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[NO AUDIO]

[NO AUDIO]

>> SOME OF THE LARGER BATTERIES ON MARKETPLACE WOULD BE CHARGED AT THE SLOW SPEED AND 24-48 HOURS.  
DO WITH THAT INFORMATION WHAT IS NECESSARY.  
ALSO ADD THIS TO THE MEETING AGENDA FOR ONE OF THE FUTURE MEETINGS FOR FUTURE DISCUSSION AND I AM HAPPY TO BE PRESENT FOR ANY OF THOSE IF ME AS THE RESIDENT NEAR ONE OF THE GARAGES, I USE EVERY DAY, THAT IS SOMETHING THAT IS IMPORTANT TO YOU.  
THANK YOU.

>>PRESIDENT SCAMAN: THANK YOU VERY MUCH.  
THAT IS ALL?  
OKAY, THANK YOU.  
NEXT ON OUR AGENDA THIS EVENING WE HAVE A COUPLE OF PROCLAMATIONS.  
THE FIRST IS I WOULD ENTERTAIN A MOTION TO APPROVE - BLESS YOU.  
A PROCLAMATION RECOGNIZING SEPTEMBER 2024 AS ADDICTION RECOVERY MONTH.  
MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>> MOTION BY TRUSTEE WESLEY AND SECONDED BY TRUSTEE STRAW.  
NATIONAL RECOVERY MONTH, SEPTEMBER 2024.

WHEREAS, NATIONAL RECOVERY MONTH IS A NATIONAL OBSERVANCE HELD EVERY SEPTEMBER TO PROMOTE AND SUPPORT NEW EVIDENCE-BASED TREATMENT AND RECOVERY PRACTICES; THE NATION'S STRONG AND PROUD RECOVERY COMMUNITY AND THE DEDICATION OF SERVICE PROVIDERS AND COMMUNITIES MAKE RECOVERY IN ALL ITS FORMS POSSIBLE; AND

WHEREAS, MENTAL HEALTH AND SUBSTANCE USE DISORDERS AFFECT ALL COMMUNITIES, AND WITH COMMITMENT AND SUPPORT, THOSE IMPACTED CAN EMBARK ON A JOURNEY OF IMPROVED HEALTH AND OVERALL WELLNESS; AND WHEREAS, PREVENTION OF SUBSTANCE USE DISORDERS WORKS, TREATMENT IS EFFECTIVE, AND PEOPLE RECOVER IN OUR AREA AND AROUND THE NATION; AND WHEREAS, PREVENTING AND OVERCOMING SUBSTANCE USE DISORDERS IS ESSENTIAL TO ACHIEVING HEALTHY LIFESTYLES, BOTH PHYSICALLY AND EMOTIONALLY; AND

WHEREAS, TO HELP MORE PEOPLE ACHIEVE AND SUSTAIN LONG-TERM RECOVERY, 2024 NATIONAL RECOVERY MONTH AWARENESS ACTIVITIES AND EVENTS PROMOTE "EVERY PERSON, EVERY FAMILY, EVERY COMMUNITY;" AND

WHEREAS, TO REDUCE STIGMA LOCALLY, THE VILLAGE OF OAK PARK, SUPPORTED IN PART BY THE WAY BACK INN AND OAK PARK TOWNSHIP, STRIVES TO CREATE SUPPORTIVE NETWORKS FOR THOSE IN RECOVERY WITH EDUCATION AND OUTREACH EVENTS TO REDUCE STIGMA, SUPPORT HEALTHY CHOICES, AND SPREAD THE MESSAGE THAT PEOPLE CAN AND DO RECOVER EVERY DAY; AND

WHEREAS, EMBRACING THE THEME "RECOVERY IS FOR EVERYONE; EVERY PERSON, EVERY FAMILY, EVERY COMMUNITY" ENCOURAGES ACCEPTANCE, UNDERSTANDING, AND SUPPORT AND RECOGNIZES THAT SUBSTANCE ABUSE AND ADDICTIONS IMPACT EVERYONE AND THE RECOVERY PROCESS MUST HAVE COMPREHENSIVE, COMPASSIONATE SUPPORT AND CARE ON A VARIETY OF LEVELS.

NOW, THEREFORE, I, VICKI SCAMAN, PRESIDENT OF THE VILLAGE OF OAK PARK AND THE BOARD OF TRUSTEES, DO HEREBY PROCLAIM SEPTEMBER 2024 TO BE NATIONAL RECOVERY MONTH IN THE VILLAGE OF OAK PARK, AND ENCOURAGE ALL OAK PARKERS TO JOIN IN SUPPORTING THOSE IN RECOVERY.

>> IT IS A CONTINUED PROJECT AND WE ARE GLAD TO CELEBRATE THEM. WE NEED TO CELEBRATE THE ENTIRE COMMUNITY IN THE RECOVERY JOURNEY SO THIS IS.

>> TESTING CAPTIONS TESTING CAPTIONS.

>> SO HERE WE GO.

THANKS.

>> I ALSO SEE ELIZABETH RILEY WHO IS ON THE COMMUNITY HEALTH BOARD.

THANK YOU FOR YOUR YEARS OF SERVICE AS WELL.

[APPLAUSE]

>> OKAY.

SO WE HAVE A COUPLE OF WONDERFUL PROCLAMATIONS THIS EVENING.

ALL IN FAVOR ON THAT ONE, PLEASE?

>> AYE.

>> ENTERTAIN A MOTION TO APPROVE A PROCLAMATION RECOGNIZING SMART WEEK.

MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: I HAVE ASKED TRUSTEE ENYIA IF HE WOULD PLEASE READ THIS PROCLAMATION ALLOWED FOR US THIS EVENING?

>>TRUSTEE ENYIA: SMART WEEK, AUGUST 26 THROUGH THE 30TH, 2024. WHEREAS, GUNS ARE THE NUMBER ONE KILLER OF CHILDREN AND TEENS IN THE UNITED STATES; AND WHEREAS, THE VILLAGE OF OAK PARK IS COMMITTED TO CREATING A SAFE ENVIRONMENT CONTRIBUTING TO THE SAFETY AND WELL-BEING OF OUR CHILDREN; AND WHEREAS, ALMOST EVERY SINGLE DAY, A CHILD GETS THEIR HANDS ON A GUN AND UNINTENTIONALLY KILLS OR INJURES THEMSELVES OR SOMEONE ELSE IN THE UNITED STATES; AND WHEREAS, RESEARCH SHOWS THAT ONE OF THE BEST WAYS TO PROTECT CHILDREN AND TEENS FROM ACCESSING GUNS IS TO IMPLEMENT SECURE FIREARM STORAGE PRACTICES; AND WHEREAS, RESEARCH SHOWS THAT THE MOST EFFECTIVE WAY TO PREVENT CHILDREN FROM ACCESSING FIREARMS IS MAKING SURE ALL GUNS ARE STORED UNLOADED, LOCKED, AND SEPARATE FROM AMMUNITION; AND WHEREAS, THERE ARE STEPS WE CAN ALL TAKE, GUN OWNERS AND NON-GUN OWNERS ALIKE, TO MAKE SURE KIDS CAN'T ACCESS GUNS AND PUT THEMSELVES AND OTHERS IN DANGER; AND

WHEREAS, AN ESTIMATED 54 PERCENT OF GUN OWNERS DON'T LOCK ALL OF THEIR GUNS SECURELY AND AN ESTIMATED 4.6 MILLION CHILDREN LIVE IN A HOME WITH AT LEAST ONE UNLOCKED AND LOADED GUN IN THE UNITED STATES; AND

WHEREAS, WHEN GUNS AREN'T PROPERLY STORED, TRAGEDY CAN STRIKE - WHETHER IT'S A CHILD FINDING A FIREARM AND INJURING OR KILLING THEMSELVES OR SOMEONE ELSE, OR SOMEONE STEALING IT AND USING IT TO COMMIT CRIME IN OUR COMMUNITIES; AND

WHEREAS, PER THE VILLAGE CODE, IT IS UNLAWFUL FOR ANY PERSON IN OAK PARK TO KEEP OR POSSESS ANY FIREARM IN A HOME OR VEHICLE UNLESS SUCH FIREARM IS SECURED BY A LOCKING DEVICE; AND

WHEREAS, PROTECTING PUBLIC SAFETY IN THE COMMUNITIES THEY SERVE IS A MAYOR'S HIGHEST RESPONSIBILITY; AND

WHEREAS, SCHOOLS, HOSPITALS, STATE AGENCIES AND COMMUNITY ORGANIZATIONS ARE COMMITTED TO THEIR CRUCIAL ROLE IN REDUCING INJURIES AND DEATHS BY PROMOTING SECURE GUN STORAGE AND SAFETY; AND

WHEREAS, SMART WEEK RAISES AWARENESS AND PROMOTES EFFORTS TO EDUCATE THE PUBLIC ABOUT SECURE GUN STORAGE; THE VILLAGE OF OAK PARK COMMENDS BE SMART, A PROGRAM DEVELOPED BY THE EVERYTOWN FOR GUN SAFETY SUPPORT FUND, AND ALL INVOLVED IN THEIR ENDEAVOR TO KEEP COMMUNITIES SAFE. NOW, THEREFORE, CHIBUIKE ENYIA, VILLAGE TRUSTEE AND VICKI SCAMAN, PRESIDENT OF THE VILLAGE OF OAK PARK AND BOARD OF TRUSTEES, DECLARE AUGUST 26-30 TO BE SMART WEEK IN THE VILLAGE OF OAK PARK.

>> JENNA, IF HE COULD COME DOWN AND SET THE PROCLAMATION. WE ARE GRATEFUL FOR YOU BRINGING THIS PROCLAMATION TO US TODAY. YES.

ALWAYS A TEAM EFFORT.

MHM.

>>SPEAKER: I THINK THE PROCLAMATION THAT ALL OF MY FAVORITE TALKING POINTS.

THIS IS OUR FIRST ANNUAL SMART WEEK.

- - NOBODY LOVES A CHILD THAT GOES TO SCHOOL, IN THE BACK OF OUR MINDS IS THE NIGHTMARE OF "WHAT IF".

BECAUSE OF THE EPIDEMIC OF SCHOOL SHOOTINGS.

- - PARENT OR A FAMILY MEMBER AND IF THAT GUN HAD BEEN SECURED, THOSE TRAGEDIES COULD POTENTIALLY BE PREVENTED, JUST LIKE THE UNINTENTIONAL SHOOTINGS THAT WAS NOTED - 360 UNINTENTIONAL SHOOTINGS BY CHILDREN EVERY YEAR AND THAT IS ALMOST 1 EVERY DAY AND 1/3 OF THE FIREARM DEATHS OF CHILDREN ARE SUICIDE SO THE DIFFERENCE BETWEEN A TRAGIC ENDING AND SOMEBODY GETTING HELP, WHETHER IT IS BECAUSE OF SUBSTANCE PROBLEMS LIKE WE WERE JUST HEARING ABOUT OR OTHER MENTAL HEALTH CRISES OF INTERVENTIONS THAT ARE AVAILABLE - - COLLABORATION AND SUPPORT IN THIS EFFORT.

THE PUBLIC HEALTH PERMIT HAS BEEN A WONDERFUL PARTNER AS WELL.

