payroll Services	FINANCE - Financial Services	General Fund	Accounting Services	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073773	Jan/20/2012	RE	Paid	VOP01 0000006578 ALLIED GARAGE DOOR INC. P.O. BOX 817 LOMBARD IL 60148	Not applicable		470.75 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095097	0000019078	Jan/05/2012	8 REMOTES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	248.00 USD
1	General Contractuals	Parking Services	Parking Fund	On Street Parking	222.75 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073774	Jan/20/2012	RE	Paid	VOP01 0000010061 ALLSTAR AUTO GLASS INC. 1244 CAPITOL DR. UNIT - B ADDISON IL 60101	Not applicable		95.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095232	83541	Jan/05/2012	DEFROSTER REBOND	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	95.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073775	Jan/20/2012	RE	Paid	VOP01 0000002496 AMERICAN WATER WORKS ASSOCIATION P.O. BOX 972997 DALLAS TX 75397-2997	Not applicable		374.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095241	2012 - BRIAN JACK	Jan/01/2012	MEMBERSHIP RENEWAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	DPW - Water	Water Fund	Base Program	187.00 USD
1	Membership Dues	DPW - Water	Water Fund	Base Program	187.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073776	Jan/20/2012	RE	Paid	VOP01 0000001033 ASSOC. TIRE & BATTERY CO, INC. 6208 ROOSEVELT RD OAK PARK IL 60304	Not applicable		1,033.30 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095098	495939, 495114	Dec/05/2011	WIPER MOTOR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	102.61	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	45.00	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	99.96	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	24.79	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	37.44	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	239.88	USD
5	Lubricants	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	239.16	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	123.16	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	8.99	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	37.44	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	37.43	USD
4	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	37.44	USD



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Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073777	Jan/20/2012	RE	Paid	VOP01 0000001329 AT & T GLOBAL SERVICES, INC. P.O. BOX 8102 AURORA IL 60507-8102	Not applicable		8,163.84 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095110	IL794968	Jan/03/2012	MAINTENANCE BILLING 1/16/12-4/15/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telephone Maintenance	Information Technology	General Fund	Base Program	8,163.84 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073778	Jan/20/2012	RE	Paid	VOP01 0000008026 AT & T SUBPOENA CENTER 1 ATT PLAZA 208 SOUTH AKARD ST - 10TH FL M DALLAS TX 75202	Not applicable		120.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095050	GSB1228084	Dec/28/2011	SUBPEONA FEES. REF:S-2011-12-28-084	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	POLICE	General Fund	Detectives	40.00 USD
1	Operational Supplies	POLICE	General Fund	Detectives	40.00 USD
1	Operational Supplies	POLICE	General Fund	Detectives	40.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073779	Jan/20/2012	RE	Paid	VOP01 0000008565 ATRIUM 17113 DAVEY RD. LEMONT IL 60439	Not applicable		11,400.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095108	11-009200001	Nov/30/2011	PLANTED PARKWAY TREES & MULCH FOR FALL 2011	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Tree Replacement	DPW - Engineering	Capital Improvement Fund	Base Program	11,400.00 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 747
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073780	Jan/20/2012	RE	Paid	VOP01 0000008968 AUTO ZONE P.O. BOX 116067 ATLANTA GA 30368-6067	Not applicable		896.12 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095104	2674474800	Dec/19/2011	FRONT BRAKE PADS & ROTORS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	90.52	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	34.06	USD
4	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	90.95	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	92.98	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	127.40	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	90.95	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	90.95	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	74.39	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	32.00	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	80.97	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	90.95	USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073781	Jan/20/2012	RE	Paid	VOP01 0000010157 B2B COMPUTER PRODUCTS P.O. BOX 3296 GLEN ELLYN IL 60138	Not applicable		1,336.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095113	525375, 523632	Dec/15/2011	MEDIA CONVERTER, TONER CARTRIDGE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	Office Supplies	Parking Services	Parking Fund	Base Program	254.00 USD
1	Computer Supplies	Information Technology	General Fund	Base Program	1,082.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073782	Jan/20/2012	RE	Paid	VOP01 0000001043 BAR CODE INTEGRATORS, INC. 1635 NORTHWIND BLVD LIBERTYVILLE IL 60048	Not applicable		4,344.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095111	16021	Dec/23/2011	ONE YEAR MF2T DEPOT MAINTENANCE WARRANTY 11/29/11-11/28/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Computer Equipment	Information Technology	Equipment Replacement F	Computer Equipment - Police	1,640.00 USD
1	Computer Equipment	FINANCE - Financial Services	Equipment Replacement F	Computer Equipment - Police	2,704.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073783	Jan/20/2012	RE	Paid	VOP01 0000013403 BRILLIANT 125 S. WACKER DR, SUITE 1230 CHICAGO IL 60606	Not applicable		8,807.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095090	8414	Jan/06/2012	TEMPORARY SERVICES 1/3/12-1/6/12. SNORECK & COBB	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Temporary Services	FINANCE - Financial Services	General Fund	Base Program	1,922.00 USD
1	Temporary Services	FINANCE - Financial Services	General Fund	Base Program	6,885.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073784	Jan/20/2012	RE	Paid	VOP01 0000002078 BYRNE, MARY	Not applicable		692.71 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095053	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Detectives	692.71 USD



Pay Cycle: OAKPK
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Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073785	Jan/20/2012	RE	Paid	VOP01 0000010007 CDC ENTERPRISES, INC. P.O. BOX 202 RINGWOOD IL 60072	Not applicable		5,670.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095115	201100108	Dec/02/2011	ANEMOMETER & RAIN GAGE SET-UP,FLOW NOTARIZATION METER,PRO	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Water	Water Fund	Water Supply	5,670.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073786	Jan/20/2012	RE	Paid	VOP01 0000001535 CDS OFFICE TECHNOLOGIES P.O. BOX 3566 SPRINGFIELD IL 62708-3566	Not applicable		32,970.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095116	INV0648398	Dec/22/2011	PANASONIC ARBITRATOR KIT 360,SIREN DETECTOR CABLE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Computer Equipment	FINANCE - Financial Services	Equipment Replacement F	Computer Equipment - Police	32,970.00 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073787	Jan/20/2012	RE	Paid	VOP01 0000013322 CERTIFIT 90 SOUTH ADDISON RD. ADDISON IL 60101	Not applicable		15.95 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095117	604976	Dec/20/2011	FRONT LEFT MIRROR LIGHT ASSEMBLY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	15.95 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073788	Jan/20/2012	RE	Paid	VOP01 0000013772 CHICAGO PARTS & SOUND LLC 1150 LIVELY BLVD ELK GROVE VILLAGE IL 60007	Not applicable		178.72 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095118	431273	Dec/27/2011	BRAKE PARTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	178.72 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073789	Jan/20/2012	RE	Paid	VOP01 0000011331 CHICAGO SCAFFOLDING 4824 W. LAKE ST. CHICAGO IL 60644	Not applicable		490.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095083	41851, 41485	Dec/30/2011	SCAFFOLDING FOR 6641 NORTH AVE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Emergency Services (bps)	Building Property Standards	General Fund	Building Inspection Services	490.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073790	Jan/20/2012	RE	Paid	VOP01 0000003028 CINTAS FIRST AID & SAFETY 1870 BRUMMEL DR. ELK GROVE VILLAGE IL 60007	Not applicable		254.27 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095248	0343757121	Jan/05/2012	MISC. SUPPLIES FOR SAFETY CABINET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Administration	General Fund	Safety Program	254.27 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073791	Jan/20/2012	RE	Paid	VOP01 0000014120 CLASSIC HARDWARE INC. 388 GUNDERSON DR. CAROL STREAM IL 60188	Not applicable		116.84 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095066	65283	Dec/16/2011	CLOSER ARM	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	Parking Services	Parking Fund	Lake St & Forest Garage	116.84 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073792	Jan/20/2012	RE	Paid	VOP01 0000012346 COMCAST CABLE P.O. BOX 3001 SOUTHEASTERN PA 19398-3001	Not applicable		146.20 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095119	8771 20 119 0351662	Jan/01/2012	CABLE & HIGH SPEED INTERNET 01/02/12-02/01/12@1010 LAKE,SUITE B	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	Information Technology	General Fund	Base Program	73.10 USD
1	Telecommunication Charges	Information Technology	General Fund	Base Program	73.10 USD



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PeopleSoft Accounts Payable
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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073793	Jan/20/2012	RE	Paid	VOP01 0000001715 COMCAST CABLE P.O. BOX 3002 SOUTHEASTERN PA 19398-3001	Not applicable		139.21 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095120	8771 20 119 0221873	Jan/04/2012	CABLE & HIGH SPEED INTERNET 01/09/12-02/08/12@618 S. AUSTIN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	Information Technology	General Fund	Base Program	139.21 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073794	Jan/20/2012	RE	Paid	VOP01 0000011878 COMED (6111) P.O. BOX 6111 CAROL STREAM IL 60197-6111	Not applicable		116.92 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095067	5889130004	Dec/30/2011	ELECTRIC SERVICE 11/30/11-12/30/11@1161 WESTGATE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Electricity	Parking Services	Parking Fund	Lots_Off Street Parking	116.92 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073795	Jan/20/2012	RE	Paid	VOP01 0000004582 CRUNCH, INC. 7222 W. CERMAK RD. STE # 300 NORTH RIVERSIDE IL 60546	Not applicable		3,500.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095149	DMO 2011-00063	Jan/18/2012	REFUND DEMOLITION RESTORATION DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Reserve For Restoration Dep	Balance Sheet	General Fund	Balance Sheet	3,500.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073796	Jan/20/2012	RE	Paid	VOP01 0000010182 CULLIGAN WATER P.O. BOX 364 UNION GROVE WI 53182-0364	Not applicable		56.43 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095068	598492	Dec/29/2011	BOTTLED WATER & SERVICE FEE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Water Charges	Parking Services	Parking Fund	Holley Ct Parking Garage	40.95 USD
1	Water Charges	Parking Services	Parking Fund	The Avenue Garage	15.48 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073797	Jan/20/2012	RE	Paid	VOP01 000009498 CURRIE MOTORS (CHEVROLET) 8401 W. ROOSEVELT RD. FOREST PARK IL 60130	Not applicable		184.09 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095123	35421	Dec/16/2011	REAR COOLANT LINES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	184.09 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073798	Jan/20/2012	RE	Paid	VOP01 0000011589 DISPOSALL WASTE SERVICES, LLC. 5817 W. OGDEN AVE. CICERO IL 60804	Not applicable		2,438.24 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095124	26970	Dec/12/2011	REFUSE/RECYCLING CONTAINER PICK-UP 12/05/11-12/11/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
4	General Contractuals	DPW - Street Services	General Fund	Pavement Management	2,399.54 USD
3	General Contractuals	Parking Services	Parking Fund	Lake St & Forest Garage	8.60 USD
2	General Contractuals	Parking Services	Parking Fund	Holley Ct Parking Garage	8.60 USD
1	General Contractuals	Parking Services	Parking Fund	The Avenue Garage	21.50 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073799	Jan/20/2012	RE	Paid	VOP01 0000001104 DRESSEL'S ACE HARDWARE 1137 CHICAGO AVE OAK PARK IL 60302	Not applicable		276.88 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095127	220792	Dec/13/2011	3/16-7/8 UNIBIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Service Calls	49.99 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Service Calls	18.77 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Service Calls	16.37 USD
1	Operational Supplies	Parking Services	Parking Fund	Holley Ct Parking Garage	129.43 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	4.99 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	18.98 USD
1	Operational Supplies	DPW - Building Maintenance	General Fund	Village Hall	38.35 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073800	Jan/20/2012	RE	Paid	VOP01 0000003229 EJ EQUIPMENT P.O. BOX 665 MANTENO IL 60950	Not applicable		482.84 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095130	0048240	Dec/08/2011	FRAME PIVOT PARTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	482.84 USD



Pay Cycle: OAKPK
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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073801	Jan/20/2012	RE	Paid	VOP01 000007491 EMBOSSSED SIGN SERVICE 9343 OAK PARK AVE MORTON GROVE IL 60053	Not applicable		1,240.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095073	12912	Jan/09/2012	18X24 SIGNS-INSTALL NEW LETTERING & RATES,ENTRANCE SIGNS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Sign Replacement	Parking Services	Parking Fund	On Street Parking	1,240.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073802	Jan/20/2012	RE	Paid	VOP01 0000013979 EVERGREEN OAK ELECTRIC P.O. BOX 549 CRESTWOOD IL 60445-0549	Not applicable		853.21 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095131	S1465105.001	Nov/29/2011	ADDITIONAL FIXTURES - LIGHTING PROJECT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Maintenance	DPW - Building Maintenance	Capital Bldg Improvements	Base Program	853.21 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073803	Jan/20/2012	RE	Paid	VOP01 0000001117 FEDERAL EXPRESS P.O. BOX 94515 PALATINE IL 60094-4515	Not applicable		157.67 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095134	7-718-63766	Dec/07/2011	SHIPPING CHARGES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Postage	DPW - Fleet Operations	General Fund	Base Program	26.48	USD
1	Postage	HR - Human Resources	General Fund	Base Program	15.16	USD
2	Postage	POLICE	General Fund	Base Program	85.47	USD
1	Postage	DPW - Fleet Operations	General Fund	Base Program	30.56	USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073804	Jan/20/2012	RE	Paid	VOP01 0000007712 FERGUSON WATERWORKS P.O. BOX 1070 FARGO ND 58107-1070	Not applicable		708.06 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095136	S01339430.001, S013	Nov/22/2011	WATER METERS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Capital Improvements	DPW - Sewer	Sewer Fund	Sewer Collection	708.06	USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073805	Jan/20/2012	RE	Paid	VOP01 0000002722 FLEET ONE P.O. BOX 415000 MSC 30425 NASHVILLE TN 37241-5000	Not applicable		5.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095137	1807115	Dec/31/2011	MONTHLY ACCOUNT FEE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
2	External Support	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	1.25	USD
4	External Support	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	1.25	USD
1	External Support	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	1.25	USD
3	External Support	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	1.25	USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073806	Jan/20/2012	RE	Paid	VOP01 0000009107 FLEET SAFETY SUPPLY P.O. BOX 649 NAPERVILLE IL 60566-0649	Not applicable		214.59 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095139	54337	Dec/27/2011	FLOOD LIGHT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	214.59	USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073807	Jan/20/2012	RE	Paid	VOP01 0000013395 FLEETPRIDE P.O. BOX 847118 DALLAS TX 75284-7118	Not applicable		187.93 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095138	45087782,44689741,4	Nov/21/2011	43699161. FUEL/WATER SEPARATOR,REMAN ALTERNATOR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	187.93 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073808	Jan/20/2012	RE	Paid	VOP01 0000011850 FORCE FLOW 2430 STANWELL DR CONCORD CA 94520	Not applicable		2,599.01 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095140	0048240	Dec/29/2011	FRAME PIVOT PARTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Computer Equipment	DPW - Water	Water Fund	Water Supply	2,599.01 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073809	Jan/20/2012	RE	Paid	VOP01 0000007208 FUELMAN P.O. BOX 105080 ATLANTA GA 30348-5080	Not applicable		482.99 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095141	NP32754236	Dec/05/2011	FUEL PURCHASES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Fuel	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	482.99 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073810	Jan/20/2012	RE	Paid	VOP01 0000003361 G.A. PAVING CONSTRUCTION CO., INC. 344 TRINITY LANE OAK BROOK IL 60523	Not applicable		9,464.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095152	#4	Dec/26/2011	PATCH PAVING - VARIOUS LOCATIONS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Water	Water Fund	Water Distribution	9,464.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073811	Jan/20/2012	RE	Paid	VOP01 0000001137 GABRIEL SALES COMPANY 52 E. NORTH AVE. NORTHLAKE IL 60164	Not applicable		469.41 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095155	181135	Dec/08/2011	COURTESY LAMP	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
4	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	3.12	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	53.63	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	5.14	USD
4	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	5.28	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	50.78	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	36.92	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	79.98	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	5.28	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	5.28	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	3.12	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	3.12	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	182.08	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	27.28	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	5.28	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	3.12	USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073812	Jan/20/2012	RE	Paid	VOP01 0000002257 GALLS INCORPORATED DEPARTMENT 8069 CAROL STREAM IL 60122-8069	Not applicable		34.99 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095054	5158524	Dec/29/2011	LEATHER GLOVES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Base Program	34.99 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073813	Jan/20/2012	RE	Paid	VOP01 0000003294 GENUINE PARTS COMPANY 5959 COLLECTIONS CENTER DRIVE CHICAGO IL 60693	Not applicable		59.94 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095159	422838	Dec/28/2011	NATURES BROOM OIL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	59.94 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073814	Jan/20/2012	RE	Paid	VOP01 0000002374 GIAMMONA, JOE 1839 S. 4TH PLACE ST. CHARLES IL 60174	Not applicable		170.70 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095087	1/12/12	Jan/12/2012	CONTRACTUAL SERVICES 1/12/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	170.70 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073815	Jan/20/2012	RE	Paid	VOP01 0000001148 GOODYEAR TIRE DISTRIBUTION 200 THORNDALE AVE BENSENVILLE IL 60106	Not applicable		1,909.40 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095161	396706	Dec/26/2011	TIRES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	365.40 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	406.00 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	123.00 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	609.00 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	406.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073816	Jan/20/2012	RE	Paid	VOP01 0000013972 GOVTEMPSUSA LLC P.O. BOX 2392 NEW YORK NY 10116-2392	Not applicable		1,040.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095086	108441	Dec/29/2011	TEMPORARY SERVICE PERIOD 12/25. KNUDSEN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Building Property Standards	General Fund	Building Inspection Services	1,040.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073817	Jan/20/2012	RE	Paid	VOP01 0000001152 GRAINGER DEPT . 801549411 PALATINE IL 60038-0001	Not applicable		666.20 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095166	9711096488	Dec/16/2011	TONGUE & GROVE PLIER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	23.76 USD
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	13.19 USD
2	Operational Supplies	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	10.08 USD
4	Operational Supplies	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	10.08 USD
3	Operational Supplies	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	10.08 USD
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	579.60 USD
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	19.41 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073818	Jan/20/2012	RE	Paid	VOP01 0000001571 HALL SIGNS, INC. 4495 W. VERNAL PIKE BLOOMINGTON IN 47404	Not applicable		1,239.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095168	414447-I	Dec/20/2011	SAFETY CONES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Sign Replacement	DPW - Street Services	General Fund	Pavement Management	1,239.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073819	Jan/20/2012	RE	Paid	VOP01 0000001039 HANEY,B & SONS INC 1200 N. LOMBARD RD. LOMBARD IL 60148-1201	Not applicable		16,411.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095169	35299	Dec/14/2011	PARKWAY TREE TRIMMING 12/7/11-12/13/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Forestry	General Fund	Tree Care Services	16,411.00 USD



