

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, held at the Village Hall, in said Village, at 123 Madison Street, Oak Park, Illinois 60302, on the 10th day of December, 2018.

* * *

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon the roll being called, the President and the following Trustees answered present: _____

The following were absent from the meeting: _____

The President and Board of Trustees then gave a public recital of the nature and purpose of the ordinance, which included a reading of the title aloud and an explanation that the ordinance authorizes the Village to enter into a Redevelopment Agreement (700-728 Madison Street Redevelopment Project) (the “**Redevelopment Agreement**”), by and between the Village of Oak Park, Cook County, Illinois, an Illinois municipal corporation and home-rule unit, Jupiter Realty Company, LLC, an Illinois limited liability company, Oak Park Madison Street LLC, an Illinois limited liability company and 711 Madison Senior Living, LLC, an Illinois limited liability company.

Trustee _____ then made a motion, which was seconded by Trustee _____ that the Redevelopment Agreement be approved:

AYE: _____

and the following Trustees voted **NAY:** _____

The President declared the motion carried, and upon further discussion, Trustee _____ presented to the Village Clerk the following ordinance, which was read to the Village Board as follows:

AN ORDINANCE approving a Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project Consistent with the Oak Park Economic Development Corporation's (Oak Park EDC) Recommendation between the Village of Oak Park and Jupiter Realty Company, LLC, Oak Park Madison Street LLC (Pete's) and 711 Madison Senior Living, LLC and Authorizing its Execution

* * *

WHEREAS, the Village of Oak Park, Cook County, Illinois (the "**Village**"), a home rule unit of government has heretofore approved a redevelopment plan for the Madison Street Business Corridor Redevelopment Project Area (the "**Area**"), pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "**Act**"); and

WHEREAS, the Village has heretofore adopted tax increment allocation financing for the Area as provided in the Act; and

WHEREAS, the President and Board of Trustees of the Village (the "**Corporate Authorities**") have heretofore, and it hereby is, determined that it is in the best interests of the Village that a Redevelopment Agreement (700-728 Madison Street Redevelopment Project) (the "**Redevelopment Agreement**") specifically pertaining to the Area, be executed by the Village; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby is, determined that the proposal to proceed with the Pete's Fresh Market Project and the Senior Living of Oak Park Housing Project, as described in the Redevelopment Agreement, for a portion of the Area will be in accordance with the proposed redevelopment plan and project for the Area and it is in the best interests of the Village, that the Master Developer, the North Developer and the South Developer, as described in the Redevelopment Agreement, be the exclusive developers for the

projects as described therein and that the proposed Redevelopment Agreement by and between the Village and the parties named therein be executed; and

WHEREAS, the Redevelopment Agreement is on file and available to the general public in the office of the Village Clerk; and

WHEREAS, pursuant to the Act, the Village shall make no agreement relating to the development of the property in the Area except upon the adoption of an ordinance by the Corporate Authorities:

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

Section 1. Preambles. The preambles hereto be, and the same hereby are, incorporated herein by this reference as if set out in this section in full.

Section 2. Redevelopment Agreement and Related Matters. The Redevelopment Agreement, in substantially the form presented to the President and Board of Trustees at this meeting and attached hereto as Exhibit A, and the same hereby is, approved, and the Village Manager and Village Clerk are hereby authorized and direct to execute the same, with such additions, completions, omissions, insertions or revisions as they shall, in their sole discretion and without further official action of the Corporate Authorities, determine. The Village Manager is authorized to execute any and all documents and agreements contemplated by the Redevelopment Agreement, including, but not limited to, all necessary easements, subject to the review and approval of the Village Attorney.

Section 3. Repealer. All Ordinances or parts of Ordinances in conflict herewith are expressly repealed.

Section 4. Savings Clause. In the event any portion of this Ordinance is declared to be void, that such other parts or remainder of this Ordinance shall not be adversely affected and shall otherwise remain effective and valid.

Section 5. Publication of Ordinance. A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by authority of the Corporate Authorities.

Section 6. Adoption Clause. This Ordinance shall be in full force and effect from and after its approval, adoption and publication as required by law.

AYE: _____

NAY: _____

ABSENT: _____

ADOPTED: _____

APPROVED AND ADOPTED: December 10, 2018

Anan Abu-Taleb, Village President,
Village of Oak Park
Cook County, Illinois

Recorded in Village Records: December 10, 2018

Published in pamphlet form by authority of the President and Board of Trustees at the Village Hall on December 11, 2018.

Attest:

Vicki Scaman, Village Clerk,
Village of Oak Park
Cook County, Illinois

Attach as: Exhibit A - Redevelopment Agreement (700-728 Madison Street Redevelopment Project)

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustee voted

AYE: _____

NAY: _____

Whereupon the Village President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and the Board of Trustees of the Village.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

Vicki Scaman, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**CERTIFICATION OF ORDINANCE AND MINUTES AND
PUBLICATION IN PAMPHLET FORM**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Oak Park, Cook County, Illinois (the “**Village**”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the “**Corporate Authorities**”) thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 10th day of December, 2018, insofar as same relates to the adoption of an ordinance (the “**Ordinance**”) numbered 18-456 and entitled:

AN ORDINANCE approving a Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project Consistent with the Oak Park Economic Development Corporation’s (Oak Park EDC) Recommendation between the Village of Oak Park and Jupiter Realty Company, LLC, Oak Park Madison Street LLC (Pete’s) and 711 Madison Senior Living, LLC and Authorizing its Execution

a true, correct and complete copy of which the Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 48-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that notice of said meeting was duly given to all news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, the Municipal Code of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, that the Board has complied with all of the provisions of said Acts and said Code and with all of the procedural rules of the Corporate Authorities in the passage of said ordinance.

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 11th day of December, 2018, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient

number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this 11th day of December, 2018.

Vicki Scaman, Village Clerk

(SEAL)