THERE IS INCREDIBLY RESPONSIVE AND I'M GRATEFUL THAT WE ARE ALL DOING THIS TOGETHER AS A COMMUNITY TO KEEP OUR KIDS SAFE.

>>PRESIDENT SCAMAN: JENNA, YOU HAVE REACHED OUT TO THE SCHOOLS FOR PROCLAMATIONS AS WELL?

>>SPEAKER: NONE OF THE SCHOOLS HAVE MEETINGS THIS WEEK, BUT THEY ARE SUPPORTING THROUGH WIDESPREAD COMMUNICATION.

BOTH DISTRICT 97 AND DISTRICT 200 HAVE POLICIES THAT ARE BEING IMPLEMENTED THIS YEAR.

>>PRESIDENT SCAMAN: THANK YOU FOR SHARING THE INFORMATION AND THANK YOU FOR BRINGING THIS TO US AGAIN.

DO YOU HAVE THE FRAME?

TRUSTEE ENYIA CAN.

WE ARE A TEAM.

SHOULD WE BRING THE WOMEN WITH THEIR SHIRTS?

THE MOMS DEMAND ACTION?

>>PRESIDENT SCAMAN: ALRIGHT.

ALSO KNOWING THAT CHIEF JOHNSON IS ALSO VERY SUPPORTIVE OF THIS AGENDA ITEM AND WE APPRECIATE THE PARTNERSHIP.

THANK YOU.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: OKAY.

GETTING A MOTION TO APPROVE A PROCLAMATION ORGANIZING WOMEN'S EQUALITY DAY ANNUALLY ON 26 AUGUST.

MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>> MOTIONED BY TRUSTEE BUCHANAN AND SECONDED BY TRUSTEE STRAW.

I ASKED TRUSTEE BUCHANAN IF SHE WOULD NOT MIND READING THIS ALOUD.

>> SURE.

WHEREAS, THE UNITED STATES CONGRESS HAS DESIGNATED AUGUST 26TH, THE DATE THE NINETEENTH AMENDMENT WAS CERTIFIED, AS WOMEN'S EQUALITY DAY; AND

WHEREAS, WOMEN'S EQUALITY DAY COMMEMORATES THE STRUGGLES OF WOMEN TO BE HEARD, AS FIERCE ADVOCATES WHO GAINED THE STATUTORY RIGHT TO VOTE. ALSO KNOWN AS WOMEN'S SUFFRAGE, THE 19TH AMENDMENT TO THE U.S.

CONSTITUTION GUARANTEES ALL AMERICAN WOMEN THE RIGHT TO VOTE; AND

WHEREAS, THE 19TH AMENDMENT CHANGED FEDERAL LAW AND THE FACE OF THE AMERICAN ELECTORATE FOREVER BY LEGALLY RECOGNIZING WOMEN AS EQUAL CITIZENS. HOWEVER, WHILE WOMEN IN SOME STATES COULD ALREADY VOTE BEFORE 1920, WOMEN IN SOME STATES-PARTICULARLY THOSE OF COLOR-WERE BLOCKED FROM VOTING AFTER RATIFICATION; AND

WHEREAS, THE VOTING RIGHTS OF NATIVE AMERICAN WOMEN WERE NOT RECOGNIZED UNTIL 1924. FOR CHINESE AMERICAN WOMEN, IT WAS 1943, AND FOR JAPANESE AND OTHER ASIAN AMERICAN WOMEN IT WAS 1952; AND

WHEREAS, WHILE AFRICAN AMERICAN WOMEN WERE QUITE ACTIVE IN THE WOMEN'S SUFFRAGE MOVEMENT OF THE EARLY 19TH CENTURY, THEY REMAINED BARRED FROM VOTING FOR DECADES AFTER THEIR WHITE COUNTERPARTS. IT WASN'T UNTIL PASSAGE OF THE VOTING RIGHTS ACT IN 1965 THAT AFRICAN AMERICAN WOMEN WERE GRANTED THE RIGHT TO VOTE; AND

WHEREAS, WOMEN'S EQUALITY DAY GIVES US AN OPPORTUNITY TO REFLECT ON THE CONTINUED STRUGGLE FOR EQUALITY IN THE WORKPLACE AND THE ROLE OF WOMEN IN OUR PUBLIC LIFE. WOMEN IN PUBLIC SERVICE AND GOVERNMENT HAVE LONG SERVED THIS NATION BY WORKING TO CLEAR BARRIERS, ENFORCE LAWS, IMPLEMENT NEW IDEAS, AND CHALLENGE STEREOTYPES.

NOW, THEREFORE, I, VICKI SCAMAN, PRESIDENT OF THE VILLAGE OF OAK PARK AND BOARD OF TRUSTEES, DO HEREBY PROCLAIM AUGUST 26, 2024, AS WOMEN'S EQUALITY DAY. THE VILLAGE OF OAK PARK WILL COMMEMORATE WOMEN'S EQUALITY DAY AS A NATIONAL DAY CELEBRATING THE IMPORTANCE OF THE WOMEN'S SUFFRAGE MOVEMENT AND THE WORK TO SECURE AND EXPAND EQUAL RIGHTS TODAY. I CALL UPON THE RESIDENTS OF OAK PARK TO CELEBRATE AND

CONTINUE TO BUILD ON OUR COUNTRY'S PROGRESS TOWARD GENDER EQUALITY AND TO DEFEND AND STRENGTHEN THE RIGHT TO VOTE.

>>PRESIDENT SCAMAN: THANK YOU, SUSAN.

IT WOULD HAVE BEEN QUITE APPROPRIATE HAD I ASSIGNED IT - YES, WE CAN CLAP.

[APPLAUSE]

>>PRESIDENT SCAMAN: IT WOULD HAVE BEEN QUITE APPROPRIATE TO SPLIT IT UP AMONGST THE FOUR OF US SITTING AT THE BOARD TABLE.

I WAS NOT ORGANIZED ENOUGH TODAY, BUT I AM HONORED TO SERVE WITH TRUSTEE ROBINSON, CLERK WATERS AND SUSAN BUCHANAN ON THIS BOARD AND I ALSO APPRECIATE MY MALE COUNTERPARTS, AS WELL.  
ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: OKAY.

A VILLAGE MANAGER'S REPORT?

>>VILLAGE MANAGER: YES, PRESIDENT SCAMAN AND TRUSTEE MEMBERS.  
NO REPORT TONIGHT.

>>PRESIDENT SCAMAN: OKAY.

NEXT ON THE AGENDA WE HAVE A SPACE FOR VILLAGE BOARD COMMITTEES AND TRUSTEE LIAISON COMMISSION REPORTS.

DO WE HAVE ANY UPDATES ON ANY OF OUR COMMISSIONS OR PARTNER BOARDS? HEARING NONE, YOU KNOW WHAT, I DON'T KNOW IF I HAD THE CHANCE TO SHARE BEFORE AUGUST BREAK, THAT THE EARLY CHILDHOOD COLLABORATION HOSTED DOCTOR HECKMAN A COUPLE WEEKS BACK.

YOU WERE THERE WITH ME, TRUSTEE STRAW.

DOCTOR HECKMAN CAME TO OUR COMMUNITY JUST OVER 10 YEARS AGO IN SUPPORT OF THE PHILOSOPHY BEHIND THE EARLY CHILDHOOD COLLABORATION, WHERE ALL OF OUR VILLAGE AND DISTRICT 97 AND IT DISTRICT 200 SHARE IN SUPPORTING FOLLOWING CHILDREN BORN IN THE VILLAGE OF OAK PARK FROM 0-5 AND PROVIDING THE SERVICES NEEDED IN THOSE EARLY YEARS OUR YOUNG PEOPLE ARE RECEIVING ALL THAT THEY NEED.

AND THE PARENTS AND THAT WAS IT BASED ON DATA THAT WAS BROUGHT TO US BY DOCTOR HECKMAN.

SO HE RETURNED TO OUR COMMUNITY AND GIVE US AN UPDATE ON SOME OF THE NEWEST TRENDS HE SAW.

THE UNESCO BUILDING AT UNITY TEMPLE, I HAD THE HONOR OF HAVING DINNER WITH HIM AND INTRODUCING HIM THAT EVENING.

I AM SO GRATEFUL FOR THE LEADERSHIP OF - IN A 2012 AND THE COMMUNITY FOUNDATION AND ALL OF THE WORK THAT WAS DONE TO START THE EARLY CHILDHOOD COLLABORATION.

BOB TUCKER IS THE BOARD CHAIR AND MARY REYNOLDS IS THE EXECUTIVE DIRECTOR DOING A PHENOMENAL JOB.

ALSO, GOOD TO HEAR THAT WE ARE STARTING TO SEE EXPANSION TO SOME OF OUR NEIGHBORING COMMUNITIES SUCH AS MAYWOOD WITHOUT INITIATIVE, WHICH IS REALLY AMAZING.

ANY OTHER REPORTS?

OKAY.

THANK YOU.

SO WE HAVE NEXT ON THE AGENDA, CITIZEN COMMISSION VACANCIES. OUR VILLAGE CLERK ALWAYS PROVIDES FOR US A LIST OF THE VACANCIES FOR OUR COMMISSIONS.

IF ANYBODY IS INTERESTED IN SERVING ON A COMMISSION YOU CAN EMAIL CLERK WATERS AT CLERK@OAK-PARK.US.

WE HAVE TAKEN A LITTLE BIT OF A BREAK IN HAVING THE APPLICATION PROCESS AVAILABLE WHILE WE CATCH UP ON SOME OF THE TECHNICAL SUPPORT FOR THE SYSTEM.

PLEASE DO, I THINK WE WILL BE OPENING THAT UP VERY SOON.

I WILL BE SURE TO MAKE AN ANNOUNCEMENT WHEN THAT IS HAPPENING AND - CLERK WATERS WILL ALSO INFORM YOU AND HELP YOU GET ACQUAINTED WITH THE DIFFERENT COMMISSIONS AND THEIR CHAIRS IN THE MEANTIME.

AND SO NEXT ON THE AGENDA WE HAVE A MOTION TO CONSENT TO THE VILLAGE PRESIDENTS APPOINTMENTS.

IS THERE A NEED TO SEPARATE ANY OF THESE?

>> JUST THE SECOND ONE ON CITIZEN POLICE OVERSIGHT.

>>PRESIDENT SCAMAN: FIRST WE WILL APPROVE THE APPOINTMENTS OF YOKO TERRETTA AS CHAIR OF THE COMMUNITY RELATIONS COMMISSION. CASSANDRA WEST, WHICH IS A REAPPOINTMENT TO THE ENVIRONMENT AND ENERGY COMMISSION AND ASHA ANDRIANA AS A REAPPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION FOR A SECOND TERM.

MOTION, PLEASE?

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: THANK YOU.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: HEARING NO NAY'S, THOSE APPOINTMENTS HAVE BEEN APPROVED AND I APPRECIATE THEIR SERVICE AS WELL AS ALL THE COMMISSIONS.

WE ALSO HAVE ON THE AGENDA THIS EVENING, JUSTIN JOHNSON, A MEMBER OF THE CITIZEN POLICE OVERSIGHT COMMISSION FOR REAPPOINTMENT.