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PeopleSoft Accounts Payable
DETAILED CHECK REGISTER

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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073820	Jan/20/2012	RE	Paid	VOP01 0000013891 HAWK CHRYSLER, DODGE, JEEP 7911 W. ROOSEVELT RD. FOREST PARK IL 60130	Not applicable		129.20 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095170	49218	Dec/16/2011	RIGHT REAR TAIL LIGHT ASSEMBLY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	129.20 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073821	Jan/20/2012	RE	Paid	VOP01 0000008617 HD SUPPLY WATERWORKS, LTD P.O. BOX 91036 CHICAGO IL 60693-1036	Not applicable		11,640.71 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095171	4175385	Dec/16/2011	MISC. WATER SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	3,524.86 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	3,062.33 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	1,220.40 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	3,833.12 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073822	Jan/20/2012	RE	Paid	VOP01 0000004255 HOY LANDSCAPING, INC. 3000 W. LAKE ST. MELROSE PARK IL 60160	Not applicable		6,970.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095175	27051	Dec/19/2011	BRICK PAVER INSTALLATION	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Street Services	Downtown TIF Fund	Base Program	6,970.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073823	Jan/20/2012	RE	Paid	VOP01 0000003659 IFAMA P.O. BOX 505 LEMONT IL 60439-9998	Not applicable		240.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095176	12/16/11	Dec/16/2011	MEMBERSHIP-FANTETTI,GLENN,SARROS,CROWLEY,HARTL,KAMYKOWSK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	DPW - Fleet Operations	General Fund	Base Program	240.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073824	Jan/20/2012	RE	Paid	VOP01 0000013152 INTEGRYS ENERGY SERVICES PO BOX 19046 GREEN BAY WI 54307-9046	Not applicable		23,480.76 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095074	18490008-1,18602956	Jan/03/2012	18610325-1. ELECTRIC SERVICE@137 N. SCOVILLE,1150 HOLLEY CT,720 NORT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	Electricity	Parking Services	Parking Fund	The Avenue Garage	3,534.52 USD
3	Electricity	Parking Services	Parking Fund	Holley Ct Parking Garage	8,193.58 USD
1	Electricity	DPW - Water	Water Fund	Water Supply	10,237.10 USD
1	Electricity	Parking Services	Parking Fund	OPRF Garage	1,515.56 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073825	Jan/20/2012	RE	Paid	VOP01 0000001755 JACK'S 6642 W. 26TH STREET BERWYN IL 60402	Not applicable		113.90 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095178	49057	Dec/22/2011	REPAIRS TO STIHL CUT-OFF SAW	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Sewer	Sewer Fund	Sewer Collection	113.90 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073826	Jan/20/2012	RE	Paid	VOP01 0000005712 JOBS AVAILABLE P.O. BOX 1040 MODESTO CA 95353	Not applicable		39.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094888	122711	Dec/27/2011	SUBSCRIPTION FOR JOBS AVAILABLE ADVERTISEMENT "JA"	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	HR - Human Resources	General Fund	Base Program	39.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073827	Jan/20/2012	RE	Paid	VOP01 0000001190 KALE UNIFORMS 204 W. LIBERTY WHEATON IL 60187	Not applicable		231.49 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095055	602247	Dec/23/2011	SHIRT, EMBLEM	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	231.49 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073828	Jan/20/2012	RE	Paid	VOP01 0000008517 LECHNER & SONS UNIFORM RENTAL 420 KINGSTON CT. MT. PROSPECT IL 60056	Not applicable		647.80 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095075	1553698	Dec/20/2011	LAUNDRY SERVICE - PARKING GARAGES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Laundry Service	Parking Services	Parking Fund	OPRF Garage	1.72	USD
3	Laundry Service	Parking Services	Parking Fund	Lake St & Forest Garage	1.95	USD
3	Laundry Service	Parking Services	Parking Fund	Lake St & Forest Garage	1.95	USD
3	Laundry Service	Parking Services	Parking Fund	Lake St & Forest Garage	1.95	USD
3	Laundry Service	Parking Services	Parking Fund	Lake St & Forest Garage	1.95	USD
1	Laundry Service	Parking Services	Parking Fund	OPRF Garage	1.72	USD
1	Laundry Service	Parking Services	Parking Fund	OPRF Garage	1.72	USD
1	Laundry Service	Parking Services	Parking Fund	OPRF Garage	1.72	USD
5	Laundry Service	Parking Services	Parking Fund	Holley Ct Parking Garage	6.02	USD
5	Laundry Service	Parking Services	Parking Fund	Holley Ct Parking Garage	6.02	USD
5	Laundry Service	Parking Services	Parking Fund	Holley Ct Parking Garage	6.02	USD
5	Laundry Service	Parking Services	Parking Fund	Holley Ct Parking Garage	6.02	USD
1	Laundry Service	DPW - Fleet Operations	General Fund	Base Program	211.38	USD
1	Laundry Service	DPW - Sewer	Sewer Fund	Base Program	344.22	USD
2	Laundry Service	Parking Services	Parking Fund	The Avenue Garage	3.32	USD
2	Laundry Service	Parking Services	Parking Fund	The Avenue Garage	3.32	USD
4	Laundry Service	Parking Services	Parking Fund	On Street Parking	10.04	USD
4	Laundry Service	Parking Services	Parking Fund	On Street Parking	10.04	USD
2	Laundry Service	Parking Services	Parking Fund	The Avenue Garage	3.32	USD
4	Laundry Service	Parking Services	Parking Fund	On Street Parking	10.04	USD
2	Laundry Service	Parking Services	Parking Fund	The Avenue Garage	3.32	USD
4	Laundry Service	Parking Services	Parking Fund	On Street Parking	10.04	USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073829	Jan/20/2012	RE	Paid	VOP01 0000014121 LMCC - LABOR MANAGEMENT COOPERATIO NECA - IBEW 701 LMCC 28600 BELLA VISTA PARKWAY, SUITE 101 WARRENVILLE IL 60555-1600	Not applicable		75.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095085	433	Sep/12/2011	ELECTRICAL CODE CLASS - LEE HARRIS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	Building Property Standards	General Fund	Building Inspection Services	75.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073830	Jan/20/2012	RE	Paid	VOP01 0000001209 LOGSDON OFFICE SUPPLY 1055 ARTHUR ELK GROVE VILLAGE IL 60007	Not applicable		151.15 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094930	3903751	Dec/28/2011	OFFICE SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Supplies	HR - Human Resources	General Fund	Base Program	55.26 USD
1	Office Supplies	DPW - Administration	General Fund	Base Program	43.13 USD
1	Office Supplies	DPW - Administration	General Fund	Base Program	52.76 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073831	Jan/20/2012	RE	Paid	VOP01 0000001873 LORO AUTO WORKS 1029 SOUTH BLVD OAK PARK IL 60302	Not applicable		1,345.73 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095214	76108	Dec/19/2011	REPAIRS TO FORD ESCAPE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Recovered Damages	LEGAL - Law	General Fund	Base Program	1,345.73 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073832	Jan/20/2012	RE	Paid	VOP01 0000001611 MCCLOUD, W. B. & CO., INC. 2500 W. HIGGINS RD 850 NW CORP. CENTER HOFFMAN ESTATES IL 60195-5220	Not applicable		295.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095215	10533318	Dec/16/2011	PEST CONTROL @ 1010 N. RIDGELAND	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Water	Water Fund	Water Supply	55.00 USD
1	General Contractuals	DPW - Water	Water Fund	Water Supply	75.00 USD
1	General Contractuals	DPW - Water	Water Fund	Water Supply	55.00 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	110.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073833	Jan/20/2012	RE	Paid	VOP01 0000001570 MENARDS-MELROSE PARK 8311 W. NORTH AVE MELROSE PARK IL 60160	Not applicable		122.99 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095221	42138	Dec/19/2011	MISC. SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	41.93 USD
1	Operational Supplies	DPW - Sewer	Sewer Fund	Sewer Collection	42.85 USD
1	Operational Supplies	DPW - Sewer	Sewer Fund	Sewer Collection	38.21 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073834	Jan/20/2012	RE	Paid	VOP01 0000009958 MES - ILLINOIS DEPOSITORY ACCT 75 REMITTANCE DR. STE. #3135 CHICAGO IL 60675	Not applicable		1,126.39 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095020	00283700_SNV,00284	Dec/29/2011	00284495_SNV,00285299_SNV. BOOTS,PANTS,RESCUE TOOL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	FIRE - Operations	General Fund	Base Program	1,054.68 USD
1	Clothing	FIRE - Operations	General Fund	Base Program	71.71 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073835	Jan/20/2012	RE	Paid	VOP01 0000002130 METRO GARAGE INC. 6201 W. 26TH STREET BERWYN IL 60402	Not applicable		349.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095222	21964,21965,21968,2	Nov/30/2011	21982,21998,22097,22098,21565,21615,21884.SAFETY INSPECTIONS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	75.00 USD
2	External Support	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	274.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073836	Jan/20/2012	RE	Paid	VOP01 0000010573 METRO TANK & PUMP COMPANY 1111 W. DUNDEE RD. WHEELING IL 60090-3936	Not applicable		168.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095223	10373	Dec/13/2011	THERMAL PAPER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	168.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073837	Jan/20/2012	RE	Paid	VOP01 0000001160 MOHR, H.J. & SONS CO. 915 S. MAPLE OAK PARK IL 60304-1893	Not applicable		1,394.10 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095224	146409	Dec/31/2011	STONE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Roadway Maintenance	DPW - Sewer	Sewer Fund	Sewer Collection	981.69 USD
1	Roadway Maintenance	DPW - Sewer	Sewer Fund	Sewer Collection	412.41 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073838	Jan/20/2012	RE	Paid	VOP01 0000001238 MONROE TRUCK EQUIPMENT 4350 PAYSHERE CIRCLE CHICAGO IL 60674	Not applicable		43.70 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095226	292030	Dec/09/2011	5" LIDS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	43.70 USD



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Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073839	Jan/20/2012	RE	Paid	VOP01 0000011930 MUTUAL OF OMAHA PAYMENT PROCESSING CENTER P.O. BOX 2147 OMAHA NE 68103-2147	Not applicable		6,459.14 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095094	000228660636	Jan/01/2012	COVERAGE PERIOD 1/01/12-1/31/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Life Insurance Expense	HR - Health Insurance	Health Insurance Fund	Base Program	6,459.14 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073840	Jan/20/2012	RE	Paid	VOP01 0000012084 NAFA FLEET MANAGEMENT ASSOCIATION P.O. BOX 11383 NEWARK NJ 07101-4383	Not applicable		110.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095259	FEBRUARY 10, 2012	Jan/10/2012	AUTO SHOW BREAKFAST MEETING - FANTETTI & SARROS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	DPW - Fleet Operations	General Fund	Base Program	110.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073841	Jan/20/2012	RE	Paid	VOP01 0000013826 NATIONAL IGNITION P.O. BOX 3255 BARRINGTON IL 60011-3255	Not applicable		370.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095204	33139	Dec/16/2011	NEW STARTER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	370.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073842	Jan/20/2012	RE	Paid	VOP01 0000001256 NICOR (P.O. BOX 0632) P.O. BOX 0632 AURORA IL 60507-0632	Not applicable		273.08 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095079	66-44-68-8404 2	Jan/04/2012	GAS SERVICE 12/2/11-01/04/12@1125 ONTARIO	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Natural Gas	Parking Services	Parking Fund	Holley Ct Parking Garage	273.08 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073843	Jan/20/2012	RE	Paid	VOP01 0000007535 O'CONNOR, MICHAEL	Not applicable		237.03 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095056	12/29/2011	Dec/29/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Detectives	237.03 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073844	Jan/20/2012	RE	Paid	VOP01 0000001977 O'HERRON, RAY CO. INC. 523 E. ROOSEVELT RD. LOMBARD IL 60148	Not applicable		76.70 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095058	0046816-IN	Dec/27/2011	SHOE SHINE, STARS, GLOVES, SOCKS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	76.70 USD



