

**APPROVED MINUTES - SPECIAL BOARD MEETING  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK PARK  
HELD ON MONDAY, JUNE 27<sup>TH</sup>, 2011 AT 6:00 P.M.  
IN ROOM 101 OF OAK PARK VILLAGE HALL**

**I. CALL TO ORDER**

Trustee Johnson called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

PRESENT: Trustees Brewer, Hedges, Johnson, Salzman and Tucker; President Pope  
(6:03)  
ABSENT: Trustee Lueck

**III. ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE OF LABOR AND LITIGATION**

In compliance with the Open Meetings Act, it was moved and seconded to adjourn to Executive Session to discuss Setting the Price for the Sale of Property and Personnel.

**IV. RETURN TO OPEN MEETING 6:30PM IN ROOM 101**

PRESENT: Trustees Brewer, Hedges, Johnson, Lueck, Salzman and Tucker; President  
Pope  
ABSENT: None

The Special Meeting reconvened at 6:41 p.m. in Room 101.

**V.1 AGENDA APPROVAL**

Village Manager Tom Barwin stated that Agenda Approval and Public Comment were not noted on the agenda. He also clarified that the amount of \$34,400 in Item E should be consistent throughout the supporting documents. President Pope stated that Agenda Approval and Public Comment would be inserted as Items V.1 and V.2. It was moved and seconded to approve the agenda for the meeting as amended. A voice vote was taken and the agenda was approved.

**V.2 PUBLIC COMMENT**

There was no public comment.

**V. REGULAR AGENDA**

- A. Consideration of a Request by Sertus Capital Partners for Amendments to the Approval Redevelopment Agreement and Related Planned Development Ordinance at Lake and Forest

Michael Glazier of Sertus Capital Partners stated that current economic conditions were unfavorable for hotel and condominium construction. He added that while the condominium market is down, the rental market is up and proposed that the hotel and condo portions of the project be changed to rental units. There would be 264 units; the preliminary breakdown being 20% studio, 40% one-bedroom/one-bath and 40% two-bedroom/two-bath. The number of parking spaces allocated for these units is still under consideration; there would be no change to the retail portion or design of the building. A green roof in lieu of a pool was being added to offer some outdoor space to residents.

Trustee Tucker asked Mr. Glazier to discuss his sources of equity and construction debt. Mr. Glazier stated that they were currently working with a number of groups regarding debt and equity financing but do not have a firm commitment at this time.

Trustee Tucker asked Mr. Glazier to give an overview of the compensating benefits the Village would receive from this project. Mr. Glazier replied that there would be a boost to the local economy from the 264 households that currently do not exist.

Trustee Tucker asked what the rental rates for these units would be. Mr. Glazier said they would be high-end, an average of \$2.20 per square foot. Studios would range from \$800 to \$1,200, and upwards for one and two bedrooms. This is the current market rate for new construction. He noted there is a population that is nearing retirement and looking to downsize but not necessarily to purchase property and added that they have considered including an age qualified component. One member of a household would have to be 55 or older.

Trustee Tucker concluded by asking if there would be a market study. Mr. Glazier stated that they had a proposal from Tracy Cross and Associates to conduct a rental market study.

Trustee Salzman asked Mr. Glazier to speak about the procedure used to gauge the availability of credit for this type of project, particularly given that there are a lot of contingencies based on the Board's decision. Mr. Glazier said that they are working with a third party real estate investment banker who is helping solicit interest in the project.

Trustee Salzman referred to the Land Economics portion of Mr. Glazier's letter to the Board and expressed concern regarding Item 3 that states "Any increase in the land cost that might be imposed by the proposed change of the program would all but deny financial feasibility" and asked about other potential problems. Mr. Glazier commented that the cost/income ratio had to be comparable, along with a reasonable construction schedule.

Trustee Salzman commented on the targeted demographics. High end housing might not be the best marketing strategy to attract residents on a fixed income. Mr. Glazier clarified that he was not referring to senior housing but an alternative for active older people who are still in the workforce.

Trustee Lueck was comfortable with elimination of the hotel project. She added that they may want to consider including three-bedroom units, as that category has great demand in Oak Park.

Trustee Johnson noted that the retail and parking portions of the project were in line with the Downtown Master Plan.

Trustee Hedges raised the subject of long-term management of the property and asked about the selection process. Mr. Glazier said the management company would have to be capable of handling something of this magnitude as well as having personnel in the vicinity to ensure a timely response to any problems that should arise.

Trustee Hedges asked if these units could be converted to condos in the future. Mr. Glazier stated that although feasible, an Illinois condo conversion law dictates certain requirements. He also noted some construction issues that would need to be considered.

Trustee Brewer asked how the mix of units was determined and noted that with higher end pricing there should be some balance between larger and smaller units. He also referred to the Tracy Cross report and asked whether it would be possible to change the mix of units if the report shows demand for three-bedroom units. Mr. Glazier explained design issues involved in inclusion of larger units, and noted that if there is compelling evidence to warrant a different unit distribution, they would consider it.

President Pope asked Mr. Glazier when he expected financing to be secured and when the project would begin. Mr. Glazier summarized the bid procedure and estimated they would start work in spring of 2012.

It was moved and seconded that the Village work with Sertus Capital Partners to arrive at proposed changes to the Lake and Forest redevelopment agreement for subsequent presentation to the Village Board for final consideration and action, and similarly, to address proposed amendments to the associated planned unit development ordinance for referral to the Plan Commission..

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: None

The motion was approved.

## **VI. CONSENT AGENDA**

- B. Resolution 2011-R-112 entitled RESOLUTION TO APPROVE A CONTRACT WITH ENERGY CHOICES, AN ENERGY CONSULTANT FOR OAK PARK'S COMMUNITY CHOICE AGGREGATION IN AN AMOUNT NOT TO EXCEED \$50,000 PER YEAR**

- C.1 Ordinance 2011-O-41 entitled **ORDINANCE AUTHORIZING THE EXECUTION OF THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN SCHOOL DISTRICT 97 AND THE VILLAGE OF OAK PARK REGARDING THE PROVISION OF CROSSING GUARD SERVICES**
- C.2 Resolution 2011-R-113 entitled **RESOLUTION AUTHORIZING A CROSSING GUARD SERVICES AGREEMENT BETWEEN THE VILLAGE OF OAK PARK AND ANDY FRAIN SERVICES, INC. FOR SCHOOL CROSSINGS RELATED TO OAK PARK ELEMENTARY SCHOOL DISTRICT 97**
- E. Resolution 2011-R-114 entitled **RESOLUTION AUTHORIZING A CONSTRUCTION MANAGEMENT SERVICES AGREEMENT WITH THE SOUTH MARION BUSINESS ASSOCIATION DURING THE INFRASTRUCTURE/STREETSCAPE CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$34,400**

**VI. APPROVE THE CONSENT AGENDA**

It was moved and seconded to approve the items under the Consent Agenda.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: None

The Consent Agenda was approved.

**VII. ADJOURN TO EXECUTIVE SESSION**

In compliance with the Open Meetings Act, it was moved and seconded to adjourn to Executive Session for discussion of setting the price for the sale of property, property disposition and litigation.

The roll call on the vote was as follows:

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

NAYS: None

ABSENT: None

The motion was approved.

The meeting adjourned to executive session at 8:57 P.M. Monday, June 27, 2011.

**SUBMITTED AND RECORDED IN THE OFFICE OF:**

By: MaryAnn Schoenneman  
Interim Deputy Village Clerk

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Teresa Powell, Village Clerk