ENTERTAIN A MOTION FOR THAT APPROVAL.

>> ASSEMBLED.

>> SECOND.

>> MOTIONED BY TRUSTEE ENYIA AND SECONDED BY TRUSTEE BUCHANAN. CLERK WATERS PLEASE TAKE THE ROLL. HOLD, PLEASE.

>>TRUSTEE PARAKKAT: THIS WAS PULLED OFF AND MY REQUEST BECAUSE I WANT TO VOTE NO AND I WANT TO GIVE A QUICK REASONING FOR IT.

SO I SERVED ON A COMMISSION AND I ALWAYS RESPECT AND APPRECIATE PEOPLE WILLING TO STEP UP AND SERVE THE COMMUNITY IN THAT CAPACITY.

NOW SPECIFICALLY THIS IS AN OVERSIGHT COMMITTEE THAT IS USED TO HOLD OUR POLICE ACCOUNTABLE.

TO MY CONCERN HERE IS WHAT I HAVE SEEN OVER SEVERAL MEETINGS OF THAT COMMISSION IS THE ACCOUNTABILITY FUNCTION HAS SLIPPED INTO A ZONE OF A LITTLE BIT OF DISRESPECT FOR OUR POLICE AND THE POLICE CHIEF SPECIFICALLY IN THOSE MEETINGS.

SO I DO NOT WANT THAT KIND OF BEHAVIOR TO ADVERSELY IMPACT THE MORALE OF OUR STAFF OVERALL.

SO FROM THAT PERSPECTIVE IT IS DIFFICULT FOR ME TO SUPPORT THAT BEHAVIOR MOVING FORWARD AND ALSO WE THEN SIT HERE AND OFTEN WONDER WHY WE ARE NOT ABLE TO STAFF OUR POLICE DEPARTMENT EFFECTIVELY AND IS KIND OF SMALL ACTIONS MATTER AND IT DEFINITELY SETS THE TONE FOR HOW WE ARE PERCEIVED AND HOW THE MORALE OF THE ORGANIZATION COMES TO BE IN THE WAY IT IS.

SO FOR ALL THOSE REASONS IT IS DIFFICULT FOR ME TO SUPPORT THIS APPOINTMENT AND I WILL BE VOTING NO.

>>PRESIDENT SCAMAN: - -

>>TRUSTEE ROBINSON: I WANT TO ACKNOWLEDGE THESE CONCERNS, AS WELL AS THE CONCERNS RAISED TO ME BY SEVERAL INDIVIDUALS WHO ARE CLOSER TO THE COMMISSION REGARDING THIS REAPPOINTMENT.

I ALSO WATCHED THE LAST FEW COMMISSION MEETINGS AND SAW EXACTLY WHAT THEY WERE REFERRING TO.

I'M ALSO CONCERNED ABOUT THE TENOR OF DISCOURSE THAT HAS HAPPENED IN THE MEETINGS.

HAD IT NOT BEEN FULLY DRESSED OR THAT IT THEN BECOMES A NEW WAY FOR THE COMMISSION TO EXPECT TO OPERATE AND THEY WOULD NOT WANT TO SEE EITHER HAPPEN.

I THINK THAT THERE SHOULD BE A STANDARD AND AN EXPECTATION THAT EVEN WITH DIVERGING OPINIONS, THERE WILL BE CONVERSATIONS HAPPENING IN THE MEETINGS, - - ALSO TO THE CHIEF AND STAFF LIAISON WHO IS OUR HR DIRECTOR.

I HAVE WORKED DIRECTLY WITH BOTH WOMEN AND THEIR HOLY DESERVING OF SUCH RESPECT GIVEN THEIR PROFESSIONAL EXPERTISE IN THEIR RESPECTIVE AREAS.

BUT GIVEN THESE CONCERNS I WILL RE-APPROVE THIS APPOINTMENT AND THE REASON FOR THAT IS I KNOW THAT WE HAVE SOME THAT SUPPORTS COMING TO HELP UPHOLD A BETTER PROCESS FOR THIS COMMISSION AND I THINK THAT IS REALLY INCUMBENT UPON US AS A BOARD.

IF WE SEE A COMMISSION THAT IS STRUGGLING AND FACING SOME CHALLENGES, WHAT ARE THE THINGS THAT WE CAN BE DOING TO ENSURE THAT THOSE CHALLENGES ARE MET WITH THE APPROPRIATE LEVEL OF ASSISTANCE THAT WE CAN PROVIDE TO THE COMMISSION?

SO THEY ARE GOING TO HAVE SOME EXTERNAL PROFESSIONAL ASSESSMENT AND OTHER THINGS HAPPENING.

I THINK IT IS IMPORTANT TO REITERATE THAT THERE IS ABSOLUTELY ROOM FOR IMPROVEMENT HERE AND THERE IS A NEED FOR IMPROVEMENT IN THE TENOR OF DISCOURSE THAT I HEARD OVER THE LAST COMMISSION MEETINGS.

I ACKNOWLEDGE THAT, I RECOGNIZE THAT AND I AM HOPEFUL THAT WE HAVE COMMISSIONERS SITTING IN THOSE SEATS THAT ARE GOING TO BE ABLE TO COMMIT TO AN IMPROVED FULLY COLLABORATIVE PROCESS AND I'M CONFIDENT THAT WE WILL GET THIS COMMISSION ON A BETTER TRACK.

SO I WANT TO ACKNOWLEDGE THE CONCERNS AND I WILL EXPLAIN WHY I WILL BE SUPPORTING THE REAPPOINTMENT.

>> I WILL DEFINITELY BE VOTING YES FOR THIS.

THINK ONE OF THE REASONS WHY WE HAVE COMMISSIONS AND WHY WE PUT TOGETHER A COLLECTION OF PEOPLE FROM OUR COMMUNITY IS SO WE CAN GET DIVERSE OPINIONS SO WE CAN ACTUALLY START TO, YOU KNOW, CREATE POSITIVE CHANGE FOR OUR RESIDENTS AND FOR THOSE THAT WORK HERE, OUR STAFF, OUR MUNICIPAL WORKERS AND EVERYONE IN HERE TO BETTER SEE THE FUTURE THAT WE WANT.

SO THAT COMES WITH DIFFICULT CONVERSATIONS AND SOMETIMES YOU ARE NOT ALWAYS EQUIPPED TO HAVE THE BEST IN THAT CONVERSATION AND YOU ARE PUT INTO A CHALLENGING SITUATION THAT YOU HAVE NOT BEEN PREPARED FOR.

- - THE COMMISSION IN THE FAMILY HE RAISES HER, BUT THE RESPECT HE HAS FOR CHIEF JOHNSON AND THE REST OF THE POLICE THAT WORK HERE IN OAK PARK.

I HAVE NEVER SEEN THEM WAVER IN THE RESPECT THEY HAVE FOR THE POLICE, THEIR JOB IS TO MAKE SURE THAT THEY RAISED THE CONCERNS ABOUT ANY KIND OF ACCOUNTABILITY THAT THEY MAY HAVE OR HAVE A SPIRITED DISCUSSION ABOUT THAT AND I THINK SOMETIMES, YES, YOU WILL HAVE PEOPLE THAT FEEL VERY STRONGLY ABOUT CERTAIN OPINIONS, CERTAIN QUESTIONS THAT THEY MIGHT HAVE AND IT IS NOT ALWAYS COMMUNICATED IN THE MOST EFFECTIVE AND BEST WAY AND I DO NOT THINK THAT THAT IS THE FINEST HOUR OF EVERYONE THERE, BUT I WILL TELL YOU THAT THAT COMMISSION DOES FANTASTIC WORK, BUT THAT THEY ARE ALWAYS PREPARED FOR EVERY MEETING AND THAT THEY ARE ALWAYS RESPECTFUL WHEN THEY REACH OUT TO ANY STAFF MEMBER.

SO FOR THAT MEETING I DEFINITELY APOLOGIZE FOR ANY DISCOURSE THAT HAPPENED BECAUSE I WAS NOT ACTUALLY AT THAT MEETING, BUT I DO SUPPORT OUR STAFF AND THINK THEY DO A FANTASTIC JOB OF TRYING TO BRING BACK VALUE TO OUR STAFF AND TO THE CHIEF, AND TO MAKE SURE THAT THEY ARE GOOD CONDUITS OF INFORMATION BACK AND FORTH, BUT I KNOW IT IS NOT AN EASY POSITION TO BE PUT IN WHEN WE ARE ASKING AND TRYING TO HOLD OURSELVES TO SOME REALLY HIGH STANDARDS.

I DO APOLOGIZE FOR HOW THAT MIGHT HAVE UNFOLDED, BUT I CAN TELL YOU THAT THIS TEAM IS A VERY HARD-WORKING TEAM OF INDIVIDUALS THAT ARE YOUR NEIGHBORS THAT REALLY CARE ABOUT THIS TOWN AND WANT TO SEE THE BEST FOR IT.

I WILL BE VOTING YES.

>>PRESIDENT SCAMAN: I WANT TO THANK EVERYONE FOR THEIR COMMENTS THIS EVENING AND THE SUPPORT FOR ALL OF OUR COMMISSIONS AND THE HARD WORK THAT IT IS TO SERVE.

AT THE DEDICATION OF OUR STAFF THAT SUPPORT THOSE COMMISSIONS. WE ARE LUCKY TO HAVE A CHIEF - CHIEF JOHNSON AND HER ENGAGEMENT WITH OUR COMMUNITY AND OUR LOVE FOR THE PEOPLE WHO LIVE AND WORK HERE.

AND WE ARE PROUD TO BELIEVE THAT WE ARE LEADERS ON WHAT TRANSPARENCY AND ACCOUNTABILITY AND THE FUTURE OF TRANSPARENCY AND ACCOUNTABILITY AND POLICING, AND COMMUNITY SERVICE AND WHAT THAT LOOKS LIKE.

I RESPECT - AND I HAVE COMPLEMENTED OUR RATHER DIVERSE BOARD MANY TIMES FOR WHAT IS BROUGHT HERE TO THE BOARD TABLE ONLY MAKES US STRONGER AND BRINGS US TOGETHER AND WITH THE SUPPORT OF MICHAEL'S, TRUSTEE ENYIA IS THE LIAISON, VILLAGE MANAGER JACKSON AND THE FIRM UNDERSTANDING OF WHAT WE ARE SEEKING IN OUR BOARD GOALS WILL BE CONTINUING TO SUPPORT THE FULL MEMBERSHIP OF THE COMMISSION, AS WELL AS THE STAFF THAT SERVE IT SO THAT WE CAN CONTINUE TO BE AN EXCELLENT EXAMPLE FOR ACCOUNTABILITY IN POLICING AND SERVICE TO THE COMMUNITY. SO THANK YOU AND CLERK WATERS, IF YOU WILL PLEASE TAKE THE ROLL?

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE PARAKKAT.

>> NO.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> PRESIDENT SCAMAN.

>> YES.

I WOULD LIKE TO THANK OF THE TALENTED MEMBERS OF NOT JUST THE CITIZEN POLICE OVERSIGHT COMMISSION, BUT OF ALL OF OUR BOARDS AND THEIR IMPORTANT ROLE IN ADVISING THE VILLAGE BOARD, SO WE CAN ACCOMPLISH THE QUITE LOFTY GOALS WE HAVE AS A COMMUNITY ALL AT THE SAME TIME WITH THE GREAT TALENT OF THOSE PEOPLE, OF OUR RESIDENTS.