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073845	Jan/20/2012	RE	Paid	VOP01 000009660 OCE FINANCIAL SERVICES, INC. 13824 COLLECTIONS CENTER DR. CHICAGO IL 60693	Not applicable		616.39 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095151	901853756	Dec/29/2011	PLOTTER SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Capital Projects	Capital Improvement Fund	CIP Management	616.39 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073846	Jan/20/2012	RE	Paid	VOP01 0000011695 ODELSON & STERK, LTD. 3318 W. 95TH ST. EVERGREEN PARK IL 60805	Not applicable		5,318.75 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095036	10178	Dec/31/2011	NOVEMBER & DECEMBER 2011 SERVICES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Legal Fees Liability Claims	LEGAL - Risk Management	Self Insured Retention Fun	Base Program	5,318.75 USD



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073847	Jan/20/2012	RE	Paid	VOP01 0000010246 PERMIDT ENGINEERING LTD. 10224 FRANKLIN AVE FRANKLIN PARK IL 60131	Not applicable		420.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095205	OPE 2011-00092	Jan/12/2012	REFUND PARKWAY RESTORATION DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Reserve For Restoration Dep	Balance Sheet	General Fund	Balance Sheet	420.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073848	Jan/20/2012	RE	Paid	VOP01 0000006034 PIEMONTE, AL FORD. 2500 NORTH AVE. MELROSE PARK IL 60160-1130	Not applicable		146.82 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095206	517405,518150,51955	Dec/27/2011	520523,520525. GEAR ASSEMBLY,IGNITION BOOT,BRAKE KIT,SHAFT ASSEMBL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	146.82 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073849	Jan/20/2012	RE	Paid	VOP01 0000008694 PJD ELECTRICAL SALES, INC. 260 CORTLAND AVE UNIT #1A LOMBARD IL 60148	Not applicable		250.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095207	21065	Aug/29/2011	REPAIR TO BRONZE LANTERN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Street Lighting	General Fund	Street Lights Services	250.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073850	Jan/20/2012	RE	Paid	VOP01 0000005001 POLFUS, EDWARD 521 BEACH AVE. LAGRANGE PARK IL 60526	Not applicable		432.44 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095037	1/10/12	Jan/10/2012	CONTRACTUAL SERVICES 1/10/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	170.70 USD
1	Consultant Fees	Adjudication	General Fund	Base Program	261.74 USD



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073851	Jan/20/2012	RE	Paid	VOP01 0000010640 PREMIER CAR WASH 901 S. HARLEM FOREST PARK IL 60130	Not applicable		135.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095208	508	Dec/06/2011	NOVEMBER 2011 CAR WASHES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	External Support	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	10.00 USD
1	External Support	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	90.00 USD
3	External Support	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	35.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073852	Jan/20/2012	RE	Paid	VOP01 0000002373 PRIMAK, ROBERT C/O POLICE DEPT. 123 MADISON ST OAK PARK IL 60302	Not applicable		83.24 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095057	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	83.24 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073853	Jan/20/2012	RE	Paid	VOP01 0000001579 R & L MAINTENANCE 324 LAKE ST. OAK PARK IL 60302	Not applicable		1,295.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095196	5634	Dec/23/2011	REPAIR TO CIRUIT BREAKER & REWIRING TO SPARE BREAKER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Property Repair	DPW - Water	Water Fund	Water Supply	610.00 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Village Hall	685.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073854	Jan/20/2012	RE	Paid	VOP01 0000001569 RASENICK'S 3940 N. CICERO AVE CHICAGO IL 60641	Not applicable		489.96 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095198	16404	Dec/09/2011	SAFETY SHOES-BRINKMAN,SEMELKA,HARGROVE,THOMPSON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	DPW - Forestry	General Fund	Base Program	124.99 USD
2	Clothing	DPW - Street Services	General Fund	Base Program	119.99 USD
3	Clothing	DPW - Sewer	Sewer Fund	Base Program	244.98 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073855	Jan/20/2012	RE	Paid	VOP01 0000011997 RED WING SHOE STORE 4852 N. HARLEM AVE HARWOOD HEIGHTS IL 60706	Not applicable		148.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095199	1290000002985	Dec/19/2011	SAFETY SHOES - JACK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	DPW - Water	Water Fund	Base Program	148.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073856	Jan/20/2012	RE	Paid	VOP01 0000013041 RED WING SHOE STORE 309 N. WEBER RD BOLINGBROOK IL 60440	Not applicable		150.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095200	24000007137	Dec/22/2011	SAFETY SHOES - THOMPSON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	DPW - Water	Water Fund	Base Program	150.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073857	Jan/20/2012	RE	Paid	VOP01 0000004974 RICHARDSON, ANITA 5057 HARVARD TERRACE SKOKIE IL 60077	Not applicable		543.75 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095144	2012-02	Jan/13/2012	CONTRACTUAL SERVICES 1/13/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	543.75 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073858	Jan/20/2012	RE	Paid	VOP01 0000001185 RIZZA, JOE. FORD 2100 S HARLEM AVE NORTH RIVERSIDE IL 60546	Not applicable		21.80 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095201	437482	Dec/19/2011	AIR BAG WARNING LIGHTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	21.80 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073859	Jan/20/2012	RE	Paid	VOP01 0000002267 ROYAL PIPE & SUPPLY CO. 2400 LAKE STREET PO BOX 1527 MELROSE PARK IL 60160	Not applicable		251.32 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095202	S1333987.001	Dec/15/2011	PLUMBING SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Fire Department	251.32 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073860	Jan/20/2012	RE	Paid	VOP01 0000001639 RUMORO,JOHN C/O POLICE 123 MADISON ST OAK PARK IL 60302	Not applicable		478.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095059	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	478.50 USD



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073861	Jan/20/2012	RE	Paid	VOP01 0000001321 RUSSO POWER EQUIPMENT 9525 W. IRVING PARK RD SCHILLER PARK IL 60176	Not applicable		172.05 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095203	1186344	Dec/14/2011	CHAIN, GAS CANS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Forestry	General Fund	Base Program	172.05 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073862	Jan/20/2012	RE	Paid	VOP01 0000011245 SAFARILAND (FORENSICS SOURCE) P.O. BOX 18421 () JACKSONVILLE FL 32229-8421	Not applicable		689.69 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095060	111-169700	Dec/29/2011	KNIFE BOX, POLICE BARRIER TAPE, TEST BOX	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	POLICE	General Fund	Detectives	689.69 USD



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073863	Jan/20/2012	RE	Paid	VOP01 0000012540 SALES ENTERPRISE P.O. BOX 412 OAK LAWN IL 60453	Not applicable		528.90 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095263	01/09/12	Jan/09/2012	JACKETS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
3	Clothing	DPW - Solid Waste	Environmental Services Fu	Solid Waste Enforcement	59.00 USD
2	Clothing	DPW - Capital Projects	Capital Improvement Fund	CIP Management	254.00 USD
1	Clothing	CLERK - Village Clerk	General Fund	Base Program	25.00 USD
2	Clothing	DPW - Administration	General Fund	Base Program	148.90 USD
1	Clothing	DPW - Street Services	General Fund	Base Program	42.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073864	Jan/20/2012	RE	Paid	VOP01 0000001338 SELECT STAFFING TEMPS DEPT 4682 CAROL STREAM IL 60122-4682	Not applicable		809.60 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095080	54223, 54330	Dec/30/2011	TEMPORARY SERVICES WEEKS ENDING 12/25/11 & 01/01/12.WOODARD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Temporary Services	Parking Services	Parking Fund	Base Program	809.60 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073865	Jan/20/2012	RE	Paid	VOP01 0000003455 SHARPE, TIMOTHY W. ACTUARY 1816 ALLEN DRIVE GENEVA IL 60134	Not applicable		4,800.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095096	SEPTEMBER - DECEMB	Dec/30/2011	JAN 2011-ACTUARIAL VALUATION FOR POLICE & FIRE PENSION FUNDS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	FINANCE - Financial Services	General Fund	Base Program	4,800.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073866	Jan/20/2012	RE	Paid	VOP01 0000001340 SHORE GALLERIES 3318 W DEVON AVE. LINCOLNWOOD IL 60659	Not applicable		62.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095061	92803	Dec/30/2011	ANKLE RIG,POSSE BOX	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	62.25 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073867	Jan/20/2012	RE	Paid	VOP01 0000001808 SIGN OUTLET STORE 2200 OGDEN AVE SUITE #350 LISLE IL 60532	Not applicable		794.17 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095193	CG-135988	Dec/19/2011	BLUE REFLECTIVE MATERIAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	794.17 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073868	Jan/20/2012	RE	Paid	VOP01 0000001351 SOUTHERN COMPUTER WAREHOUSE P.O. BOX 102923 ATLANTA GA 30368-2923	Not applicable		561.65 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095109	0415410-IN	Dec/23/2011	APPLE IPAD - BLACK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Computer Equipment	FINANCE - Financial Services	Equipment Replacement F	Computer Equipment - IT Dept	561.65 USD



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073869	Jan/20/2012	RE	Paid	VOP01 0000001357 SPRINT P.O. BOX 4181 CAROL STREAM IL 60197-4181	Not applicable		119.97 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095062	378664498-035	Dec/27/2011	CELLULAR SERVICE11/24/11-12/23/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	POLICE	General Fund	Base Program	119.97 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073870	Jan/20/2012	RE	Paid	VOP01 0000009363 STACK, JOHN 2906 LINCOLN EVANSTON IL 60201	Not applicable		562.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095088	01/12/12	Jan/12/2012	CONTRACTUAL SERVICES 1/12/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	562.50 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073871	Jan/20/2012	RE	Paid	VOP01 0000005743 SUBURBAN LABORATORIES 4140 LITT DRIVE. HILLSIDE IL 60162-1183	Not applicable		287.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095195	14548	Dec/19/2011	WATER TESTING	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Water	Water Fund	Water Supply	287.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073872	Jan/20/2012	RE	Paid	VOP01 0000001369 TAPCO 5100 W. BROWN DEER RD. BROWN DEER WI 53223	Not applicable		2,868.72 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095187	1384587	Dec/22/2011	MISC. SIGN MATERIAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Sign Replacement	DPW - Street Services	General Fund	Pavement Management	2,868.72 USD



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073873	Jan/20/2012	RE	Paid	VOP01 0000014125 TENG 205 NORTH MICHIGAN AVE. CHICAGO IL 60601-5924	Not applicable		3,100.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095186	00000003927	Nov/23/2011	PROFESSIONAL SERVICES 7/26/11-11/18/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Improvements	Parking Services	Parking Fund	The Avenue Garage	3,100.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073874	Jan/20/2012	RE	Paid	VOP01 0000014124 TIM WALLACE LANDSCAPE SUPPY CO, INC. P.O. BOX 277 PLAINFIELD IL 60544	Not applicable		203.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095179	107-108	Dec/07/2011	YELLOW CUTTING EDGE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	203.00 USD



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073875	Jan/20/2012	RE	Paid	VOP01 0000001385 TRAFFIC CONTROL & PROTECTION 31W351 NORTH AVE. WEST CHICAGO IL 60185	Not applicable		1,054.95 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095150	71510	Dec/22/2011	STREET NAME SIGN MATERIAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Sign Replacement	DPW - Capital Projects	Capital Improvement Fund	Local Streets	1,054.95 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073876	Jan/20/2012	RE	Paid	VOP01 0000003781 TRANE P.O. BOX 98167 CHICAGO IL 60693	Not applicable		165.17 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095188	6025883R1	Dec/14/2011	HVAC SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Dole Center	165.17 USD



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073877	Jan/20/2012	RE	Paid	VOP01 0000001034 TRUCK PRO, INC. P.O. BOX 905044 CHARLOTTE NC 28290-5044	Not applicable		437.97 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095189	080-0611594	Dec/16/2011	BACKUP ALARMS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	14.78	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	31.59	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	34.19	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	31.59	USD
2	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	14.78	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	31.59	USD
3	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	14.78	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	44.76	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	76.36	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	111.96	USD
4	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	31.59	USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 747
Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073878	Jan/20/2012	RE	Paid	VOP01 0000009475 U.S. GREEN BUILDING COUNCIL P.O. BOX 404296 ATLANTA GA 30384-4296	Not applicable		500.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095267	90605509	Jan/09/2012	2012 MEMBERSHIP RENEWAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	DPW - Administration	General Fund	Base Program	500.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073879	Jan/20/2012	RE	Paid	VOP01 0000007538 VERGE, DERRICK C/O POLICE 123 MADISON ST. OAK PARK IL 60302	Not applicable		56.03 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095063	12/29/2011	Dec/29/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Detectives	56.03 USD



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Run Date Jan/19/2012

Run Time 1:21:16 PM

Pay Cycle: OAKPK
Pay Cycle Sequence: 747
Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073880	Jan/20/2012	RE	Paid	VOP01 0000003673 VISU-SEWER OF ILLINOIS LLC P.O. BOX 804 PEWAUKEE WI 53072-0804	Not applicable		25,887.81 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095185	PROJECT 11-13, PAYM	Dec/30/2011	SEWER TELEVISIONING	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Sewer	Sewer Fund	Sewer Collection	25,887.81 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073881	Jan/20/2012	RE	Paid	VOP01 0000014122 VISUAL SYSTEMS GROUP 015394 COLLECTIONS CENTER DR. CHICAGO IL 60693	Not applicable		8,610.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095089	44962	Dec/31/2011	POLYCOM SOFTWARE & 1 YEAR REPLACEMENT SERVICE,CONFERENCEING T	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	FIRE - Training and Public Ed.	General Fund	Base Program	8,610.00 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 747
Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073882	Jan/20/2012	RE	Paid	VOP01 0000011464 WARREN OIL CO, INC. P.O. BOX 40 SUMMIT IL 60501	Not applicable		18,948.05 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095180	10698998	Dec/21/2011	FUEL PURCHASE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Fuel	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	1,596.33 USD
3	Fuel	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	4,467.16 USD
2	Fuel	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	9,314.16 USD
4	Fuel	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	3,570.40 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073883	Jan/20/2012	RE	Paid	VOP01 0000001618 WASHINGTON,CARRIE BELLE P.O. BOX 35 TINLEY PARK IL 60477	Not applicable		2,587.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095033	1/10/2012	Jan/10/2012	CONTRACTUAL SERVICES 1/3/12,1/6/12,1/9/12 & 1/10/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	2,587.50 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 747
Pay Cycle Run Date: Jan/19/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073884	Jan/20/2012	RE	Paid	VOP01 0000006993 WEST SIDE EXCHANGE P.O. BOX 87618 DEPT #4570 CHICAGO IL 60680-0618	Not applicable		789.86 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095181	N68135	Dec/09/2011	SOLENOID	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	384.94	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	145.79	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	84.21	USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	174.92	USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073885	Jan/20/2012	RE	Paid	VOP01 0000012961 WISS, JANNEY, ELSTNER ASSOCIATES, IN 330 PFINGSTEN RD. NORTHBROOK IL 60062	Not applicable		1,938.75 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095081	0221896, 0224310	Nov/22/2011	HOLLEY COURT GARAGE EXPANSION THROUGH NOVEMBER 27, 2011	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Building Improvements	Parking Services	Parking Fund	Holley Ct Parking Garage	1,938.75	USD
				Total Requirements for Bank Account	FB_OP VOP 154508888927	266,109.34 USD
				Total Requirements for Currency	USD	266,109.34 USD