WITH THAT, I WOULD APPROVE - ENTERTAIN A MOTION TO APPROVE THE CONSENT AGENDA.

JUSTIN'S APPOINTMENT WAS APPROVED AND NOW I ENTERTAIN A MOTION TO APPROVE THE CONSENT AGENDA WITH REMOVING ITEM BURCH AND L FROM THE CONSENT AGENDA.

MOTION, PLEASE?

>> SOME OF.

>> SECOND.

>> MOTION BY TRUSTEE STRAW AND SACRED AND BY TRUSTEE WESLEY.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: THANK YOU.

OF COURSE.

CLERK WATERS?

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE ROBINSON.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

ENTERTAIN - NOW WE ARE MOVING TO REGULAR AGENDA.

PERHAPS WE CAN QUICKLY TAKE ITEM L, FIRST.

WHICH IS ENTERTAIN A MOTION TO APPROVE A RESOLUTION APPROVING AN INDEPENDENT CONTRACTOR AGREEMENT WITH JAY GRAHAM LLC FOR THE VIADUCT AND EXECUTING ITS - -

>> VILLAGE MANAGER JACKSON?

>> PRESIDENT SCAMAN AND TRUSTEE MEMBERS, BILL McKENNA, ASSISTANT PUBLIC WORKS DIRECTOR.

>> BILL McKENNA, VILLAGE ENGINEER, PUBLIC WORKS ASSISTANT.

THIS IS IN CONTRACT WITH THE ARTIST JAY GRAHAM FOR DOING THE VIADUCT OR INSTILL ELATION.

THE AMOUNT OF THE AGREEMENT IS \$235,000, WHICH IS A SMALL INCREASE FROM THE AMOUNT THAT WE DISCUSSED WITH THE BOARD OF \$200,000 BUT WE NEGOTIATED WITH THE ARTIST FOLLOWING THAT MEETING EARLIER THIS SUMMER. WE DID TALK TO THE ARTIST ABOUT ADDING AN ALUMINUM PANEL SYSTEM TO WRAP THE CORNERS OF THE VIADUCT ON ALL FOUR SIDES TO KIND OF DRAW VIEWERS INTO THE VIADUCT.

A WRAPPING THAT ALUMINUM PANEL SYSTEM AROUND THE CORNER HAS INCREASED COSTS ASSOCIATED WITH IT.

THAT IS PRIMARILY WHAT YOU SEE HERE AND THERE'S ALSO ABOUT \$5000 OF THAT COST ASSOCIATED WITH A BOND FOR THE CONTRACT THAT WOULD BE OUT LAYING SOME COST BEFORE WE ACTUALLY SEE THE PRODUCT.

>>PRESIDENT SCAMAN: OKAY, QUESTIONS?

>>TRUSTEE ROBINSON: HAS THERE BEEN A DETERMINATION OF WHAT TO DO ON THE NORTH SIDE, WHERE THERE IS THE BROWN'S SCULPTURE? I THINK THE WAY WE LEFT IT LAST TIME, THAT WAS STILL OPEN AND WAS IT NOT?

>> YES.

WE DISCUSSED WITH THE ARTIST ABOUT THE POTENTIAL OF WRAPPING THE FOUR CORNERS AND WE LOOKED AT THE WALL THERE AND SO THERE WILL BE FOUR 4 X 8 PANEL SYSTEMS TO TURN THOSE CORNERS AND WE THINK IT IS VIABLE ON ALL FOUR ENTRYWAYS.

>>TRUSTEE ROBINSON: THERE WAS EVEN SOME DAMAGE TO THAT? RIGHT?

>> WE HAVE BEEN WORKING WITH UNION PACIFIC ON HAVING REPAIRS DONE TO THE VIADUCT SYSTEM IN COORDINATION WITH OUR PROJECT SO WE SHOULD HAVE A BACKING THAT IS FINE FOR THE ALUMINUM PANELS AND THAT IS ALSO ONE OF THE BENEFITS OF THE ALUMINUM SYSTEM IS IT WOULD HIDE THE WALL. SO NO MATTER WHAT KIND OF REPAIRS UNION PACIFIC DOES DUE TO THE WALL, IT WILL NOT BE A PERFECT CANVAS FOR ART. THE ALUMINUM SYSTEM GIVES A BETTER WAY TO SCREEN THAT WALL AND A BETTER SYSTEM TO INSTALL THE ARGON. SO THE ARTIST CAN PAINT ON THE ALUMINUM SYSTEM AND THEN THE PAINT CAN GET BAKED INTO THE ALUMINUM SIMILAR TO A CAR FINISH SO YOU WILL GET A MUCH LONGER LASTING PRODUCT BY USING THAT SYSTEM.

>>TRUSTEE ROBINSON: OKAY, THANK YOU.

>>PRESIDENT SCAMAN: TRUSTEE WESLEY?

>>TRUSTEE WESLEY: HEY BILL.

QUICK QUESTION ON THIS.

ONLY A COUPLE OF QUICK ONES.

SO WITH THE ALUMINUM SYSTEM, DOES THAT MEAN THAT WE NOW HAVE THE ABILITY WITH THIS ART INSTALLATION TO MAYBE SWAP OUT PANELS OVER TIME TO THEME THEM FOR PARTICULAR EVENTS?

>> THE PANEL SYSTEMS COULD BE REMOVED FOR MAINTENANCE OF THE WALL OR THE ART ITSELF.

THE INTENT IS REALLY FOR IT TO BE MORE OF A STATIC MURAL SYSTEM. SO IT WOULD HAVE A MURAL APPLIED TO IT SO THERE IS LIGHTING ELEMENTS THAT CAN CHANGE FOR EVENTS.

THERE WILL BE LIGHTS THAT ARE INTEGRATED INTO THE RECESSED PARTS OF THE PANEL.

SO THOSE LIGHTING ELEMENTS, WE CAN WORK ON CHANGING COLORS FOR THOSE, BUT THE PANEL SYSTEM WOULD BE MORE OF A CANVAS FOR THAT ART SO IT WAS NOT MEANT TO BE CHANGEABLE.

>>TRUSTEE WESLEY: GOT IT.

IN THEORY, IF WE COMMISSION ADDITIONAL ART IN THE SAME SORT OF THING THAT WE COULD SWAP IT OUT?

>> THE PANEL SYSTEM IT IS MOUNTED ON, WE ARE KEEPING THOSE GREEN VERTICAL COLUMNS THAT SUPPORT THE CURRENT FENCING SYSTEM THERE, THAT IS THE STRUCTURAL SUPPORT FOR A LOT OF THAT. YOU COULD ESSENTIALLY SWAP IT OUT IN THE FUTURE IF YOU WANT TO DO CHANGE.

>>TRUSTEE WESLEY: GOOD TO KNOW.

THE ONLY OTHER QUESTION I HAD WAS THE OVERALL BUDGET OF THE STREETScape BECAUSE I KNOW THIS IS PART OF IT. SO WE HAVE THE \$14.7 MILLION BUDGET AND THIS IS THE IS PARTICULAR INCREASE TO THIS PARTICULAR ITEM DOES NOT - - ADDITIONAL ITEMS, THE SIDE OF THE STREETScape.

I JUST WANT TO KNOW THAT WE ARE STILL INSIDE OF THAT INITIAL \$14.7 MILLION BUDGET THAT WE APPROVED.

>> THAT IS STILL THE GOAL.

WE DID GET 90% PLANS FOR THE CONSULTANT THIS FRIDAY, THIS PAST FRIDAY. SO THE CURRENT ESTIMATE IS SLIGHTLY HIGHER THAN THAT 14.5 MILLION THAT WE PREVIOUSLY DISCUSSED WITH THE BOARD LAST DECEMBER.

IT IS COMING IN CLOSER TO ABOUT \$16.5 MILLION AT THE MOMENT.

THIS IS THE TIME WE REVIEW THOSE PLANS AND START LOOKING ESSENTIALLY AT SHARPENING OUR PENCIL.

SO PRIOR TO THIS IT WAS LIKE, THIS IS WHAT WE WANT OUT OF THE PROJECT, THESE ARE MATERIALS TO USE.

THOSE DECISIONS ARE MADE WITHOUT KNOWING FINAL COST.

SO NOW WE HAVE BETTER ESTIMATES FOR THAT SO WE CAN START MAKING DECISIONS BASED ON MONEY TO TRY TO GET CLOSER TO THAT DOLLAR AMOUNT.

>> GOT IT.

OKAY.

>> THIS MIGHT BE A QUESTION FOR YOU, IF NOT I WILL ASK MANAGER JACKSON, BUT DID WE HAVE AN INCREASE ON THE PREVIOUS ART INSTALLATION TO YOU?

>> THE PREVIOUS ART INSTALLATION DID HAVE A SMALL INCREASE SO AT THE END OF JULY THE VILLAGE BOARD APPROVES THE AGREEMENT WITH THE ARTIST FOR THE SCULPTURE SOLUTION.

THAT WAS INITIALLY \$150,000 WHEN WE TALKED TO THE BOARD IN JUNE. FINAL COST OF THAT WAS \$157,000.

THAT REFLECTS THE BOND AMOUNT FOR THAT AND WE WORK WITH THE ARTIST TO INCORPORATE ADDITIONAL LIGHTING ELEMENTS INTO THAT.

SO WE ADDED INGROUND LIGHTING TO ILLUMINATE THAT SCULPTURE AT NIGHT TO GIVE IT MORE POP AT NIGHT AS FAR AS LIGHT TO SUPPLEMENT THE LIGHT THAT WAS ALREADY INTEGRAL INTO THE SCULPTURE ITSELF.

>>TRUSTEE WESLEY: I REMEMBER THAT NOW.

THANK YOU.

MY GENERAL COMMENT IS THAT I WANT US TO STICK INSIDE OF THAT \$14.7 MILLION BUDGET.

I DON'T KNOW HOW IT SHIFTED INSIDE.

LIKE YOU ADD SOME HERE LIKE IN THIS PARTICULAR ITEM.  
THAT IS FINE.

I JUST WANT US - I ADVOCATED FOR THE HIGHER SIDE OF THE BUDGET WHEN WE ACTUALLY BROUGHT THAT FORTH FOR LAST YEAR.

I THINK 14.7 IS GENEROUS.

THE ONLY REASON I PULL THIS OFF OF CONSENT - - I THINK THIS IS A PRETTY DECENT BUDGET - - ALSO, WELL DONE.

I LIKE THE ALUMINUM ASPECT OF THIS.

I CAN PERSONALLY SEE IN THE FUTURE SWAPPING THESE PANELS OUT AT SOME PARTICULAR POINT AND HOW THAT COULD BE PRETTY COOL, TOO.

>> ANY OTHER QUESTIONS OR COMMENTS?

OKAY.

THEN CLOSE QUARTERS, IF YOU WILL PLEASE TAKE THE ROLL?  
YOU WILL LET US KNOW IF WE HAVE TO GO INTO THE BASEMENT?