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Page No. 1
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 335
Pay Cycle Run Date: Jan/23/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073900	Jan/23/2012	RE	Paid	VOP01 0000013221 AGUAYO, MICHAEL 421 N. FAIRFIELD LOMBARD IL 60148	Not applicable		243.48 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095366	12/07/2011	Dec/07/2011	SETTLEMENT AGREEMENT WITH SEIU & VILLAGE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Reimbursements	HR - Human Resources	General Fund	Labor Relations	243.48 USD
				Total Requirements for Bank Account	243.48 USD
				FB_OP VOP 154508888927	



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Page No. 2
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 335
Pay Cycle Run Date: Jan/23/2012

Total Requirements for Currency USD 243.48 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 336
Pay Cycle Run Date: Jan/25/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073901	Jan/25/2012	RE	Paid	VOP01 0000001313 RCM TECHNOLOGIES P.O. BOX 7777 - W0570 PHILADELPHIA PA 19175-0570	Not applicable		20,096.96 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095482	70545453	Nov/23/2011	ADP THIRD PARTY IMPLEMENTATION SERVICES 11/13/11-11/19/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	4,740.10 USD
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	3,047.50 USD
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	1,020.41 USD
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	3,680.00 USD
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	4,388.95 USD
1	External Support	FINANCE - Financial Services	Sewer Fund	Utilities	3,220.00 USD
Total Requirements for Bank Account					FB_OP VOP 15450888927 20,096.96 USD



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Page No. 3
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 336
Pay Cycle Run Date: Jan/25/2012

Total Requirements for Currency USD 20,096.96 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 337
Pay Cycle Run Date: Jan/25/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073902	Jan/25/2012	RE	Paid	VOP01 0000010084 SPEER FINANCIAL, INC. 1 N. LASALLE ST. SUITE #4100 CHICAGO IL 60602	Not applicable		40,467.56 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095485	129-11	Oct/18/2011	SERIES 2011A & 2011B BOND ISSUANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Bond Issuance Fees	FINANCE - Financial Services	Debt Service Fund	2011A GO Bonds	19,906.50 USD
2	Bond Issuance Fees	FINANCE - Financial Services	Debt Service Fund	2011B GO Bonds	20,561.06 USD
Total Requirements for Bank Account					FB_OP VOP 15450888927 40,467.56 USD



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Page No. 5
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 338
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 31.25 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 339
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073904	Jan/26/2012	RE	Void	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095510	1J062832.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.25 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.25 USD



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Page No. 6
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 339
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.25 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 340
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073905	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095511	.1J062832	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.25 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.25 USD



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Page No. 7
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 340
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.25 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 341
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073906	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095512	1J062831.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.25 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.25 USD



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PeopleSoft Accounts Payable
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Page No. 8
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 341
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.25 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 342
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073907	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095513	1J062830.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.25 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.25 USD



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Page No. 9
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 342
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.25 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 343
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073908	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095514	1J062829.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.50 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.50 USD



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Page No. 10
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 343
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.50 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 344
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073909	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095515	1J062828.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.50 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.50 USD



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Page No. 11
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 344
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.50 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 345
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073910	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		0.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095516	1J062827.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	0.50 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	0.50 USD



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Page No. 12
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 345
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 0.50 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 346
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073911	Jan/26/2012	RE	Void	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095517	P10158085.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 13
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 346
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 347
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073912	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095519	P10158083	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 14
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 347
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 348
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073913	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095521	.P10158084	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 15
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 348
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 349
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073914	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095520	.P10158085	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 16
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 349
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 350
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073915	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095522	P10158082.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 17
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 350
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 351
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073916	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095523	P10158081.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Page No. 18
Run Date Jan/26/2012
Run Time 4:26:33 PM

Pay Cycle: QUICK2
Pay Cycle Sequence: 351
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 352
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073917	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095524	P10158080.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Pay Cycle: QUICK2
Pay Cycle Sequence: 352
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 353
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073918	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095526	P10158078.	Jan/24/2012	PARKING TICKETS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Pay Cycle: QUICK2
Pay Cycle Sequence: 353
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 354
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073919	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095527	P10158077.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Pay Cycle: QUICK2
Pay Cycle Sequence: 354
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 355
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073920	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095528	P10158076.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	20.00 USD
Total Requirements for Bank Account					FB_OP VOP 15450888927 20.00 USD



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Pay Cycle: QUICK2
Pay Cycle Sequence: 355
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 20.00 USD

Pay Cycle: QUICK2
Pay Cycle Sequence: 356
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073921	Jan/26/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095525	P10158079.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD
Total Requirements for Bank Account				FB_OP VOP 15450888927	1.00 USD



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Pay Cycle: QUICK2
Pay Cycle Sequence: 356
Pay Cycle Run Date: Jan/26/2012

Total Requirements for Currency USD 1.00 USD

Pay Cycle: OAKPK
Pay Cycle Sequence: 748
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 15450888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073922	Jan/27/2012	RE	Paid	VOP01 0000010223 ABC COMMERCIAL MAINT. SERVICES, INC. 8056 N. MILWAUKEE AVE. NILES IL 60714	Not applicable		6,950.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095426	045	Dec/31/2011	JANITORIAL SERVICES 12/1/11-12/31/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
4	General Contractuals	DPW - Building Maintenance	General Fund	Intermodal Station	452.00 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Village Hall	4,752.00 USD
3	General Contractuals	DPW - Building Maintenance	General Fund	Dole Center	500.00 USD
2	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	1,246.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073923	Jan/27/2012	RE	Paid	VOP01 0000014146 ADELSMAN, ERIN 301 N. OAK PARK #3A OAK PARK IL 60302	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095539	2327	Jan/09/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD



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Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073924	Jan/27/2012	RE	Paid	VOP01 000001010 ADMINS INC. 1035 CAMBRIDGE ST CAMBRIDGE MA 02141	Not applicable		7,700.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094906	11192	Jan/01/2012	LICENSES MAINTENANCE & IMPROVEMENT FEE 1/1/12-12/31/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Software License Updates	Information Technology	General Fund	Program Maintenance	7,700.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073925	Jan/27/2012	RE	Paid	VOP01 0000013091 ADP, INC. P.O. BOX 842854 BOSTON MA 02284-2854	Not applicable		2,804.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095475	777597	Jan/20/2012	AUTOPAY II PROCESSING FEES PPE 1/14/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	ADP Payroll Services	FINANCE - Financial Services	General Fund	Accounting Services	2,804.50 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 748
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073926	Jan/27/2012	RE	Paid	VOP01 0000010000 ADVANTAGE DAMAGE APPRAISAL INC. P.O. BOX 238 WOOD DALE IL 60191	Not applicable		196.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095230	4860	Jan/04/2012	ACCIDENT DAMAGE APPRAISAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Recovered Damages	LEGAL - Law	General Fund	Base Program	98.00 USD
1	Recovered Damages	LEGAL - Law	General Fund	Base Program	98.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073927	Jan/27/2012	RE	Paid	VOP01 0000003530 AIRGAS NORTH CENTRAL P.O. BOX 802588 CHICAGO IL 60680-2588	Not applicable		80.85 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095010	105160171	Dec/31/2011	MEDICAL LARGE & NITROUS OXIDE ABCDE RENTAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Medical Supplies	FIRE - EMS	General Fund	Base Program	80.85 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 748
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073928	Jan/27/2012	RE	Paid	VOP01 000001958 ALARM DETECTION SYSTEMS INC. 1111 CHURCH RD. AURORA IL 60505	Not applicable		325.74 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095368	68648-1019	Jan/08/2012	QUARTERLY CHARGES FEB-APR 2012@212 AUGUSTA	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Fire Department	108.87 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Fire Department	108.00 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Fire Department	108.87 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073929	Jan/27/2012	RE	Paid	VOP01 0000013052 ALL POINTS PUBLIC FUNDING, LLC C/O DEUTSCHE BANK NATIONAL TRUST CO JACQUELINE MCNEIL 6810 CRUMPLER BLVD, SUITE 100 OLIVE BRANCH MS 38654	Not applicable		99,262.30 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095532	02/01/2012	Feb/01/2012	ACCT#5002-00373 LEASE/NOTE/BOND PAYMENT-FIRE TRUCKS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicles	DPW - Fleet Operations	Fleet Replacement Fund	Fire Vehicles - Capital	99,262.30 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 748
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073930	Jan/27/2012	RE	Paid	VOP01 000006805 ALL PRO CONSTRUCTION SERVICES INC 16W347 83RD ST, SUITE B BURR RIDGE IL 60527	Not applicable		30,675.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095313	PROJECT B10-22, IN	Dec/28/2011	ACTIVITY#576,SF REHAB CONSTRUCTION@404 N. HUMPHREY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Housing Rehab Property Loan	Housing Services	Community Development L	Single Housing Rehab Loan 10	14,030.00 USD
1	Housing Rehab Property Grants	Housing Services	Community Dev Block Gr	Single Family Housing Lead 10	16,645.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073931	Jan/27/2012	RE	Paid	VOP01 0000012237 ALLIED BENEFIT SYSTEMS 208 S. LASALLE ST, SUITE 1300 CHICAGO IL 60604	Not applicable		1,538.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094992	0000234542	Jan/01/2012	GROUP NO. A09105 FLEX & COBRA FEES PERIOD 1/2012	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Health Insurance Premiums	HR - Human Resources	Health Insurance Fund	Base Program	1,538.00 USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 748
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073932	Jan/27/2012	RE	Paid	VOP01 0000006578 ALLIED GARAGE DOOR INC. P.O. BOX 817 LOMBARD IL 60148	Not applicable		590.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095428	0000014988	Jul/30/2010	REPAIRS TO OVERHEAD DOOR #2@201 SOUTH BVLD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Property Repair	DPW - Building Maintenance	General Fund	Public Works Center	222.75 USD
1	Property Repair	DPW - Building Maintenance	General Fund	Fire Department	367.75 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073933	Jan/27/2012	RE	Paid	VOP01 0000001022 ANDERSON ELEVATOR CO 2801 S. 19TH AVE BROADVIEW IL 60155	Not applicable		1,568.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095065	119528	Jan/01/2012	JANUARY 2012 ELEVATOR MAINTENANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	General Contractuals	Parking Services	Parking Fund	The Avenue Garage	275.08 USD
4	General Contractuals	Parking Services	Parking Fund	Holley Ct Parking Garage	486.68 USD
3	General Contractuals	Parking Services	Parking Fund	Lake St & Forest Garage	158.70 USD
2	General Contractuals	DPW - Building Maintenance	General Fund	Dole Center	114.66 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Village Hall	229.34 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	166.00 USD
1	General Contractuals	Parking Services	Parking Fund	OPRF Garage	137.54 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073934	Jan/27/2012	RE	Paid	VOP01 000002112 ANDERSON PEST SOLUTIONS P.O. BOX 600670 JACKSONVILLE FL 32260-0670	Not applicable		921.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095294	1982522	Jan/01/2012	JANUARY 2012 RODENT CONTROL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Grant Contractuals	HEALTH - Health Grants	Local Health Protection 20	Base Program	921.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073935	Jan/27/2012	RE	Paid	VOP01 0000012936 ANDY FRAIN SERVICES 761 SHORELINE DR. AURORA IL 60504	Not applicable		18,450.56 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094996	156680	Dec/31/2011	DECEMBER 2011 CROSSING GUARD SERVICES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Crossing Guard Sharing Program	POLICE	General Fund	Crossing Guards	18,450.56 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt	
073936	Jan/27/2012	RE	Paid	VOP01 000008783 ANIMAL CARE LEAGUE 1013 GARFIELD ST. OAK PARK IL 60304	Not applicable		8,333.33	USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken	
VOP01	00095309	FEBRUARY 2012	Feb/01/2012	MONTHLY SERVICES - PO#18862	0.00	USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Consultant Fees	HEALTH - Health Services	General Fund	Animal Control	8,333.33	USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt	
073937	Jan/27/2012	RE	Paid	VOP01 0000014147 ARI TAG & TITLE MCDOWELL, CHERRYL 4001 LEADENHALL RD. MT. LAUREL NJ 08054	Not applicable		25.00	USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken	
VOP01	00095540	P240583	Jan/17/2012	REFUND VEHICLE STICKER OVERPAYMENT	0.00	USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Vehicle Tax	Parking Services	General Fund	Vehicle Licenses	25.00	USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073938	Jan/27/2012	RE	Paid	VOP01 0000002121 ARTISTIC ENGRAVING 10548 CAMELOT ST. WESTCHESTER IL 60154-3532	Not applicable		504.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095349	6224	Nov/28/2011	CUSTOM COFFEE MUGS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Supplies	POLICE	General Fund	Base Program	504.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073939	Jan/27/2012	RE	Paid	VOP01 0000001033 ASSOC. TIRE & BATTERY CO, INC. 6208 ROOSEVELT RD OAK PARK IL 60304	Not applicable		384.58 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095430	496801, 496828	Dec/19/2011	ALTERNATOR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	325.67 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	58.91 USD



Pay Cycle: OAKPK
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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073940	Jan/27/2012	RE	Paid	VOP01 0000001954 ASSOCIATED TECHNICAL SERVICES LTD. 524 W. ST. CHARLES RD VILLA PARK IL 60181	Not applicable		16,646.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095371	22042	Dec/31/2011	2011 LEAK DETECTION/LOCATION SURVEY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	General Contractuals	DPW - Water	Water Fund	Water Distribution	1,665.00	USD
1	External Support	DPW - Water	Water Fund	Water Distribution	2,910.60	USD
1	External Support	DPW - Water	Water Fund	Water Distribution	4,106.40	USD
1	External Support	DPW - Water	Water Fund	Water Distribution	6,529.00	USD
1	External Support	DPW - Water	Water Fund	Water Distribution	1,435.00	USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073941	Jan/27/2012	RE	Paid	VOP01 0000013854 AT & T P.O. BOX 5080 CAROL STREAM IL 60197-5080	Not applicable		4,166.43 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095345	708386283012	Dec/28/2011	E911 TELECOMMUNICATION CHARGES 11/29/11-12/28/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Telecommunication Charges	POLICE - Communication	Enhanced E-911 Fund	Base Program	47.59	USD
1	Telecommunication Charges	FINANCE - Purchasing	General Fund	Base Program	3,935.76	USD
1	Telecommunication Charges	POLICE - Communication	Enhanced E-911 Fund	Base Program	47.59	USD
1	Telecommunication Charges	POLICE - Communication	Enhanced E-911 Fund	Base Program	87.90	USD
1	Telecommunication Charges	POLICE - Communication	Enhanced E-911 Fund	Base Program	47.59	USD



Pay Cycle: OAKPK
Pay Cycle Sequence: 748
Pay Cycle Run Date: Jan/26/2012

Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073942	Jan/27/2012	RE	Paid	VOP01 0000008968 AUTO ZONE P.O. BOX 116067 ATLANTA GA 30368-6067	Not applicable		114.01 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095377	2674492824	Jan/05/2012	BRAKE LINES & UNION	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	23.06 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	90.95 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073943	Jan/27/2012	RE	Paid	VOP01 0000010157 B2B COMPUTER PRODUCTS P.O. BOX 3296 GLEN ELLYN IL 60138	Not applicable		11,926.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095360	527191	Dec/23/2011	TONER CARTRIDGES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Supplies	Adjudication	General Fund	Base Program	333.00 USD
1	Computer Equipment	FINANCE - Financial Services	Equipment Replacement F	Computer Equipment - IT Dept	11,593.00 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073944	Jan/27/2012	RE	Paid	VOP01 0000014127 BALAGUE-DAHLBERG, GLORIA & DAHLBER 410 N. OAK PARK AVE. OAK PARK IL 60302	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095273	1J056703	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	30.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073945	Jan/27/2012	RE	Paid	VOP01 0000001043 BAR CODE INTEGRATORS, INC. 1635 NORTHWIND BLVD LIBERTYVILLE IL 60048	Not applicable		574.53 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094997	16050	Jan/06/2012	RESIN RIBBON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	POLICE	General Fund	Base Program	574.53 USD



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Bank Account: FB_OP VOP 154508888927

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073946	Jan/27/2012	RE	Paid	VOP01 0000003790 BARRON, DINA 1022 S. GROVE AVE. OAK PARK IL 60304	Not applicable		5.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095274	106	Jan/16/2012	REFUND METER OVERCHARGE - SPACE 106	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Meter Collections	Parking Services	Parking Fund	On Street Parking	5.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073947	Jan/27/2012	RE	Paid	VOP01 0000014128 BIGGUS, DAVID 500 BONNIE LANE ELK GROVE IL 60007	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095275	P10137682	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	20.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073948	Jan/27/2012	RE	Paid	VOP01 0000001943 BOUND TREE MEDICAL, LLC 23537 NETWORK PLACE CHICAGO IL 60673-1235	Not applicable		51.01 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095533	80688097	Dec/19/2011	S-SCORT REPLACEMENT BATTERY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Medical Supplies	FIRE - EMS	General Fund	Base Program	51.01 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073949	Jan/27/2012	RE	Paid	VOP01 0000002057 BRISTOL HOSE & FITTING P.O. BOX 92170 ELK GROVE IL 60009	Not applicable		98.04 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095431	00285790	Dec/21/2011	HOSE ASSEMBLYS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	98.04 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073950	Jan/27/2012	RE	Paid	VOP01 0000014148 CALHOUN, KAREN 422 W. LAKE ST. OAK PARK IL 60302	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095547	1942	Jan/03/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073951	Jan/27/2012	RE	Paid	VOP01 0000010206 CALL ONE P.O. BOX 88454 CHICAGO IL 60680-1454	Not applicable		5,609.80 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095362	01/15/12	Jan/15/2012	PHONE SERVICE 01/15/12-02/14/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	FINANCE - Purchasing	General Fund	Base Program	5,609.80 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073952	Jan/27/2012	RE	Paid	VOP01 0000003445 CANON BUSINESS SOLUTIONS, INC. 15004 COLLECTIONS CENTER DR. CHICAGO IL 60693	Not applicable		130.84 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095114	4006478579	Dec/31/2011	DECEMBER 2012 COLOR COPIER COSTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Machine Service	DPW - Capital Projects	Capital Improvement Fund	CIP Management	130.84 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073953	Jan/27/2012	RE	Paid	VOP01 0000001059 CASE LOTS INC. 7911 W. OGDEN LYONS IL 60534	Not applicable		1,025.90 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095433	037084	Dec/22/2011	SOAP, TOWELS, TOILET PAPER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	379.95 USD
2	Building Materials	DPW - Building Maintenance	General Fund	Dole Center	23.12 USD
2	Building Materials	DPW - Building Maintenance	General Fund	Dole Center	75.99 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	115.60 USD
4	Building Materials	DPW - Building Maintenance	General Fund	Fire Department	75.99 USD
4	Building Materials	DPW - Building Maintenance	General Fund	Fire Department	23.12 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	34.80 USD
3	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	69.36 USD
3	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	227.97 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073954	Jan/27/2012	RE	Paid	VOP01 0000008370 CATHOLIC CHARITIES 651 W. LAKE ST CHICAGO IL 60661	Not applicable		8,607.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095321	PROJECT S11-01A, I	Dec/31/2011	IDIS#616 2011 HOMELESSNESS PREVENTION,10 FAMILIES IN 4TH QTR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	ESG 2011 Homeless Prevention	8,263.00 USD
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	CatholicCharities2010ESG II	344.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073955	Jan/27/2012	RE	Paid	VOP01 0000009885 CEDA WIC PROGRAM 208 S. LASALLE STE. #1900 CHICAGO IL 60604	Not applicable		900.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095292	JANUARY 2012	Jan/17/2012	JANUARY 2012 MONTHLY RENTAL SERVICE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Rent Expense	HEALTH - Health Grants	Family Case Mangement - 2	Base Program	300.00 USD
1	Rent Expense	HEALTH - Health Grants	Family Case Mangement - 2	Base Program	300.00 USD
1	Rent Expense	HEALTH - Health Grants	Family Case Mangement - 2	Base Program	300.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073956	Jan/27/2012	RE	Paid	VOP01 0000001060 CERNIGLIA CO 3421 LAKE ST MELROSE PARK IL 60160	Not applicable		38,158.44 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095148	PROJECT 11-1, PAYME	Dec/31/2011	WATER & SEWER IMPROVEMENTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Roadway Maintenance	DPW - Water	Water Fund	Water Distribution	38,158.44 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073957	Jan/27/2012	RE	Paid	VOP01 0000003448 CHARLEY, MICHAEL	Not applicable		147.63 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095537	DECEMBER 2011	Jan/25/2012	MILEAGE REIMBURSEMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	HEALTH - Health Services	General Fund	Environmental Health	147.63 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073958	Jan/27/2012	RE	Paid	VOP01 0000014051 CHICAGO FILTER SUPPLY 221 KING ST ELK GROVE VILLAGE IL 60007	Not applicable		1,261.72 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095383	3330	Jan/05/2012	FILTERS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	63.45 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	671.03 USD
2	Building Materials	DPW - Building Maintenance	General Fund	Dole Center	71.90 USD
3	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	455.34 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073959	Jan/27/2012	RE	Paid	VOP01 0000005908 CHICAGO INTERNATIONAL TRUCKS DEPT #10271 P.O. BOX 87618 CHICAGO IL 60680-0618	Not applicable		1,251.80 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095244	10049139	Jan/04/2012	OIL & FUEL FILTERS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	447.10 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	593.80 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	18.02 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	192.88 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073960	Jan/27/2012	RE	Paid	VOP01 0000010700 CHICAGO METRO. AGENCY FOR PLANNING 233 S. WACKER DR. STE. #800 ATTN:LORR CHICAGO IL 60606	Not applicable		350.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094953	01/05/12	Jan/05/2012	ARCGIS TRAINING REGISTRATION FEE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	Housing Services	General Fund	Base Program	350.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073961	Jan/27/2012	RE	Paid	VOP01 0000001181 CHILDREN'S CLINIC 320 LAKE ST. C/O ELIZABETH LIPPETT OAK PARK IL 60303	Not applicable		4,699.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095318	PROJECT B11-02, DR	Jan/10/2012	IDIS #580,DENTAL CLINIC PERSONNEL COSTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	Children's Clinic - 2011	4,699.25 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073962	Jan/27/2012	RE	Paid	VOP01 0000013492 CHRISTY WEBER LANDSCAPES 2900 W. FERDINAND CHICAGO IL 60612	Not applicable		9,794.03 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095436	32783	Dec/16/2011	OCTOBER WATERING,DECEMBER CLEAN UP & CONTAINER MAINT.	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Forestry	General Fund	Landscaping Services	6,744.03 USD
1	General Contractuals	DPW - Forestry	General Fund	Landscaping Services	3,050.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073963	Jan/27/2012	RE	Paid	VOP01 0000012346 COMCAST CABLE P.O. BOX 3001 SOUTHEASTERN PA 19398-3001	Not applicable		73.10 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095422	8771 20 119 0234231	Jan/15/2012	CABLE & HI SPEED INTERNET 01/22/12-02/21/12@1119 NORTH BLVD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	Information Technology	General Fund	Base Program	73.10 USD



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073964	Jan/27/2012	RE	Paid	VOP01 0000011878 COMED (6111) P.O. BOX 6111 CAROL STREAM IL 60197-6111	Not applicable		6,700.46 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095438	2499114075	Dec/30/2011	SERVICE 11/28/11-12/30/11,LITE CABINET@1185 S. SCOVILLE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Electricity	DPW - Street Lighting	General Fund	Street Lights Services	364.94 USD
1	Telecommunication Charges	DPW - Street Lighting	General Fund	Street Lights Services	8.90 USD
1	Electricity	DPW - Street Lighting	General Fund	Street Lights Services	502.27 USD
1	Electricity	DPW - Street Lighting	General Fund	Street Lights Services	11.55 USD
1	Electricity	DPW - Street Lighting	General Fund	Street Lights Services	301.72 USD
1	Downtown TIF St Improvements	DPW - Capital Projects	Downtown TIF Fund	Marion St Improvements	4,352.77 USD
1	Electricity	DPW - Building Maintenance	General Fund	Intermodal Station	42.69 USD
1	Electricity	DPW - Building Maintenance	General Fund	Fire Department	1,115.62 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073965	Jan/27/2012	RE	Paid	VOP01 0000001075 COMED (6112) PO BOX 6112 CAROL STREAM IL 60197-6112	Not applicable		5,509.74 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095443	3607171007	Dec/28/2011	MASTER ACCT ISSUE DATE 12/28/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Electricity	DPW - Street Lighting	General Fund	Street Lights Services	5,509.74 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073966	Jan/27/2012	RE	Paid	VOP01 0000001683 COMMERCIAL ELECTRONICS SYSTEMS, INC. 2447 REEVES RD. JOLIET IL 60436	Not applicable		11,424.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095122	9127	Dec/31/2011	CONDUCIT RUN & ADDITIONAL CAMERAS,PROJECT 18864,JOB#11215VI	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Capital Improvements	DPW - Water	Water Fund	Water Supply	11,424.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073967	Jan/27/2012	RE	Paid	VOP01 0000003078 COMMERCIAL EQUITY CORP. 328 WISCONSIN AVE OAK PARK IL 60302	Not applicable		3,584.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094952	10/1/11-12/31/11	Dec/31/2011	RENTAL REIMBURSEMENT MSA 1126-R,426 WESLEY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Rental Reimbursements	Housing Services	General Fund	Diversity Assurance	3,584.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073968	Jan/27/2012	RE	Paid	VOP01 000008106 COMMUNITY SUPPORT SERVICES C/O KRISTINE PONTA 9021 OGDEN AVE. BROOKFIELD IL 60513	Not applicable		1,126.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095314	PROJECT B11-03, DR	Nov/30/2011	IDIS#595, RESPITE SERVICES 11/1/11-11/30/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	Community Support Services 11	1,126.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073969	Jan/27/2012	RE	Paid	VOP01 0000014149 CONSOLINO-BANSOTTI, GINA 1109 HOLLEY COURT #312 OAK PARK IL 60301	Not applicable		47.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095546	10513, 11708, 582559	Dec/29/2011	REFUND TRANSPONDER DEPOSITS & PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	40.00 USD
2	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	7.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073970	Jan/27/2012	RE	Paid	VOP01 000005009 CONTINENTAL WEATHER SERVICE P.O. BOX 6071 MESA AZ 85216	Not applicable		150.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095384	12017	Jan/01/2012	JANUARY 2012 MONTHLY WEATHER FORECASTING	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	DPW - Street Services	General Fund	Snow Ice Control Mangt	150.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073971	Jan/27/2012	RE	Paid	VOP01 000002506 CORTY, R.L. & CO., INC. 3704 N. CICERO AVE. CHICAGO IL 60641-3695	Not applicable		187.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095385	52618	Jan/05/2012	PRESSURE WASHER HOSE & LANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	187.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073972	Jan/27/2012	RE	Paid	VOP01 000009805 CRIME ANALYSTS OF ILLINOIS ASSOC, INC. C/O DEBORAH BECKER, ROMEOVILLE PD 1050 W. ROMEO RD. ROMEOVILLE IL 60446	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095357	2012 - YONG	Jan/11/2012	2012 MEMBERSHIP DUES - SUZANNAH YONG	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	POLICE	General Fund	Detectives	30.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073973	Jan/27/2012	RE	Paid	VOP01 0000004068 CRITICAL REACH 2070 TOURAINE HALF MOON BAY CA 94019	Not applicable		655.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095000	12-372	Jan/01/2012	ANNUAL FEE, TRAK-CRITICALREACH PHOTO BULLETIN ALERT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	POLICE	General Fund	Crossing Guards	655.00 USD



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073974	Jan/27/2012	RE	Paid	VOP01 0000004582 CRUNCH, INC. 7222 W. CERMAK RD. STE # 300 NORTH RIVERSIDE IL 60546	Not applicable		19,811.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095488	D21131	Jan/10/2012	DEMOLITION OF HOUSE & GARAGE@1181 S. OAK PARK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Emergency Services (bps)	Building Property Standards	General Fund	Property Standards	19,811.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073975	Jan/27/2012	RE	Paid	VOP01 0000006915 DATA TICKET, INC. 4600 CAMPUS DR. SUITE #200 NEWPORT BEACH CA 92660	Not applicable		3,219.10 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095027	39183	Dec/31/2011	DELIQUENT TICKETS COLLECTION SERVICE FYE 12/31/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Collection Agency Expense	FINANCE - Financial Services	General Fund	Base Program	3,219.10 USD



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073976	Jan/27/2012	RE	Paid	VOP01 0000014150 DAUL, DAVID J 1024 BONITA DR. PARK RIDGE IL 60068	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095545	P10144089	Jan/12/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073977	Jan/27/2012	RE	Paid	VOP01 0000014129 DELANEY, JERRY 418 N. TAYLOR AVE. OAK PARK IL 60302	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095276	1A80992	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	20.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073978	Jan/27/2012	RE	Paid	VOP01 0000001095 DELL MARKETING LP (USA) P.O. BOX 802816 C./O DELL USA L.P. CHICAGO IL 60680-2816	Not applicable		7,549.94 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095364	XFM984R62	Dec/22/2011	SUPPORT ON DELL SERVERS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Hardware Maintenance	Information Technology	General Fund	Program Maintenance	7,549.94 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073979	Jan/27/2012	RE	Paid	VOP01 0000012999 DELTA DENTAL-RISK P.O. BOX 804067 CHICAGO IL 60680	Not applicable		24,885.97 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095363	424167, 424168	Feb/01/2012	GROUP#11005-000-00001-00000,MASTER#1105,PPO HIGH & LOW 2/01/12-2/2	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Dental Insurance Expense	HR - Health Insurance	Health Insurance Fund	Base Program	24,885.97 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073980	Jan/27/2012	RE	Paid	VOP01 0000011589 DISPOSALL WASTE SERVICES, LLC. 5817 W. OGDEN AVE. CICERO IL 60804	Not applicable		4,969.72 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095386	28097	Dec/26/2011	REFUSE/RECYCLING PICK-UP 12/19/11-12/25/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
4	General Contractuals	DPW - Street Services	General Fund	Pavement Management	2,446.16 USD
4	General Contractuals	DPW - Street Services	General Fund	Pavement Management	2,446.16 USD
3	General Contractuals	Parking Services	Parking Fund	Lake St & Forest Garage	8.60 USD
3	General Contractuals	Parking Services	Parking Fund	Lake St & Forest Garage	8.60 USD
1	General Contractuals	Parking Services	Parking Fund	The Avenue Garage	21.50 USD
2	General Contractuals	Parking Services	Parking Fund	Holley Ct Parking Garage	8.60 USD
2	General Contractuals	Parking Services	Parking Fund	Holley Ct Parking Garage	8.60 USD
1	General Contractuals	Parking Services	Parking Fund	The Avenue Garage	21.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073981	Jan/27/2012	RE	Paid	VOP01 0000013579 DREILING, JENNIFER 175 N. GROVE, UNIT G1 OAK PARK IL 60301	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095544	2325	Jan/06/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073982	Jan/27/2012	RE	Paid	VOP01 0000001104 DRESSEL'S ACE HARDWARE 1137 CHICAGO AVE OAK PARK IL 60302	Not applicable		161.04 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095448	222142	Jan/11/2012	BLADE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Service Calls	22.49 USD
1	Sign Replacement	DPW - Street Services	General Fund	Pavement Management	10.47 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	60.02 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	4.78 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	63.28 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073983	Jan/27/2012	RE	Paid	VOP01 0000014151 DUBIN, MICHAEL 2710 MISTY WOODS ROAD BUFFALO GROVE IL 60034	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095543	2124	Jan/13/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD