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

ITEM T. I WOULD ENTERTAIN A MOTION TO APPROVE A RESOLUTION APPROVING AN AMENDMENT TO AN EMPLOYEE LEASING AGREEMENT WITH MGT AMERICA CONSULTING LLC WITH AN INTERIM CHIEF FINANCIAL OFFICER TO CHANGE THE NOT TO EXCEED AMOUNT FROM \$150,000-\$225,000 AND TO EXTEND THE TERM FROM AUGUST 2, 2024 TO FEBRUARY 2, 2025 AND AUTHORIZE ITS EXECUTION.  
MOTION, PLEASE.

>> SO MOVED.

>> SECOND.

>> MOTION BY TRUSTEE STRAW AND SECONDED BY TRUSTEE ROBINSON.

>> PRESIDENT SCAMAN AND TRUSTEE MEMBERS, SYSTEM VILLAGE MANAGER, HR DIRECTOR, KEIRA CHANG AND WE ALSO HAVE - - DEPUTY CFO, JOHN KRAMER AND INTERIM CFO DONNA GADON IS ONLINE.

>> KEIRA CHANG, ASSISTANT VILLAGE MANAGER, HR DIRECTOR.

SO I'M ABLE TO PROVIDE AN UPDATE ON THE STATUS OF OUR CFO RECRUITMENT, WHICH IS SOMETHING THE BOARD WAS INTERESTED IN HEARING ABOUT.

AS YOU ARE AWARE, OUR PRIOR CFO SEPARATED FROM THE ORGANIZATION LAST SEPTEMBER.

AT THAT TIME, PRIOR ACTUALLY TO THE SEPARATION, WE DID ENGAGE WITH A FIRM AND HAVING - - WE ULTIMATELY EXECUTED AN AGREEMENT WITH THE FIRM IN NOVEMBER.

THE POSITION WAS POSTED IN JANUARY IN THE INTEREST OF CAPTURING THE MARKET AT THE TIME WHEN CANDIDATES ARE MOST LIKELY TO BE LOOKING FOR JOBS.

DECEMBER, DURING THE HOLIDAYS, IT CAN BE A CHALLENGING TIME IN TERMS OF RECRUITMENT.

THROUGH THE PROCESS WE RECEIVED OVER 30 APPLICANTS TO BE OUR CFO. AND WE CONDUCTED A NUMBER OF SCREENS AND INTERVIEWS WITH CANDIDATES. UNFORTUNATELY WE HAVE NOT YET BEEN ABLE TO IDENTIFY THE RIGHT FIT FOR THE ORGANIZATION.

OBVIOUSLY THERE ARE A NUMBER OF REALLY IMPORTANT ECONOMIC FACTORS ONLINE AND IN THE UPCOMING BUDGET AND YEARS TO COME.

SO WE ARE REALLY LOOKING FOR SOMEBODY WHO HAS THE BEST SKILL SET TO SERVE THE COMMUNITY AND WE ALSO SIMULTANEOUSLY HAVE FULL CONFIDENCE IN OUR INTERIM CFO WHO HAS BEEN WITH US SINCE LAST SEPTEMBER AS WELL. SO WE AT THIS POINT HAVE BEEN ENGAGED WITH THIS FIRM FOR SOME TIME NOW.

THEY HAVE ACKNOWLEDGED THAT IT IS AN INCREDIBLY CHALLENGING MARKET FOR MUNICIPAL CFO.

HOWEVER, DUE TO SORT OF THE ONGOING TIME THAT IT HAS TAKEN FOR US TO REALLY IDENTIFY THE BEST CANDIDATE, WE ARE SEPARATING OR TRANSITIONING AWAY FROM THAT PARTICULAR FIRM TO BEGIN DOING MORE OF A DIRECT RECRUITMENT AS THE VILLAGE POTENTIALLY USING SOME ADDITIONAL RECRUITERS TO DO SOME MORE DIRECT SOURCING OF CANDIDATES.

SO WE HAVE FULL CONFIDENCE THAT WE WILL IDENTIFY THE RIGHT FIT FOR OUR CFO POSITION AND I'M HAPPY TO ANSWER ANY QUESTIONS THAT YOU MAY HAVE ABOUT THE RECRUITMENT, THE FINANCE STAFF ARE ALSO AVAILABLE TO TALK ABOUT ANY OTHER BUDGET IMPLICATIONS OR QUESTIONS THAT YOU MAY HAVE.

>>PRESIDENT SCAMAN: MUCH APPRECIATED.

TRUSTEE PARAKKAT?

>>TRUSTEE PARAKKAT: I AM THE ONE WHO PULLED THIS OFF OF CONSENT. LARGELY FOR GETTING AN UPDATE ON THE SEARCH.

I THINK IT IS GOOD, THE LAST TIME WE SPOKE WE WERE PRETTY CLOSE TO HAVING TO FIND SOMEONE IN THE AUGUST TIMEFRAME.

THAT WAS KIND OF THE PLAN, BUT IT LOOKS LIKE THAT DID NOT MATERIALIZE AND I KNOW WE ARE ON A DIFFERENT SEARCH.

AND WE ARE SORT OF RECRUITING OURSELVES INSTEAD OF USING THE FIRM WE WERE USING PREVIOUSLY SO THAT IS NEW INFORMATION AND THAT IS GOOD TO KNOW THAT WE HAVE A LEAD ON THE SEARCH.

I DON'T KNOW WHAT TIME FRAMES ARE, I GUESS IT IS OPEN TO THE PROCESS TO TAKE ITS COURSE.

MY CONCERN THERE FROM A TIMELINE PERSPECTIVE IS THE LINKAGE IT HAS TO THE FINANCIAL EFFORTS.

WE HAVE ALREADY DONE ONE BUDGET CYCLE WITHIN INTERIM CFO.  
WE ARE ENTERING INTO A SECOND BUDGET CYCLE THAT IS LINKED TO OUR  
FISCAL POLICY, ALONG WITH THE LARGE-SCALE FINANCIAL PLANNING EFFORTS  
AND MY HOPE WAS TO HAVE A FULL TIME AT CFO THAT CAN SHEPHERD US  
THROUGH THE PROCESSES SO THEY CAN OWN IT FOR THE LONG RUN, RATHER THAN  
DRIVE IT WITH AN INTERIM CFO.

SO MY REASON FOR PULLING THIS OUT IS JUST GET A SENSE OF HOW THE  
VILLAGES THINKING ABOUT THAT WHOLE PIECE AND A LINK TO FASHION SO THAT  
WE HAVE THAT CLARITY MOVING FORWARD.

>>VILLAGE MANAGER: I APPRECIATE THE REMARKS ON THAT.  
I THINK WE ARE THINKING IN THAT MATTER AND CERTAINLY AS DIRECTOR CHAIN  
SUGGESTED WE WANT TO FIND A GOOD FIT FOR THE TERM.  
SO AT THIS POINT IN TIME WE DO HAVE FULL CONFIDENCE IN OUR INTERIM  
CFO, DONNA GADON WHO HAS AN INCREDIBLE AMOUNT OF EXPERIENCE AS A  
FINANCE DIRECTOR AS WELL AS SOME CITY MANAGEMENT EXPERIENCE.  
WE STARTED THE JOURNEY OF ACTUALLY ANALYZING ALL OF OUR POLICIES.  
WE HAVE HAD SOME POLICY DISCUSSIONS AND FOLLOW-UP FROM OUR BOARD GOALS  
ON THE TAX LEVY ISSUE.  
SHE HAS BEEN ACTIVELY WORKING AND DEVELOPING POLICIES THAT WILL BE  
FORTHCOMING TO THE BOARD TO REVIEW.  
SO WE DO NOT LOOK AT THIS AS IS GETTING BEHIND, ACTUALLY PAID WE LOOK  
AT THIS AS ACTUALLY STRENGTHENING THE PROCESS.  
THE LONG-TERM FINANCIAL PLANNING PROCESS, DONNA WORKED WITH ME TO HIRE  
THE VENDOR TO SELECT A VENDOR TO HELP US WITH THAT PROCESS.  
WE BROUGHT THAT BEFORE YOU.  
WE ARE CONFIDENT ABOUT KICKING THAT OFF IN THE NEXT COUPLE OF WEEKS.  
IT IS PROBABLY ABOUT A SIX MONTH JOURNEY.  
WE ARE HOPEFUL ABOUT HIRING A NEW CFO IN THAT PERIOD OF TIME SO THAT  
WE HAVE SOME TRANSITION BETWEEN OUR INTERIM CFO AND OUR PERMANENT CFO  
AND ADEQUATE SUPPORT FOR THE NEW CFO WHEN THEY COME ON BOARD.  
SO WE FEEL GOOD ABOUT IT, WE FEEL GOOD ABOUT THE POSITION WE'RE IN  
WITH DONNA.  
YEAH.

>>TRUSTEE PARAKKAT: SO IS THERE ANYTHING WE COULD HAVE DONE TO  
ACCELERATE THIS PROCESS OR ANYTHING WE CAN DO NOW TO ACCELERATE THIS  
PROCESS?

>>VILLAGE MANAGER: YEAH, I THINK WE ARE MOVING AS FAST AS WE CAN.  
WE DID OBVIOUSLY SOURCE SOME CANDIDATES AND REVIEW SOME CANDIDATES AND  
WE WERE NOT ABLE TO MAKE A FINAL SELECTION.  
THIS PAST YEAR HAS BEEN, YOU KNOW, WE HAVE HANDLED A LOT.  
YOU KNOW, THIS LAST FALL, I MEAN IDEALLY THE LAST CFO SEPARATED IN  
SEPTEMBER AND AS YOU ARE ALL AWARE, WE HAVE SOME SIGNIFICANT IMPACT TO  
OUR OPERATIONS FOR A PERIOD OF ABOUT SIX MONTHS AND SO I THINK WE HAVE  
ALL THAT WE CAN HANDLE AND WE'RE MOVING AS FAST AS WE CAN AND.

>>TRUSTEE PARAKKAT: SO YOU'RE BASICALLY REFERRING TO THE MIGRANT CRISIS SITUATION FROM NOVEMBER.

>>VILLAGE MANAGER: YEAH, JUST BEING TRANSPARENT ABOUT THE OVERALL WORKLOAD.

>> UNDERSTOOD.

THANKS.

>> OKAY, THANK YOU.

I AM VERY HAPPY WITH HOW DEPUTY JOHN HAS BEEN WORKING WITH OUR INTERIM CFO, DONNA GADON.

THANK YOU FOR YOUR LEADERSHIP IN BRINGING US HER TO OUR COMMUNITY.

I'M EXCITED TO WORK THROUGH AN ENTIRE BUDGET SEASON WITH HER.

I THINK SHE WILL BE HELPING LEAVE US IN A STRONG POSITION FOR A TRANSITION WITH A NEW CFO IN EARLY 2025 AND THAT TIMING ACTUALLY SEEMS TO MAKE A GOOD AMOUNT OF SENSE TO ME AND I THINK IT WAS APPRECIATED IN BRINGING IT TO US LIKE THIS.

SO THANK YOU.

AND AS YOU HAD MENTIONED, THE TIMING OF LOSING OUR LAST CFO IN SEPTEMBER - THAT WAS REALLY THEN INHERITING A LOT OF INFORMATION THAT WHEN DONNA JOINED US IN OUR VILLAGE.