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073984	Jan/27/2012	RE	Paid	VOP01 0000004527 E J EQUIPMENT P.O. BOX 665 MANTENO IL 60950	Not applicable		94.57 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095451	0048396	Dec/19/2011	ELBOW & O-RINGS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	94.57 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073985	Jan/27/2012	RE	Paid	VOP01 0000014130 EAN HOLDINGS LLC NDUDI C. ANIEMEKA & OBIAGELI P. HOUKE 741 S. SCOVILLE AVE OAK PARK IL 60304	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095277	P10139410	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073986	Jan/27/2012	RE	Paid	VOP01 000009551 ELMWOOD SUPPLY COMPANY, INC. 7306 W. GRAND AVE ELMWOOD PARK IL 60707-1905	Not applicable		77.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095250	U1084214	Jan/04/2012	LAV LEGS FOR CAST IRON OR CHINA	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Dole Center	77.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073987	Jan/27/2012	RE	Paid	VOP01 0000014152 EVANKO, NICOLE 241 WASHINGTON BLVD #1A OAK PARK IL 60302	Not applicable		35.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095542	590978	Dec/29/2011	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Onstreet Parking Permits	Parking Services	Parking Fund	Parking Permit Office	35.00 USD



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073988	Jan/27/2012	RE	Paid	VOP01 0000014139 FBINAA MEMBER SERVICES FBI ACADEMY QUANTICO VA 22135	Not applicable		170.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095356	01/01/2012	Jan/01/2012	2012 MEMBERSHIP DUES, TANKSLEY #15858, AMBROSE #261	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	POLICE	General Fund	Base Program	170.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073989	Jan/27/2012	RE	Paid	VOP01 0000001117 FEDERAL EXPRESS P.O. BOX 94515 PALATINE IL 60094-4515	Not applicable		121.09 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095476	7-762-41259	Jan/18/2012	PARCEL PICK UP 1/9/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Postage	HR - Human Resources	General Fund	Base Program	25.79 USD
3	Postage	FIRE - Admin	General Fund	Base Program	74.77 USD
2	Postage	Adjudication	General Fund	Base Program	20.53 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073990	Jan/27/2012	RE	Paid	VOP01 0000006263 FRANKLE, KATHLEEN 300 N. MAPLE #5 OAK PARK IL 60302	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095541	10049	Dec/30/2011	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073991	Jan/27/2012	RE	Paid	VOP01 0000003361 G.A. PAVING CONSTRUCTION CO., INC. 344 TRINITY LANE OAK BROOK IL 60523	Not applicable		660.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095389	8	Dec/31/2011	MONTHLY SALT STORAGE RENTAL 11/15/11-12/15/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Equipment Rental	DPW - Administration	General Fund	Base Program	330.00 USD
1	Equipment Rental	DPW - Administration	General Fund	Base Program	330.00 USD



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073992	Jan/27/2012	RE	Paid	VOP01 0000010185 GALLAGHER MATERIALS, INC. 18100 S. INDIANA AVE. THORNTON IL 60476	Not applicable		2,226.96 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095391	625386MB	Dec/20/2011	20.62 TONS OF UPM	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Roadway Maintenance	DPW - Street Services	General Fund	Pavement Management	2,226.96 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073993	Jan/27/2012	RE	Paid	VOP01 0000003245 GALLAGHER, ARTHUR J. RISK MGMT. SER TWO PIERCE PLACE 22ND FLR. ITASCA IL 60143-3141	Not applicable		2,247.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095472	592469, 592470	Jan/10/2012	PUBLIC OFFICIAL BONDS 01/01/12-01/01/13	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Insurance Premiums	LEGAL - Risk Management	Self Insured Retention Fun	Base Program	2,097.00 USD
2	General Contractuals	FIRE - Foreign Fire Insurance	Foreign Fire Insurance Fun	Base Program	150.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073994	Jan/27/2012	RE	Paid	VOP01 0000014144 GLOBAL PHILANTHROPY PARTNERSHIP 1916 N. MOHAWK #7 CHICAGO IL 60614	Not applicable		500.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095486	NOVEMBER 17, 2011	Jan/01/2012	2012 USDN CORE MEMBER MEMBERSHIP DUES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	VMO - Village Management	Sustainability Fund	Base Program	500.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073995	Jan/27/2012	RE	Paid	VOP01 0000001148 GOODYEAR TIRE DISTRIBUTION 200 THORNDALE AVE BENSENVILLE IL 60106	Not applicable		214.43 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095392	397481	Jan/11/2012	TIRES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	214.43 USD



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073996	Jan/27/2012	RE	Paid	VOP01 0000013972 GOVTEMPSUSA LLC P.O. BOX 2392 NEW YORK NY 10116-2392	Not applicable		1,500.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095491	108440	Dec/29/2011	TEMPORARY SERVICES PERIOD 12/18. KNUDSEN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Building Property Standards	General Fund	Building Inspection Services	1,500.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073997	Jan/27/2012	RE	Paid	VOP01 0000001152 GRAINGER DEPT . 801549411 PALATINE IL 60038-0001	Not applicable		811.85 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095255	9719588692	Jan/03/2012	GLOVES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Fleet Operations	General Fund	Base Program	142.32 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Public Works Center	143.15 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Supply	175.05 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Supply	318.33 USD
1	Operational Supplies	DPW - Water	Water Fund	Water Supply	33.00 USD



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073998	Jan/27/2012	RE	Paid	VOP01 0000014138 GREGORY, JESSE 222 FLOURNOY OAK PARK IL 60304	Not applicable		306.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095425	86558	Jan/02/2012	REIMBURSEMENT FOR REPAIRS TO LEAKING WATER SERVICE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Water	Water Fund	Water Distribution	306.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
073999	Jan/27/2012	RE	Paid	VOP01 0000013883 H.M. WITT & COMPANY 3313 W. NEWPORT AVE. CHICAGO IL 60618	Not applicable		412.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095290	63529	Sep/27/2011	RELOCATE MDO SIGN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	Business Services	General Fund	Base Program	412.50 USD



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074000	Jan/27/2012	RE	Paid	VOP01 0000001161 HALLAGAN BUSINESS MACHINES 6850 W NORTH AVENUE CHICAGO IL 60707	Not applicable		65.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095142	01/04/12	Jan/04/2012	TYPEWRITER REPAIR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Machine Service	CLERK - Village Clerk	General Fund	Base Program	65.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074001	Jan/27/2012	RE	Paid	VOP01 0000014166 HAMSAKUTTY, HARIS 175 N. KENILWORTH AVE, UNIT 1E OAK PARK IL 60301	Not applicable		220.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095548	590840, 9099	Jan/11/2012	REFUND PARKING PERMIT & KEYCARD DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	200.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074002	Jan/27/2012	RE	Paid	VOP01 0000001039 HANEY,B & SONS INC 1200 N. LOMBARD RD. LOMBARD IL 60148-1201	Not applicable		8,794.72 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095453	35308	Dec/21/2011	INSTALL CABLE & ROD ON PARKWAY TREE@1041 S. HARVEY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Forestry	General Fund	Landscaping Services	325.00 USD
1	External Support	DPW - Forestry	General Fund	Tree Care Services	530.00 USD
1	External Support	DPW - Forestry	General Fund	Tree Care Services	7,939.72 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074003	Jan/27/2012	RE	Paid	VOP01 0000008412 HARRIS COMPUTER SYSTEMS 62133 COLLECTIONS CENTER DR CHICAGO IL 60693-0621	Not applicable		7,888.60 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095030	MN00001796	Jan/01/2012	MSI MAINTENANCE AGREEMENT 2/1/12-1/31/13.	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Software	FINANCE - Financial Services	Sewer Fund	Utilities	7,213.86 USD
2	Software	FINANCE - Financial Services	General Fund	Base Program	260.59 USD
1	Software	FINANCE - Financial Services	Sewer Fund	Utilities	414.15 USD



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074004	Jan/27/2012	RE	Paid	VOP01 0000013864 HEARTLAND HEALTH OUTREACH 208 S. LASALLE ST, SUITE 1818 CHICAGO IL 60604	Not applicable		677.87 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095317	PROJECT B11-24, DR	Dec/31/2011	IDIS #604, PERSONNELL SALARIES DECEMBER 2011	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	Heartland Health Outreach 2011	677.87 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074005	Jan/27/2012	RE	Paid	VOP01 0000002596 HOLIDAY CAMERA INC. 1047 LAKE ST. OAK PARK IL 60301	Not applicable		10.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095344	34187	Nov/11/2011	PICTURES BURNED TO CD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Printing	POLICE	General Fund	Base Program	10.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074006	Jan/27/2012	RE	Paid	VOP01 0000002019 HOWARD,PHYLISS	Not applicable		92.85 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095343	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	92.85 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074007	Jan/27/2012	RE	Paid	VOP01 0000013217 HYGIENE SOLUTIONS 2296 CORNELL AVE. MONTGOMERY IL 60538	Not applicable		112.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095257	10404	Jan/01/2012	AUTO CONCEPT UNIT MAINTENANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	112.50 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074008	Jan/27/2012	RE	Paid	VOP01 0000014167 IDENTITY LINKS 6211 W. HOWARD ST. NILES IL 60714	Not applicable		1,677.36 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095529	36895	Dec/29/2011	T-SHIRTS & MUGS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	HEALTH - Farmer's Market	Farmers Market Com	Base Program	1,677.36 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074009	Jan/27/2012	RE	Paid	VOP01 0000006031 IDES P.O. BOX 3637 SPRINGFIELD IL 62708	Not applicable		7,700.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095536	D.C. NUMBER 6210110	Dec/31/2011	ACCT#800848BENEFITS PAID 10/1/11-12/31/11 QTR 4/2011	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Unempl Ins Payments	HR - Human Resources	General Fund	Benefits Administration	7,700.00 USD



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074010	Jan/27/2012	RE	Paid	VOP01 0000002385 IL ASSOCIATION OF CODE ENFORCEMENT ATTN: ROBERT ROELS 50 S. EMERSON MOUNT PROSPECT IL 60056	Not applicable		175.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095489	2012	Jan/19/2012	2012 MEMBERSHIP RENEWALS FOR PROPERTY INSPECTORS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	Building Property Standards	General Fund	Property Standards	175.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074011	Jan/27/2012	RE	Paid	VOP01 0000001626 ILLINOIS ASSOC OF CHIEFS OF POLICE 426 S. FIFTH ST. SUITE #200 SPRINGFIELD IL 62701	Not applicable		395.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095001	2012 - AMBROSE	Jan/01/2012	2012 MEMBERSHIP DUES - AMBROSE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	POLICE	General Fund	Crossing Guards	95.00 USD
1	Membership Dues	POLICE	General Fund	Crossing Guards	300.00 USD



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074012	Jan/27/2012	RE	Paid	VOP01 0000012859 INDEPENDENT FORMS SERVICES INC 2377 OAK LEAF ST JOLIET IL 60436	Not applicable		3,522.91 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095003	467022	Jan/04/2012	POLYTHERMAL ROLLS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	POLICE	General Fund	Base Program	3,522.91 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074013	Jan/27/2012	RE	Paid	VOP01 0000014137 INTERNATIONAL COUNCIL OF SHOPPING CEN P.O. BOX 26958 NEW YORK NY 10087-6958	Not applicable		800.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095286	01/01/12	Jan/01/2012	MEMBERSHIP - DALY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	Business Services	General Fund	Base Program	800.00 USD



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074014	Jan/27/2012	RE	Paid	VOP01 0000002073 K & S SPRINKLERS INC. 2619 CONGRESS STREET BELLWOOD IL 60104-2400	Not applicable		600.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095487	95032 - REPLACEMEN	Oct/18/2011	FIRE PUMP PERFORMANCE TEST@1119 NORTH BLVD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Intermodal Station	600.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074015	Jan/27/2012	RE	Paid	VOP01 0000002266 KIEFT BROTHERS INC. DEPT. CH 17487 PALATINE IL 60055	Not applicable		594.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095398	183056	Jan/04/2012	RUBBER GASKETS & RUBBER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Sewer	Sewer Fund	Sewer Collection	594.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074016	Jan/27/2012	RE	Paid	VOP01 0000014165 KOPECKY, ROBERT J & STEDL, LOIS A 414 LINDEN AVE. OAK PARK IL 60302	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095549	1K052171	Jan/12/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074017	Jan/27/2012	RE	Paid	VOP01 0000014164 KOSTKA, DENNIS 1814 S. 22ND AVE. MAYWOOD IL 60153	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095550	8920	Dec/29/2011	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074018	Jan/27/2012	RE	Paid	VOP01 0000014131 KOVATCHIS, TOM P & SANTILLI, SILVANA 907 N. GROVE AVE. OAK PARK IL 60302	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095278	1A079258	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074019	Jan/27/2012	RE	Paid	VOP01 0000008517 LECHNER & SONS UNIFORM RENTAL 420 KINGSTON CT. MT. PROSPECT IL 60056	Not applicable		195.54 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095399	1549087,1551407,155	Dec/31/2011	1555996. LAUNDRY SERVICE FOR STREETLIGHTING DIVISION	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Laundry Service	DPW - Street Lighting	General Fund	Base Program	47.08 USD
1	Laundry Service	DPW - Street Services	General Fund	Base Program	148.46 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074020	Jan/27/2012	RE	Paid	VOP01 0000001622 LEPCZYNSKI,MICHAEL J.	Not applicable		728.96 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095342	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	728.96 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074021	Jan/27/2012	RE	Paid	VOP01 0000001209 LOGSDON OFFICE SUPPLY 1055 ARTHUR ELK GROVE VILLAGE IL 60007	Not applicable		983.69 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095004	390139I	Jan/04/2012	OFFICE SUPPLIES - CALANDER, DESK PAD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Supplies	POLICE	General Fund	Base Program	34.35 USD
1	Office Supplies	CLERK - Village Clerk	General Fund	Base Program	84.79 USD
1	Office Supplies	LEGAL - Law	General Fund	Base Program	66.60 USD
1	Office Supplies	DPW - Administration	General Fund	Base Program	747.45 USD
1	Office Supplies	Business Services	General Fund	Base Program	41.02 USD
1	Office Supplies	HEALTH - Health Services	General Fund	Base Program	9.48 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074022	Jan/27/2012	RE	Paid	VOP01 0000005591 LOYOLA UNIVERSITY MEDICAL CENTER P.O. BOX 95994 CHICAGO IL 60694-5994	Not applicable		220.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095327	01/10/12	Jan/10/2012	OHS GUARANTOR NUMBER:6000167-0110	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	HR - Human Resources	General Fund	Employment	220.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074023	Jan/27/2012	RE	Paid	VOP01 0000013853 LTW TECHNOLOGY 308 S. PIERCE AVE. WHEATON IL 60187	Not applicable		2,682.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095401	1201001	Jan/10/2012	RFA SYSTEM UPDATES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	External Support	DPW - Administration	General Fund	Base Program	1,387.50 USD
1	External Support	DPW - Administration	General Fund	Base Program	1,295.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074024	Jan/27/2012	RE	Paid	VOP01 0000014132 LUKANCIC, PAULA J. 847 WASHINGTON BLVD, #B2 OAK PARK IL 60302	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095279	1K050699	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	30.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074025	Jan/27/2012	RE	Paid	VOP01 0000014145 M & M ROOFING INC. 3488 EAGLE NEST DR. CRETE IL 60417	Not applicable		31.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095493	BLD 2012-00028	Jan/24/2012	BUILDING PERMIT REFUND	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Permits	Building Property Standards	General Fund	Building Inspection Services	31.50 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074026	Jan/27/2012	RE	Paid	VOP01 0000014141 M-B COMPANIES, INC. P.O. BOX 200 NEW HOLSTEIN WI 53061	Not applicable		8,575.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095402	160959	Dec/28/2011	THERMOPLASTIC STRIPER MACHINE & 6" DIE STANDARD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Traffic Calming Improvements	DPW - Engineering	Capital Improvement Fund	Local Streets	8,575.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074027	Jan/27/2012	RE	Paid	VOP01 0000014163 MARRERO, ALMA 1918 EIGHT AVE, #3300 SEATTLE WA 98101	Not applicable		2.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095551	593765	Jan/17/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	2.00 USD