I DO APPRECIATE THAT THERE IS ACCOUNTABILITY WHEN WE WORK AS A BOARD THROUGH A YEAR WITH A BUDGET AT THE BEGINNING OF THE YEAR.

THAT ACTUALLY IS THE RELATIONSHIP WE HAVE WITH OUR VILLAGE MANAGER.

AND THAT ACCOUNTABILITY AND RELATIONSHIP BETWEEN US TO HELP US ACCOMPLISH OUR GOALS.

SO THANK YOU.

OKAY.

AND THEN IF THERE IS NO OTHER COMMENTS OR QUESTIONS.

CLARK WATERS, WOULD YOU PLEASE TAKE THE ROLL.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

THANK YOU FOR JOINING US, MR. SULLIVAN.

AND SO WE ARE MOVING TO OUR REGULAR AGENDA.

THIS TIME THAT MOTION HAS PASSED.

I'M SORRY?

OH WE ARE GOOD.

IT WAS A PUBLIC COMMENTER.

REGULAR AGENDA.

I WOULD ENTERTAIN A MOTION TO CONCUR WITH THE PLAN COMMISSION AND ADOPT AN ORDINANCE AMENDING ARTICLE 2, SECTION 2.3, ARTICLE 8, SECTION 8.4, AND TABLE 8.1 OF THE OAK PARK ZONING ORDINANCE TO ESTABLISH A COMMUNITY SERVICE CENTER IS A SPECIAL USE IN THE I INSTITUTIONAL ZONING DISTRICT.

>> SO MOVED.

>> SECOND.

>> VILLAGE MANAGER JACKSON.

>>VILLAGE MANAGER: PRESENT SCAMAN AND TRUSTEE MEMBER, EMILY EGAN IS PREPARED TO HANDLE THIS ITEM.  
THAT IS RELATED.

>> GOOD EVENING, EMILY EGAN, DEBARMENT SERVICES DIRECTOR.

I WILL SPEAK BRIEFLY ABOUT THESE TWO AGENDA ITEMS.

ORDINANCE 24-144 IS A TESTAMENT TO CREATE A NEW USE IN THE USE MATRIX FOR COMMUNITY SERVICE CENTER.

THAT COMMUNITY SERVICE CENTER USE WOULD ALLOW OVERNIGHT RESIDENTIAL USES AS WELL AS COUNSELING AND MEDICAL SERVICES WITHIN THE I INSTITUTIONAL ZONING DISTRICT WITH A SPECIAL USE PERMIT.

THE AGENDA ITEM - - 44-145 IS A SPECIAL USE PERMIT APPROVAL FOR THAT PARTICULAR USE, COMMUNITY SERVICE CENTER AT 38 N. AUSTIN BLVD. BOTH OF THESE WERE REVIEWED AT THE PLAN COMMISSION ON AUGUST 1 AND VOTED UNANIMOUSLY IN FAVOR OF THE APPLICANT.

I WILL LEAVE IT THERE, BUT I'M AVAILABLE FOR ANY QUESTIONS AS WELL AS CRAIG THALER, VILLAGE PLANNER.

IF ANYBODY ELSE WANTS TO HEAR ABOUT IT I WILL HAND IT OVER TO (NAME?), AND APPLICANT TEAM IS HERE TO ANSWER ANY QUESTIONS AND THEY CONSIST OF FOLKS FROM HOUSING FORWARD, THE NEIGHBORHOOD BRIDGE AND THE PARISH AS WELL.

ANY QUESTIONS OR IF YOU'D LIKE TO HEAR FROM CHAIR SERINO.

>>PRESIDENT SCAMAN: THIS IS SERIOUSLY THE MOST - LIKE BEING IN A WASHING MACHINE I HAVE EVER FELT.

IT IS.

>> YES, CHAIR SERINO HAS JOINED US THIS EVENING.

DO WE HAVE QUESTIONS FOR EITHER OUR APPLICANT, THE CHAIR OR EMILY?  
NO?

THERE WE GO.

THEN IT CLERK WATERS, PLEASE TAKE THE ROLL.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> TRUSTEE BUCHANAN.  
>> YES.  
>> TRUSTEE ENYIA.  
>> YES.  
>> TRUSTEE PARAKKAT.  
>> YES.  
>> TRUSTEE ROBINSON.  
>> YES.  
>> PRESIDENT SCAMAN.  
>>PRESIDENT SCAMAN: YES.

CONGRATULATIONS.

THAT IS A FIRST THAT - SOMEBODY WRITE THIS DOWN.

SO THE ZONING FOR THIS PROJECT HAS BEEN APPROVED AND NOW WE ARE MOVING ONTO THE NEXT AGENDA ITEM.

WHICH IS RELATED.

ENTERTAIN A MOTION TO CONCUR WITH THE PLAN COMMISSION AND ADOPT AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW COMMUNITY SERVICE CENTER IN I INSTITUTIONAL ZONING DISTRICT LOCATED AT 38 N. AUSTIN BOULEVARD.

MOTION, PLEASE.

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: MOTION BY TRUSTEE ROBINSON AND IS SECONDED BY TRUSTEE WESLEY.

VILLAGE MANAGER JACKSON?

>>VILLAGE MANAGER: YES.

SO ARE WE ON ITEM X?

>> WHERE ON ITEM W.

>> WE HAVE ALREADY ADDRESSED ITEM W IN TERMS OF A PRESENTATION SO I THINK YOU CAN TAKE THIS ONE.

YOU CAN GO AHEAD AND TAKE THIS ONE.

>>PRESIDENT SCAMAN: TICKET FOR DISCUSSIONS OR QUESTIONS ANY HALIDES TO THE COMMUNITY ON THE PROJECT ITSELF.

EVERYTHING ON THE ABOVE.

JUST A CORRECTION THAT TRUSTEE ROBINSON IS THE ONE WHO SECONDED THE MOTION.

THANK YOU, TRUSTEE STRAW.

SO DOES ANYONE HAVE ANY QUESTIONS, AGAIN, FOR THE APPLICANT, FOR THE CHAIR, FOR EMILY?

FEELS LIKE WE ARE UNANIMOUSLY SUPPORTIVE AND VERY GRATEFUL FOR THE PARTNERSHIPS IN OUR COMMUNITY.

SAINT CATHERINE AND SAINT LUCY'S, AS WELL AS (WORD?) FORWARD AND WOULD ASK CLERK WATERS IF SHE WOULD PLEASE TAKE THE ROLL.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE ROBINSON.  
>> YES.  
>> TRUSTEE BUCHANAN.  
>> YES.  
>> TRUSTEE ENYIA.  
>> YES.  
>> TRUSTEE PARAKKAT.  
>> YES.  
>> TRUSTEE WESLEY.  
>> YES.  
>> PRESIDENT SCAMAN.  
>>PRESIDENT SCAMAN: YES.

BOTH MOTIONS RELATED TO THE SAINT CATHERINE/SAINT LUCY'S AUTHORITY IN THE PARTNERSHIP WITH HOUSING FORWARD AND NEIGHBORHOOD BRIDGE HAVE BEEN APPROVED.

CONGRATULATIONS.

SO NOW WE ARE MOVING TO ITEM X. ENTERTAIN A MOTION TO APPROVE A RESOLUTION APPROVING A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WALKER CONSULTANTS INC. TO INCREASE THE NOT TO EXCEED AMOUNT FROM \$171,700 TO 231 \$700 AND AUTHORIZING ITS EXECUTION, MOTION, PLEASE?

A.

>> SO MOVED.  
>> SECOND.  
>> MOTION BY TRUSTEE STRAW AND SECONDED BY TRUSTEE WESLEY.

VILLAGE MANAGER JACKSON.

>> DIRECTOR EGAN WILL HANDLE ITEM X AND Y IS RELATED TO ITEM X. WE WILL OFFER COMMENTS ON THIS ITEM AND YOU CAN TAKE THE NEXT ITEM IN THAT ORDER.

>> EXCELLENT.

THANK YOU.

EMILY EGAN, DEVELOPMENT SERVICES DIRECTOR, AGAIN.

I WILL BRIEFLY PROVIDE AN OVERVIEW FOR THESE TWO AGENDA ITEMS RELATED TO THE AVENUE GARAGE.

IN 2022, STAFF WORKED WITH WALKER CONSULTANTS ON A CONDITION ASSESSMENT REPORT.

THAT REPORT PREPARED US FOR THE MAINTENANCE AND THE REPAIR SCHEDULE FOR ALL OF THE VILLAGES PARKING GARAGES AND IN FACT THAT REPORT GUIDED THE REPAIRS THAT WERE DONE IN APRIL 2024.

THOSE REPAIRS DID UNCOVERED THE TENDON THAT ALLOWED STAFF TO DO FURTHER INVESTIGATION TO DISCOVER THAT REPAIRS WERE NEEDED FOR THE AVENUE GARAGE.

THESE ARE TIME SENSITIVE REPAIRS NOW WANT TO REITERATE THAT THE GARAGE IS SAFE AND STAFF IS PROACTIVELY MAKING THESE REPAIRS IN ORDER TO MAINTAIN THIS COMMUNITY ASSET.

I WILL ALSO MENTION THAT WALKER CONSULTANTS DID FURTHER REFINE THE ESTIMATE PROVIDED AND THEY BELIEVE IT IS ABOUT \$80,000 LESS THAN THE ESTIMATE SO IF THE BOARD CHOOSES TO CHANGE AT THE DAIS, NOT TO EXCEED AMOUNT TO REDUCE THE \$30,000 - NOT TO EXCEED AMENDMENT, THAT IS SOMETHING THAT THEY BOARD HAS THE AUTHORITY TO DO IF THAT IS THE DIRECTION, BUT I WILL MENTION THAT THE PARKING ENTERPRISE FUND DOES HAVE THE FUND BALANCE TO MAKE THIS REPAIR AND TO MOVE FORWARD REGARDLESS IF THE BOARD CHOOSES TO MAKE THAT NOT TO EXCEED BY \$80,000 AMOUNT.

SO I'M AVAILABLE FOR ANY QUESTIONS, AS WELL AS SEAN KEENE. TONIGHT WE ALSO HAVE CONSULTANTS JOINING US FROM WALKER CONSULTANTS. ERICA GREEN, LET ME MAKE SURE I GET THIS TITLE RIGHT. A RESTORATION CONSULTANT AND DAN MOSHER, THE VICE PRESIDENT OF WALKER CONSULTANTS IF THERE ARE ANY TECHNICAL QUESTIONS REGARDING THE ITEM.

>> DO WE HAVE ANY QUESTIONS FOR ANY OF THE PARTIES INVOLVED? TRUSTEE ROBINSON?

>>TRUSTEE ROBINSON: EMILY, THE COST FOR BOTH ITEMS ARE ONLY RELATED TO THE CONTRACTS.

RIGHT?

SO WHAT ABOUT THE COST TO DO THE ACTUAL WORK?

>> THAT IS WITHIN THE J. GILL & CO. THIRD AMENDMENT, THAT IS WITHIN THE ITEM.

>>TRUSTEE ROBINSON: OKAY.

THEN MY SECOND QUESTION IS RELATED TO THE AGREEMENT WITH WALKER CONSULTANTS.