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074028	Jan/27/2012	RE	Paid	VOP01 0000014133 MARZULLO, FRANK 41 W. 593 HOLLY CT. ST. CHARLES IL 60175	Not applicable		300.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095280	590463	Jan/16/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	300.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074029	Jan/27/2012	RE	Paid	VOP01 0000001611 MCCLLOUD, W. B. & CO., INC. 2500 W. HIGGINS RD 850 NW CORP. CENTER HOFFMAN ESTATES IL 60195-5220	Not applicable		89.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095457	10533164	Dec/28/2011	PEST CONTROL @ 123 MADISON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Village Hall	89.00 USD



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074030	Jan/27/2012	RE	Paid	VOP01 0000012037 MCKNIGHT, NOREEN PO BOX 6519 RIVER FOREST IL 60305	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095552	11544	Jan/09/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074031	Jan/27/2012	RE	Paid	VOP01 0000001226 MEADE ELECTRIC COMPANY INC. P.O. BOX 74631 CHICAGO IL 60675-4631	Not applicable		590.59 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095403	653000	Dec/22/2011	TRAFFIC SIGNAL REPAIR@AUSTIN & ADAMS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Street Lighting	General Fund	Traffic Signals Services	182.66 USD
1	General Contractuals	DPW - Street Lighting	General Fund	Traffic Signals Services	407.93 USD



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074032	Jan/27/2012	RE	Paid	VOP01 0000014142 MEDICARE	Not applicable		5,723.95 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095474	4.13.08	Jan/24/2012	INCIDENT AT 100 S. OAK PARK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Liability Claims	LEGAL - Risk Management	Self Insured Retention Fun	Base Program	5,723.95 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074033	Jan/27/2012	RE	Paid	VOP01 0000013937 MEECH GROUP 4064 N. LINCOLN AVE, SUITE 147 CHICAGO IL 60618-3038	Not applicable		2,825.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095531	VOP 20111227	Dec/27/2011	DEVELOPMENT ADVISORY SERVICES 11/9/11-12/16/11 CLARK STREET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Plan Community Development	Downtown TIF Fund	Base Program	2,825.00 USD



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074034	Jan/27/2012	RE	Paid	VOP01 0000001570 MENARDS-MELROSE PARK 8311 W. NORTH AVE MELROSE PARK IL 60160	Not applicable		153.63 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095405	77155	Jul/29/2011	MISC. PLUMBING SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Water	Water Fund	Water Supply	93.60 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	14.27 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	41.78 USD
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	3.98 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074035	Jan/27/2012	RE	Paid	VOP01 0000006819 MIDWEST INDUSTRIAL LIGHTING, INC. 919 W. 38TH ST. CHICAGO IL 60609	Not applicable		1,872.88 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095408	84455	Dec/28/2011	LIGHTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Roadway Maintenance	DPW - Street Lighting	General Fund	Street Lights Services	1,872.88 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074036	Jan/27/2012	RE	Paid	VOP01 0000013736 MIDWEST METER INC. 200 EAST FRANKLIN EDINBURG IL 62531	Not applicable		9,571.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095459	0029280	Dec/28/2011	20" HEAD ASSEMBLY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Water	Water Fund	Water Supply	9,571.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074037	Jan/27/2012	RE	Paid	VOP01 0000001234 MILITARY AND POLICE SUPPLY,INC 7351 MADISON STREET FOREST PARK IL 60130-1543	Not applicable		112.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095340	429558	Dec/23/2011	BOOTS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	65.00 USD
1	Clothing	POLICE	General Fund	Base Program	19.00 USD
1	Clothing	POLICE	General Fund	Base Program	14.00 USD
1	Clothing	POLICE	General Fund	Base Program	14.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074038	Jan/27/2012	RE	Paid	VOP01 000001238 MONROE TRUCK EQUIPMENT 4350 PAYSPHERE CIRCLE CHICAGO IL 60674	Not applicable		942.60 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095258	292723	Jan/04/2012	PREWET PUMPS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	826.60 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	116.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074039	Jan/27/2012	RE	Paid	VOP01 0000014168 MORTENSEN, MARI 622 N. CUYLER AVE. OAK PARK IL 60302-1703	Not applicable		171.03 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095538	0457000626-00	Jan/26/2012	REFUND CREDIT BALANCE ON WATER ACCT@622 N. CUYLER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Utility Sales	DPW - Water	Water Fund	Base Program	171.03 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074040	Jan/27/2012	RE	Paid	VOP01 000001243 MR MAT 10351 S MICHIGAN CHICAGO IL 60628	Not applicable		730.80 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095460	266461,266589,26672	Dec/31/2011	MATS@201 SOUTH BLVD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	435.60 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Dole Center	295.20 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074041	Jan/27/2012	RE	Paid	VOP01 0000012084 NAFA FLEET MANAGEMENT ASSOCIATION P.O. BOX 11383 NEWARK NJ 07101-4383	Not applicable		475.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095410	94457	Dec/19/2011	NAFA MEMBERSHIP DUES - FANTETTI	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	DPW - Fleet Operations	General Fund	Base Program	475.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074042	Jan/27/2012	RE	Paid	VOP01 000007944 NAT'L TRUST FOR HISTORIC PRESERVATIO P.O. BOX 632415 BALTIMORE MD 21268-2415	Not applicable		250.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095285	MRCP11	Jan/01/2012	MEMBERSHIP RENEWAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	Business Services	General Fund	Base Program	250.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074043	Jan/27/2012	RE	Paid	VOP01 000003414 NATIONAL ALLIANCE OF PRESERVATION C P.O. BOX 1605 ATHENS GA 30603	Not applicable		130.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095288	05 JANUARY 2012	Jan/05/2012	MEMBERSHIP RENEWAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	Plan Community Development	General Fund	Base Program	130.00 USD



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074044	Jan/27/2012	RE	Paid	VOP01 0000001549 NEPOMUCENO,ALVIN	Not applicable		202.53 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095424	10/05/11, 11/5/11 & 12	Dec/31/2011	REIMBURSEMENT OF COMCAST INTERNET SERVICES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Telecommunication Charges	Information Technology	General Fund	Base Program	202.53 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074045	Jan/27/2012	RE	Paid	VOP01 0000001256 NICOR (P.O. BOX 0632) P.O. BOX 0632 AURORA IL 60507-0632	Not applicable		73.96 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095461	35-44-06-9527 4	Dec/30/2011	SERVICE 11/30/11-12/30/11@1120 SOUTH BLVD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Natural Gas	DPW - Building Maintenance	General Fund	Intermodal Station	73.96 USD



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074046	Jan/27/2012	RE	Paid	VOP01 0000001977 O'HERRON,RAY CO. INC. 523 E. ROOSEVELT RD. LOMBARD IL 60148	Not applicable		457.30 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095336	0046935-IN	Dec/28/2011	ANKLE HOLSTER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	66.95 USD
1	Clothing	POLICE	General Fund	Detectives	390.35 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074047	Jan/27/2012	RE	Paid	VOP01 0000001275 OAK PARK REGIONAL HOUSING CTR 1041 SOUTH BOULEVARD C/O ROB BREYMAIER OAK PARK IL 60302	Not applicable		23,315.17 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095329	MFHIP-2011.12	Dec/31/2011	DECEMBER 2011 MULTI-FAMILY INCENTIVE PROGRAM REIMBURSEMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	Housing Services	General Fund	Oak Park Housing Center	15,208.30 USD
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	OP Reginal Housing (PS) 2011	5,840.58 USD
1	Housing Ctr Planning Support	CD Grant Admin	Community Dev Block Gr	OP Reginal Hsing Cntr (Ad) 11	2,266.29 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074048	Jan/27/2012	RE	Paid	VOP01 0000001276 OAK PARK RESIDENCE CORPORATION 21 SOUTH BLVD OAK PARK IL 60302	Not applicable		3,260.33 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095330	MSA 1005-G, DRAW #	Dec/31/2011	MULTI FAMILY PROGRAM@101-05 HARRISON/905-11 LYMAN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Housing Rehab Property Grants	Housing Services	General Fund	Multi-Family Incentive Program	3,260.33 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074049	Jan/27/2012	RE	Paid	VOP01 0000002849 OAK PARK RIVER FOREST CHAMBER OF C 7727 LAKE ST, 2ND FL RIVER FOREST IL 60305-1832	Not applicable		725.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095291	5242	Jan/02/2012	2012 MEMBERSHIP DUES (100-500 EMPLOYEES)	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Membership Dues	Business Services	General Fund	Base Program	725.00 USD



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074050	Jan/27/2012	RE	Paid	VOP01 0000012547 OAKLAKE PARK ASSOCIATES MCCOLLOM REALTY LTD P.O. BOX 27 WESTERN SPRINGS IL 60558	Not applicable		10.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095353	7086	Feb/01/2012	FEBRUARY 2012 BASE RENT@1010 LAKE ST	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	POLICE	General Fund	Detectives	10.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074051	Jan/27/2012	RE	Paid	VOP01 0000011670 P & L CONSTRUCTION 1918 BURR OAK DR. MT. PROSPECT IL 60056	Not applicable		6,000.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095316	PROJECT B11-21, IN	Dec/27/2011	ACTIVITY #612,SF REHAB CONSTRUCTION@1183 WENONAH	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Housing Rehab Property Loan	Housing Services	Community Development L	Single Housing Rehab Loan 11	6,000.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074052	Jan/27/2012	RE	Paid	VOP01 000006034 PIEMONTE, AL FORD. 2500 NORTH AVE. MELROSE PARK IL 60160-1130	Not applicable		101.86 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095260	521030	Jan/04/2012	TPS SENSOR	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	89.29 USD
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	12.57 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074053	Jan/27/2012	RE	Paid	VOP01 0000001296 PINNAR ELECTRIC COMPANY 650 E. ELM AVE LA GRANGE IL 60525	Not applicable		218.17 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095412	21765	Dec/30/2011	REPAIR@LOMBARD & HARRISON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Street Lighting	General Fund	Street Lights Services	218.17 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074054	Jan/27/2012	RE	Paid	VOP01 0000002365 PITNEY BOWES INC P.O. BOX 371887 PITTSBURG PA 15250-7887	Not applicable		1,781.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095306	0498840-JA12	Jan/13/2012	JANUARY 2012 LEASE PAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Equipment Rental	FINANCE - Purchasing	General Fund	Central Services	1,323.00 USD
2	Equipment Rental	Parking Services	General Fund	Parking Permit Office	458.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074055	Jan/27/2012	RE	Paid	VOP01 0000005001 POLFUS, EDWARD 521 BEACH AVE. LAGRANGE PARK IL 60526	Not applicable		170.70 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095477	1/24/12	Jan/24/2012	CONTRACTUAL SERVICES 1/24/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	170.70 USD



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074056	Jan/27/2012	RE	Paid	VOP01 0000001791 PRAXAIR DISTRIBUTION INC-962 DEPT CH 10660 PALATINE IL 60055-0660	Not applicable		71.25 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095462	41606278	Dec/20/2011	OXYGEN & ACETYLENE TANK RENTAL 11/20/11-12/220/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	External Support	DPW - Fleet Operations	General Fund	Police Vehicle Maint Services	17.81 USD
4	External Support	DPW - Fleet Operations	General Fund	Other Vehicle Maint Services	17.81 USD
1	External Support	DPW - Fleet Operations	General Fund	Fire Vehicle Maint Services	17.81 USD
3	External Support	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	17.82 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074057	Jan/27/2012	RE	Paid	VOP01 0000002415 PUREE'S PIZZA & PASTA 1023 LAKE ST. OAK PARK IL 60301	Not applicable		137.26 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095463	#25	Jan/12/2012	FOOD FOR SNOW EVENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	DPW - Street Services	General Fund	Snow Ice Control Mangt	137.26 USD



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074058	Jan/27/2012	RE	Paid	VOP01 0000014162 QUIAMCO, BENJAMIN 508 S. CUYLER #3W OAK PARK IL 60304	Not applicable		117.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095553	588705	Jan/17/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	117.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074059	Jan/27/2012	RE	Paid	VOP01 0000014134 RADONCIC, RAFET & MUJESIRA 1116 WASHINGTON BLVD, APT 109 OAK PARK IL 60302	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095281	1F011418	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	30.00 USD



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074060	Jan/27/2012	RE	Paid	VOP01 0000014135 RANUCCI, MARCUS 605 SOUTH BLVD OAK PARK IL 60302	Not applicable		125.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095282	589005	Jan/16/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	125.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074061	Jan/27/2012	RE	Paid	VOP01 0000001569 RASENICK'S 3940 N. CICERO AVE CHICAGO IL 60641	Not applicable		149.99 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095262	16426	Jan/05/2012	SAFETY SHOES - STOKES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	DPW - Sewer	Sewer Fund	Base Program	149.99 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074062	Jan/27/2012	RE	Paid	VOP01 0000001314 RELIASTAR LIFE INSURANCE 3702 PAYSPHERE CIRCLE CHICAGO IL 60674-0037	Not applicable		620.14 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095326	10A9295664	Jan/01/2012	ING EMPLOYEE BENEFITS MONTHLY 1/1/12-1/31/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Life Insurance Expense	HR - Health Insurance	Health Insurance Fund	Base Program	620.14 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074063	Jan/27/2012	RE	Paid	VOP01 0000004974 RICHARDSON, ANITA 5057 HARVARD TERRACE SKOKIE IL 60077	Not applicable		1,050.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095471	2012-03	Jan/20/2012	CONTRACTUAL SERVICES 1/20/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	562.50 USD
1	Consultant Fees	Adjudication	General Fund	Base Program	487.50 USD