I'M NOT SURE WHY WE ARE DOING A SECOND AMENDMENT TO THIS AGREEMENT. SO WHAT I UNDERSTAND THEY HAVE DONE THEIR ASSESSMENT AND THERE HAS BEEN SOME REASSESSMENT DONE FOR SOME CONCEALED DAMAGE THAT THEY HAD NOT CAUGHT IN THEIR INITIAL ASSESSMENT, RIGHT?

BUT NOW THAT IS DONE.

WHY ARE WE CONTINUING AND EXTENDING THEIR ENGAGEMENT?

WHY ARE WE NOT JUST MOVING TOWARDS THE REPAIR PHASE?

>> ABSOLUTELY.

WE WORK WITH WALKER CONSULTANTS TO REVIEW THE PRICING FOR SPECIFIC REPAIR ITEMS OF MATERIALS.

WE WORK WITH THEM TO MONITOR THE WORK ITSELF AS IT IS COMPLETED, AS WELL AS DESIGN THE DOCUMENTS THAT WE WILL USE TO MAKE THOSE REPAIRS.

I DON'T KNOW IF SEAN, YOU HAVE ANYTHING MORE TO ADD?

WE STILL WORK WITH THEM TO MONITOR THE WORK PERFORMED BY J. GILL & CO. AND TO GUIDE STAFF IN COMPLETING THAT DESIGN WORK NECESSARY TO BID OUT FOR MATERIALS, ETC.

>>TRUSTEE ROBINSON: IS THERE A BREAKDOWN OF THESE COSTS PER GARAGE, THIS ENCOMPASSES THREE DIFFERENT GARAGE STRUCTURES.

I'M CURIOUS HOW EACH GARAGE IS CONTRIBUTING TO THE OVERALL COST AND THE OPRF GARAGE IN PARTICULAR - IT IS NEVER QUITE CLEAR TO ME WHY WE ARE MAINTAINING THAT GARAGE.

IF THAT IS NOT A BIG PIECE OF THE COST, I GUESS I FEEL DIFFERENTLY ABOUT IT, BUT I WOULD LIKE TO UNDERSTAND, DO YOU KNOW WHETHER OR NOT THERE IS AN ALLOTMENT OF THIS COST FOR EACH ONE?

>> GREAT QUESTION.

WE CAN DEFINITELY GET YOU THAT ANSWER, BUT I DON'T KNOW IF SEAN, IF YOU WANT TO COME AND COMMENT ON ANYTHING?

THANK YOU.

>> GOOD EVENING, SEAN KEENE, PARKING MOBILITY SERVICES MANAGER. TO ANSWER THE QUESTION BROADLY, THE OPRF DOES ACCOUNT FOR THE LOWEST AMOUNT IN THE CONTRACT.

REALLY LOOKING AT THE WALKER CONTRACT, MOST OF THAT HAS ALREADY BEEN EXPENDED COMPLETING THIS YEAR'S REPAIRS.

SO WHAT THIS ADDITIONAL \$60,000 FOR THIS CONTRACT - IT IS REALLY FOR THE AVENUE.

THE WORK THAT IS REQUIRED THERE.

THAT IS REALLY WHAT WE ARE TALKING ABOUT IN THIS AMENDMENT.

>>TRUSTEE ROBINSON: OKAY.

I WOULD BE INTERESTED IN A COST BREAKDOWN IF YOU CAN GET THAT TO US AT A LATER DATE, THAT WOULD BE HELPFUL.

JUST EXCITED TO SEE HOW EACH ONE IS CONTRIBUTING TO THIS PROJECT.

>>PRESIDENT SCAMAN: TRUSTEE PARAKKAT AND THEN TRUSTEE STRAW.

>>TRUSTEE PARAKKAT: THE QUESTION I HAD WAS ABOUT THE HISTORY OF IT, RIGHT?

STRUCTURALLY IS IT TIME FOR THESE KINDS OF STRUCTURAL ISSUES TO SHOW UP OR IS THIS AN ISSUE?

DID IT COME AS A SURPRISE TO US?

>> GREAT QUESTION.

WE HAVE BEEN DISCUSSING THAT INTERNALLY AND I DO WANT TO THINK PUBLIC WORKS DIRECTOR ROB SPROULE AND BILL McKENNA.

IT IS HARD TO SAY, DEFINITELY, BUT I KNOW PART OF THE REPAIR WORK, THE PROPOSAL INCLUDES STUDYING THIS FURTHER AND MAKING SURE IT IS NOT THROUGHOUT THIS GARAGE OR ANY OTHER VILLAGE GARAGES.

SO WE INTEND TO FIND OUT MORE, BUT WHAT I'VE HEARD FROM OUR CONSULTANTS FROM WALKER THUS FAR THAT A GARAGE OF THIS AGE, THIS IS A RELATIVELY COMMON ITEM TO FIND, UNFORTUNATELY.

>>TRUSTEE PARAKKAT: THIS IS?

BECAUSE I WAS ALSO THINKING OF IF IT IS NOT, THEN EXPLORING ANY CLAWBACKS IN OUR ORIGINAL CONTRACT THAT WE MIGHT BE ABLE TO GO AFTER. SO IF IT IS A LARGE AMOUNT - IT IS NOT SOMETHING WE WERE EXPECTING, IS THAT A POSSIBILITY AND ARE WE STILL EXPLAIN THAT?

>> YES WE ARE.

WE ARE WORKING TO EXPLORE ALL COST RECOVERY OPTIONS.

IN TERMS OF A POTENTIAL LONG-TERM INSURANCE OR LIABILITY OPTION, OR MULTIPLE DIFFERENT DIRECTIONS WE ARE EXPLORING THAT.

YES.

>>TRUSTEE PARAKKAT: AND THEN THE CONTRACTS FOR THESE ENTITIES THAT WE ARE SIGNING UP WITH, THAT WILL HAVE PROVISIONS SO THAT IF SOMETHING WERE TO OCCUR AT A LATER POINT WE HAVE PROVISIONS AND SUPPORTS?

WOULD THAT BE CONSIDERED?

>> I DON'T KNOW IF GREG SMITH WOULD LIKE TO CHIME IN BE 10 WE CAN FOLLOW-UP SPECIFICALLY ON THAT, BUT ASKING ABOUT WHETHER OR NOT THERE ARE GUARANTEES ON THE WORK.

YES.

YES.

THE ASSUMPTION IS YES, BUT WE CAN ANSWER MORE PRECISELY WHAT THAT IS AND WHAT IT ENTAILS.

>> THE INTENTION IS TO MITIGATE THAT RISK FROM A COMMUNITY PERSPECTIVE.

TO BE HIT WITH A LARGE BILL THAT IS UNEXPECTED, CAN WE COVER THAT RISK CONTRACTUALLY WITH THE ENTITIES THAT ARE RESPONSIBLE FOR THAT WORK?

SO THEN I WAS CONCERNED ABOUT THE SAFETY ASPECT OF IT, BUT I THINK YOU MENTIONED THAT IT IS NOT A SAFETY CONCERN, RIGHT?

SO WHAT IS THE TIMEFRAME THAT WE ARE LOOKING AT FROM A SOLUTION PERSPECTIVE?

>> SURE, ABSOLUTELY.

ONCE THIS WAS DISCOVERED, WALKER CONSULTANTS IDENTIFIED THE DAY OF SEPTEMBER TO BEGIN THIS REPAIR OR COMMIT TO DOING VERY REGULAR INSPECTIONS.

SO THAT IS WHY WE ARE IN FRONT OF YOU TONIGHT AND THAT IS WHY WE ASKED FOR EMERGENCY SPENDING TO BEGIN THIS WORK AND BE PREPARED TONIGHT TO MOVE FORWARD IF THE BOARD CHOOSES.

>> I THINK WITH THOSE RESPONSES I AM SATISFIED AND I SUPPORT MOVING FORWARD WITH IT.

THANKS.

>>PRESIDENT SCAMAN: I READ IN THE MATERIALS THAT IT WAS THE INTENTION OF STAFF TO LOOK BACK AT THE ORIGINAL CONTRACTS AND SEE WHERE IT IS THAT WE MIGHT BE ABLE TO RECOVER DOLLARS.

I DO APPRECIATE THAT.

THEN IT IS IMPORTANT TO DO THE SAME MOVING FORWARD.

TRUSTEE STRAW?

>>TRUSTEE STRAW: OBVIOUSLY ONE OF THE FUN PARTS OF THIS JOB IS TO LEARN ALL KINDS OF THINGS ABOUT THINGS THAT I NEVER KNEW OR UNDERSTOOD.

CAN SOMEONE EXPAND TO ME WHAT A POST-TENSION TENDON IS AND DOES?

>> I WILL TURN IT OVER TO DAN MOSHER, THE EXPERT ON THIS TOPIC.

>> THAT IS A REALLY GOOD QUESTION.

BASICALLY WHEN YOU HAVE A CONCRETE SLAB THAT IS GOING TO SPAN BETWEEN TWO BEAMS.

WALK OUT THERE AND YOU SEE THE COLUMNS AND A BEAM GOING ACROSS IN YOUR SLAB GOING BETWEEN THE BEAMS.

YOU CAN EITHER MAKE A THICKER SLAB AND PUT REGULAR REINFORCING BARS IN IT OR YOU CAN MAKE A THINNER SLAB AND PUT POST-TENSIONING TENDONS IN IT AND THE WAY A POST-TENSION TENDON WORKS AS IT IS A STEEL CABLE THAT IS POURED INTO THE SLAB WHEN THEY POUR THE CONCRETE AND WHEN THE CONCRETE HARDENS THEY TENSION IT.

SO IF YOU CAN PICTURE A CABLE DRAPING THROUGH THE DEPTH OF THE SLAB BETWEEN TWO BEAMS.

THEN WHEN I PULL ON IT IT HELPS LIFT THE SLAB UP.

SO POST-TENSION SLABS MAKE FOR VERY EFFICIENT STRUCTURES AND SAVE A LOT OF MONEY IN BEAMS, COLUMNS, AND FOUNDATIONS.

SO THE POST-TENSION CABLES IN THE SLABS ARE WERE ACTUALLY PROVIDE THE STRUCTURAL SUPPORT THAT HELP HOLD IT UP.

>>TRUSTEE BUCHANAN: OKAY.

>>TRUSTEE STRAW: OKAY.

THERE ARE TWO METHODS THAT WE HAVE BEFORE US TONIGHT AND ONE IS TO ESSENTIALLY SLIDE THOSE POST-TENSION TENDONS OUT AND REPLACE THEM AND RETENTION THEM AND THE OTHER IS TO SAY, WELL THAT DIDN'T WORK, LET'S PUT STEEL I-BEAMS UNDER THIS SLAB AND HOLD IT UP FROM UNDERNEATH?

>> YEAH.

YOU HAVE DONE YOUR HOMEWORK.

THAT IS A REALLY GOOD DESCRIPTION OF THE TWO DIFFERENT WAYS OF FIXING IT.

ONE OF THE THINGS THAT WE FIND IN POST-TENSION STRUCTURES THAT HAVE THE POST-TENSION CABLES THAT HAVE CORROSION ON THEM LIKE WE HAVE FOUND ON THESE, WHICH CAUSES THEM TO BREAK.