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074064	Jan/27/2012	RE	Paid	VOP01 0000012722 RICHARDSON, KEVIN 260 E. CHURCH ELMHURST IL 60126	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095554	6680	Jan/04/2012	REFUND KEYCARD DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074065	Jan/27/2012	RE	Paid	VOP01 0000005969 RICOH AMERICAS CORP. DBA RICOH BUSN P.O. BOX 73210 CHICAGO IL 60673-7210	Not applicable		59.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095415	510065539	Jan/04/2012	STAPLES FOR COPIER	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Office Supplies	DPW - Administration	General Fund	Base Program	59.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074066	Jan/27/2012	RE	Paid	VOP01 000008988 RICOH AMERICAS CORPORATION P.O. BOX 4245 CAROL STREAM IL 60197-4245	Not applicable		90.97 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095272	437333	Jan/11/2012	DECEMBER 2011 COPIER MAINTENANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	Equipment Rental	HEALTH - Health Services	General Fund	Base Program	44.29 USD
1	Equipment Rental	Parking Services	Parking Fund	Parking Permit Office	46.68 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074067	Jan/27/2012	RE	Paid	VOP01 0000011229 RIVERA, MICHELLE 1739 GARFIELD AVE AURORA IL 60506	Not applicable		169.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095283	589846	Jan/16/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	169.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074068	Jan/27/2012	RE	Paid	VOP01 0000010305 ROGINA, MATTHEW 853 PLEASANT ST, #2E OAK PARK IL 60302	Not applicable		240.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095555	588612	Jan/03/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	240.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074069	Jan/27/2012	RE	Paid	VOP01 0000002267 ROYAL PIPE & SUPPLY CO. 2400 LAKE STREET PO BOX 1527 MELROSE PARK IL 60160	Not applicable		97.36 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095416	S1334523.001	Jan/04/2012	GASKETS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Village Hall	97.36 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074070	Jan/27/2012	RE	Paid	VOP01 0000011814 SANTANNA ENERGY SERVICES P.O BOX 200024 HOUSTON TX 77216	Not applicable		162.71 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095465	INV001567401	Dec/31/2011	SERVICE 12/1/11-12/31/11 @ 127 LAKE ST	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Natural Gas	DPW - Water	Water Fund	Water Supply	162.71 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074071	Jan/27/2012	RE	Paid	VOP01 0000014161 SAVLA, DHENU 227 W. WASHINGTON #3S OAK PARK IL 60302	Not applicable		34.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095556	584688	Dec/30/2011	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Onstreet Parking Permits	Parking Services	Parking Fund	Parking Permit Office	34.00 USD



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074072	Jan/27/2012	RE	Paid	VOP01 0000014160 SCHOOLCRAFT, NICHOLAS 948 PLEASANT #1J OAK PARK IL 60302	Not applicable		111.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095557	588114	Jan/11/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	111.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074073	Jan/27/2012	RE	Paid	VOP01 0000005487 SCHULER, STEPHEN & MARY 315 N. EUCLID AVE. OAK PARK IL 60302	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095558	1A081961	Jan/12/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074074	Jan/27/2012	RE	Paid	VOP01 0000005017 SECRETARY OF STATE INDEX DEPT 111 E. MONROE SPRINGFIELD IL 62756	Not applicable		10.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00094905	01/03/12	Jan/03/2012	NOTARY COMMISSION RENEWAL	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Conferences Training	CLERK - Village Clerk	General Fund	Base Program	10.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074075	Jan/27/2012	RE	Paid	VOP01 0000001685 SENIOR CITIZENS CENTER / OP - RF C/O NANCY K. TECLAW 418 S. OAK PARK AVE OAK PARK IL 60302	Not applicable		2,050.13 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095315	PROJECT B11-15, DR	Jan/05/2012	IDIS #589,PERSONNEL/SALARY COSTS 8/1/11-12/31/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Community Dev Block Gr	Senior Citizens Center - 2011	2,050.13 USD



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074076	Jan/27/2012	RE	Paid	VOP01 0000014159 SHELKE, NIKHIL 479 N. HARLEM, #613 OAK PARK IL 60301	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095559	11520	Jan/10/2012	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074077	Jan/27/2012	RE	Paid	VOP01 0000014143 SIMMEL, SALLY AND MUNDAY & NATHAN	Not applicable		66,776.05 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095473	4.13.08	Jan/24/2012	INCIDENT AT 100 S. OAK PARK	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Liability Claims	LEGAL - Risk Management	Self Insured Retention Fun	Base Program	66,776.05 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074078	Jan/27/2012	RE	Paid	VOP01 000003705 SIREN INTERACTIVE 1100 LAKE ST, SUITE #140 OAK PARK IL 60301	Not applicable		215.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095560	10275	Jan/10/2012	REFUND TRANSPONDER DEPOSIT - TODD HARKEY	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	195.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074079	Jan/27/2012	RE	Paid	VOP01 0000014158 SLYKE, WALTER V. 225 S. HUMPHREY AVE. OAK PARK IL 60302	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095562	P10134827	Jan/12/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074080	Jan/27/2012	RE	Paid	VOP01 0000014157 SMITH, PREZETTA 479 N. HARLEM AVE, #916 OAK PARK IL 60301	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095563	10226	Dec/30/2011	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074081	Jan/27/2012	RE	Paid	VOP01 0000009363 STACK, JOHN 2906 LINCOLN EVANSTON IL 60201	Not applicable		1,537.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095270	01/17/12	Jan/17/2012	CONTRACTUAL SERVICES 1/3/12 & 1/17/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	975.00 USD
1	Consultant Fees	Adjudication	General Fund	Base Program	562.50 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074082	Jan/27/2012	RE	Paid	VOP01 0000001360 STANDARD EQUIPMENT COMPANY DEPT. CH 19025 PALATINE IL 60055-9025	Not applicable		185.77 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095417	C69678	Jan/06/2012	SEAT BELT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	185.77 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074083	Jan/27/2012	RE	Paid	VOP01 0000014156 STEIN, SYLVIA 155 N. TAYLOR AVE. OAK PARK IL 60302	Not applicable		50.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095564	P10133844	Jan/12/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	50.00 USD



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074084	Jan/27/2012	RE	Paid	VOP01 0000005743 SUBURBAN LABORATORIES 4140 LITT DRIVE. HILLSIDE IL 60162-1183	Not applicable		240.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095194	14861	Dec/31/2011	WATER TESTING	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Water	Water Fund	Water Supply	240.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074085	Jan/27/2012	RE	Paid	VOP01 0000001613 TAYLOE GLASS COMPANY 301 SOUTH BLVD OAK PARK IL 60302	Not applicable		167.05 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095466	49459	Dec/29/2011	STORM WINDOW@255 AUGUSTA	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Materials	DPW - Building Maintenance	General Fund	Dole Center	167.05 USD



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074086	Jan/27/2012	RE	Paid	VOP01 0000001381 THOMPSON ELEVATOR INSPECTION 1302 E THAYER ST MT PROSPECT IL 60056	Not applicable		1,460.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095084	12-0019, 12-00004, 1	Dec/31/2011	SEMI ANNUAL ELEVATOR INSPECTIONS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Building Property Standards	General Fund	Building Inspection Services	1,460.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074087	Jan/27/2012	RE	Paid	VOP01 0000014136 THURMAN, ROSETTA & LEVI 1717 N. NEWCASTLE CHICAGO IL 60707	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095284	P10140030	Jan/16/2012	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	30.00 USD



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074088	Jan/27/2012	RE	Paid	VOP01 0000009618 TICKEL, JAMES 1012 NORTH BLVD #30 OAK PARK IL 60301	Not applicable		20.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095565	11558	Jan/05/2011	REFUND TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074089	Jan/27/2012	RE	Paid	VOP01 0000001385 TRAFFIC CONTROL & PROTECTION 31W351 NORTH AVE. WEST CHICAGO IL 60185	Not applicable		945.65 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095418	71512	Dec/01/2011	STOP SIGNS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Sign Replacement	DPW - Street Services	General Fund	Pavement Management	764.17 USD
1	Sign Replacement	DPW - Street Services	General Fund	Pavement Management	181.48 USD



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074090	Jan/27/2012	RE	Paid	VOP01 0000002696 VARDAL, DINA C/O POLICE 123 MADISON OAK PARK IL 60302	Not applicable		70.02 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095335	12/31/2011	Dec/31/2011	UNIFORM ALLOWANCE	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Clothing	POLICE	General Fund	Crossing Guards	70.02 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074091	Jan/27/2012	RE	Paid	VOP01 0000001661 VERIFICATIONS P.O. BOX 1150 MI 60 MINNEAPOLIS MN 55486-1150	Not applicable		30.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095093	641039	Dec/31/2011	STATEWIDE CRIMINAL FEES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Background Check	HR - Human Resources	General Fund	Employment	30.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074092	Jan/27/2012	RE	Paid	VOP01 0000014153 VILLAGE OF OAK PARK PARKING TICKETS P.O. BOX 4563 CAROL STREAM IL 60197-4563	Not applicable		1.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095518	P10158084.	Jan/24/2012	PARKING TICKET	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Miscellaneous Revenue	Parking Services	Parking Fund	Base Program	1.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074093	Jan/27/2012	RE	Paid	VOP01 0000001642 VISIT OAK PARK 1118 WESTGATE OAK PARK IL 60301	Not applicable		13,500.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095038	FEBRUARY 2012	Feb/01/2012	FEBRUARY 2012 DISBURSEMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Mainten Support	Special Activities	General Fund	Base Program	13,500.00 USD



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074094	Jan/27/2012	RE	Paid	VOP01 0000001618 WASHINGTON,CARRIE BELLE P.O. BOX 35 TINLEY PARK IL 60477	Not applicable		1,125.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095470	01/19/12	Jan/19/2012	CONTRACTUAL SERVICE 1/18/12 & 1/19/12	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Consultant Fees	Adjudication	General Fund	Base Program	1,125.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074095	Jan/27/2012	RE	Paid	VOP01 0000001412 WEDNESDAY JOURNAL, INC 141 S. OAK PARK AVE. OAK PARK IL 60302	Not applicable		308.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095289	01/11/12	Jan/11/2012	ACCT#033104-00000,PO#210 CHICAGO & 1015 CLINTON	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Legal Advertisements	Building Property Standards	General Fund	Zoning Board	308.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074096	Jan/27/2012	RE	Paid	VOP01 0000001416 WEST PAYMENT CENTER P.O. BOX 6292 CAROL STREAM IL 60197-6292	Not applicable		1,157.07 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095334	824201380	Dec/31/2011	WEST INFORMATION CHARGES 12/1/11-12/31/11	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operational Supplies	POLICE	General Fund	Base Program	227.91 USD
1	Books & Subscriptions	LEGAL - Risk Management	Self Insured Retention Fun	Base Program	929.16 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074097	Jan/27/2012	RE	Paid	VOP01 0000006993 WEST SIDE EXCHANGE P.O. BOX 87618 DEPT #4570 CHICAGO IL 60680-0618	Not applicable		56.08 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095268	69002	Jan/05/2012	BUCKET PINS	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Vehicle Equipment Parts	DPW - Fleet Operations	General Fund	Pub Wks Vehicle Maint Servc	56.08 USD



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074098	Jan/27/2012	RE	Paid	VOP01 0000001418 WEST SUBURBAN P.A.D.S. C/O LYNDA SCHUELER, P.O. BOX 797 OAK PARK IL 60303	Not applicable		15,262.91 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095323	PROJECT H08-01A, D	Dec/31/2011	IDIS#534, DECEMBER 2011 RAPID RE-HOUSING FINANCIAL ASSISTANCE & S	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Operating Subsidies	CD Grant Admin	Homeless Prevention Gra	Rapid Re-Housing Project	5,331.89 USD
1	Operating Subsidies	CD Grant Admin	Homeless Prevention Gra	HPRP-WS PADS-Data Collection	3,192.26 USD
1	Operating Subsidies	CD Grant Admin	Homeless Prevention Gra	Homelessness Prevention Projec	6,738.76 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074099	Jan/27/2012	RE	Paid	VOP01 0000007465 WESTGATE ORTHOPAEDICS, LTD. 1125 WESTGATE OAK PARK IL 60301-1070	Not applicable		204.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095566	588694, 11652	Dec/30/2011	REFUND PARKING PERMIT & TRANSPONDER DEPOSIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
2	Parking Keycard Deposits	Balance Sheet	Parking Fund	Balance Sheet	20.00 USD
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	184.00 USD



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Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074100	Jan/27/2012	RE	Paid	VOP01 0000004084 WHOOSH DRAIN & SEWER OPENERS, INC. 1103 GARFIELD ST. OAK PARK IL 60304	Not applicable		408.50 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095468	33705	Dec/21/2011	RODDED FLOOR DRAIN	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	General Contractuals	DPW - Building Maintenance	General Fund	Fire Department	173.00 USD
1	General Contractuals	DPW - Building Maintenance	General Fund	Public Works Center	235.50 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074101	Jan/27/2012	RE	Paid	VOP01 0000014155 WILSON, CYNTHIA 213 S. KENILWORTH AVE. OAK PARK IL 60302	Not applicable		10.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095567	1E053354	Dec/29/2011	REFUND PARKING CITATION OVERPAYMENT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Fines	POLICE - Field Services	General Fund	Parking Enforcement Officers	10.00 USD



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074102	Jan/27/2012	RE	Paid	VOP01 0000014154 WILSON, DAVID 1043 PLEASANT ST, APT 3B OAK PARK IL 60302	Not applicable		189.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095568	590543	Jan/06/2012	REFUND PARKING PERMIT	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Parking Permits	Parking Services	Parking Fund	Parking Permit Office	189.00 USD

Payment Ref	Date	Handling	Status	Remit To	Routing	Remit Bank Account	Payment Amt
074103	Jan/27/2012	RE	Paid	VOP01 0000012961 WISS, JANNEY, ELSTNER ASSOCIATES, IN 330 PFINGSTEN RD. NORTHBROOK IL 60062	Not applicable		9,438.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095469	0224501	Dec/31/2011	PROFESSIONAL SERVICES THROUGH 12/18/11@201 SOUTH BLVD	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount
1	Building Maintenance	DPW - Building Maintenance	Capital Bldg Improvements	Base Program	9,438.00 USD



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074104	Jan/27/2012	RE	Paid	VOP01 0000001431 ZIEBELL WATER SERVICE PRODUCTS 2001 PRATT BLVD ELK GROVE VILLAGE IL 60007	Not applicable		3,045.00 USD

Unit	Voucher ID	Invoice Number	Invoice Date	Voucher Comments	Discount Taken
VOP01	00095420	215029-000	Dec/29/2011	MISC. WATER SUPPLIES	0.00 USD

Dist Ln #	Account	Department	Fund	Program	Net Amount	
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	2,638.00	USD
1	Operational Supplies	DPW - Water	Water Fund	Water Distribution	407.00	USD
Total Requirements for Bank Account					FB_OP VOP 154508888927	614,612.67 USD
Total Requirements for Currency					USD	614,612.67 USD