THEY ARE INSIDE OF A PLASTIC PROTECTIVE SHEATHING AND FOR THEM TO CORRODE IN THE FIRST PLACE, THAT SHEATHING HAS SOME BREAKS IN IT. IT HAS SOME BREAKS AND PLACES THAT ALLOW WATER TO GET IN AND START THE CORROSION.

IT IS NOT UNUSUAL FOR A STRUCTURE OF THIS AGE BECAUSE BACK THEN WHEN THEY BUILT THEM, THEY WERE NOT UNDERSTANDING HOW CAREFUL THEY HAD TO BE TO NOT NECK OR DAMAGE THAT PLASTIC SHEATHING.

NOWADAYS, THE ONES WE USE HAVE MUCH THICKER PLASTIC SHEATHING AND IT IS MUCH MORE DURABLE AND WE DO NOT HAVE THESE PROBLEMS.

THE REASON WE ARE KIND OF RECOMMENDING ABANDONING THE OLD POST-TENSIONING SYSTEM IS NOT THAT WE CANNOT PUT IN NEW TENDONS AND WE STRESS THEM AND HAVE THEM DO A GOOD JOB, BUT THEY WILL HAVE THE SAME WEAKNESSES THEY HAD BEFORE AND THEY WILL CORRODE AGAIN AND WE WILL BE RIGHT BACK HERE.

SO FOR BASICALLY ALMOST THE SAME COST WE CAN PUT UP STEEL BEAMS VERY CLOSELY SPACED.

AT THE SLAB START SPANNING THE OTHER DIRECTION BETWEEN THE NEW STEEL BEAMS AND IT IS A ONCE AND DONE.

THOSE STEEL BEAMS WILL LAST AS LONG AS THE REST OF THE GARAGE.

>>TRUSTEE STRAW: OKAY, THE STEEL BEAMS ARE THE LONGER-TERM SOLUTION.

THEY MAY NOT HAVE THE SAME AESTHETIC AS THE PLANE.

>> YOU WILL SEE THEM.

WHEN YOU WALK OUT THERE AND YOU SEE THE BEAMS GOING ACROSS THE DRIVE AISLE IN THE SLAB BETWEEN THE BEAMS, YOU WILL SEE MUCH SHORTER BEAMS GOING BETWEEN THE MAIN BEAMS NOW AND THOSE SHORTER BEAMS WILL BE A STEEL I-BEAM, BUT THEY NEED TO BE FIREPROOF TO MAINTAIN YOUR FIRE RATING AND WHEN THEY GET DONE SPRING ON AN EXTERIOR GRADE FIREPROOFING IT LOOKS A WHOLE LOT LIKE CONCRETE AND THEY KIND OF DO NOT JUMP OUT REALLY.

>>TRUSTEE STRAW: IT SO THAT WILL NOT CHANGE HEIGHT CLEARANCES OR ANYTHING REGARDING USABILITY OF THE GARAGE?

>> GOOD QUESTION, BUT THEY WILL NOT.

YOUR MAIN BEAMS ARE MUCH, MUCH DEEPER THAN OUR NEW STEEL BEAMS WILL BE.

THEY WILL FIT IN BETWEEN THE TWO MAIN CONCRETE BEAMS AND BE MUCH SHALLOWER THAN THEY ARE.

>>TRUSTEE STRAW: I THINK THE ADDITIONAL COST OF DOING THE STEEL I-BEAMS WAS SOMETHING LIKE 10%, BUT THE LIFE EXPECTANCY WAS DOUBLE. SO I THINK THE APPROACH OF GOING WITH THE STEEL I-BEAMS CERTAINLY MAKES THE MOST SINCE.

IF THIS BOARD WERE TO DECIDE TO DO NOTHING AND JUST GO WITH MONITORING, HOW LONG BEFORE THIS GOES FROM A, YOU SHOULD MONITOR THE SITUATION TO NOW WE ACTUALLY DO HAVE A IMMEDIATE SAFETY CONCERN?

>> THAT IS A TOUGH QUESTION.

>>TRUSTEE STRAW: YOU WILL HAVE NO CRYSTAL BALL, NOT HOLDING YOU TO IT.

>> WE KNOW WE HAVE A LOT OF BREAKS IN THE TENDONS WE TESTED SO FAR.

AT THE SHEATHING THAT ALLOWED WATER TO CORRODE THEM.

HOW QUICKLY IS THE CORROSION GOING TO KICK IN ON THE REMAINING TENDONS?

THAT IS REALLY TOUGH AND THAT IS WHERE WE COME OUT AND MONITOR IT MORE REGULARLY BECAUSE AS MORE TENDONS BREAK WE WILL GET MORE CRACKING IN THE SLABS AND WE WILL SEE THAT AND KNOW IT IS TIME TO DO SOMETHING. ACED ON THE NUMBER OF TENDONS WE TESTED AND THE ONES WE FOUND CORRODED ALREADY, IT IS A HIGH PERCENTAGE THAT WE FOUND THE CROWDED ALREADY. I DON'T THINK YOU WILL HAVE THAT MUCH LONGER BEFORE WE'RE DOING THIS UNDER NOT NICE CONDITIONS WHERE WE CAN GET THE RIGHT PRICING AND THE RIGHT PEOPLE.

WE WILL BE IN AN EMERGENCY SITUATION.

I WOULD SAY IT WILL BE UNDER SIX MONTHS WHERE YOU HAVE TO DO SOMETHING.

>>TRUSTEE STRAW: UNDERSTOOD.

FINALLY, I COULD NOT TELL FROM THE DIAGRAMS IN YOUR REPORT, WAS THIS JUST ON ONE LEVEL OR WAS THIS MULTIPLE LEVELS?

>> JUST ONE LEVEL.

WHEN WE DID OUR APPRAISAL THIS HAD MORE CRACKING AND IT. WE HAVE A GOOD FEELING THAT WE WILL NOT FIND THIS WIDESPREAD. WE JUST THINK THAT THIS LEVEL HAD SOME SMALL SIGNS THAT THERE WAS A PROBLEM.

NOW I'M GOING TO EXPAND MY ANSWER AND THEY SHOULDN'T. BASICALLY YOU ALSO HAVE MILD STEEL REINFORCING BARS IN YOUR SLABS IN ADDITION TO YOUR TENDONS.

NOT ALL GARAGES HAVE THAT.

YOU KIND OF HAVE DUAL SYSTEM ALMOST.

THE MILD STEEL IS NOT ENOUGH TO DO EVERYTHING SO YOU STILL NEED THE TENDONS, BUT WHEN THE TENDONS FAIL YOU HAVE MILD STEEL THAT IS KICKED IN AND HELP SUPPORT YOUR SIDE.

OTHERWISE WE WOULD SEE DEFLECTIONS AND MAJOR CRACKING WITH THE AMOUNT OF TENDONS YOU HAVE CORRODED.

SO IT'S SOMEWHAT HID THE PROBLEM.

TRICKED US A LITTLE BIT, BUT THEN IT SAVED THE GARAGE AND GIVE US A CHANCE TO FIX IT BEFORE THE REST OF IT CORRODES.

>> DO WE ALSO NEED TO BE INVESTIGATING THE OTHER FLOORS OF THIS GARAGE?

>> THERE IS AN INVESTIGATION ELEMENT IN THIS.

WHAT YOU ARE ABOUT TO APPROVE AND FROM THAT WE WILL DEVELOP A PROGRAM TO CHECK SOME OF THE OTHER BASE OUT.

>> OKAY, SO THERE IS A POSSIBILITY THAT WE ARE SEEING YOU BACK HERE BECAUSE WE'RE LOOKING AT PUTTING I-BEAMS ON OTHER FLOORS OF THIS GARAGE AS WELL?

>> POSSIBILITY, YES.

I REALLY HOPE NOT AND I DO NOT ACTUALLY BELIEVE THAT WE WILL.

>> I REALLY HOPE NOT, TOO.

I APPRECIATE YOU ANSWERING MY QUESTIONS AND HELPING ME LEARN MORE ABOUT GARAGE CONSTRUCTION.

I WILL BE A YES ON BOTH ITEMS.

>>PRESIDENT SCAMAN: ANY OTHER QUESTIONS OR COMMENTS? TRUSTEE WESLEY?

>>TRUSTEE WESLEY: HI.

DO WE KNOW THE ANTICIPATED REMAINING LIFESPAN OF THE GARAGES?

>> I WILL TURN IT OVER TO DAN AGAIN.

>> I'M SORRY, WHICH GARAGES?

>>TRUSTEE WESLEY: ANY OR ALL?

>> THERE IS WHAT WE CALL A DESIGN LIFE OF A PARKING STRUCTURE THAT IS 40-50 YEARS, BUT DESIGN LIFE HAS A LOT OF THINGS THAT COME AROUND IT IN 40 OR 50 YEARS YOU USUALLY WANT A DIFFERENT CONFIGURATION OR MAYBE YOU ARE CHANGING THE USE OF THE LAND THERE ARE A LOT OF THINGS THAT COME INTO LIMIT THAT.

IF SOMEONE DOES THAT GOOD MAINTENANCE STRUCTURAL REPAIRS LIKE YOU HAVE DONE HERE, ALL OF THE GARAGES COULD GO MUCH, MUCH LONGER. I-20+ YEARS.

YOU ARE NOT AT THE END OF THE LIFE OF ANY OF YOUR GARAGES BECAUSE YOU ARE MAINTAINING THEM.

IF YOU STOPPED MAINTAINING THEM, THAT 40-50 YEARS IS PROBABLY WHERE YOU WOULD BE, BUT YOU HAVE DONE A GOOD JOB MAINTAINING THEM AND I'M GUESSING YOU WILL KEEP IT UP AND I THINK THEY COULD GO A LONG TIME.

>>TRUSTEE WESLEY: GOT IT.

THANK YOU.

LAST QUESTION, DO WE HAVE ANY OUTSTANDING DEBT ON ANY OF THE GARAGES?

>> ANY OF THE GARAGES?

>>TRUSTEE WESLEY: ANY THAT ARE REFERENCED HERE?

>> WE DO NOT.

JUST THE AVENUE WAS THE MOST RECENT ONE THAT WAS PAID OFF.

IS THAT RIGHT?

WE DO NOT HAVE THE ANSWER RIGHT NOW, BUT WE CAN CERTAINLY GET BACK TO YOU ON THAT.

>>TRUSTEE WESLEY: NOT AN URGENT ONE.

JUST ONE THAT POPPED UP.

>>PRESIDENT SCAMAN: ANY OTHER QUESTIONS OR COMMENTS?

ALL RIGHT, I WOULD ASK CLERK WATERS IF SHE WOULD PLEASE CALL THE ROLL ON ITEM X.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE ROBINSON.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

I WILL ASK FOR A MOTION TO APPROVE A RESOLUTION APPROVING 1/3 AMENDMENT TO THE INDEPENDENT CONTRACTOR AGREEMENT WITH J. GILL & CO. FOR MAINTENANCE REPAIRS OF THE VILLAGES HOLY COURT, THE AVENUE AND OAK

PARK RIVER FOREST HIGH SCHOOL PARKING STRUCTURES TO INCREASE THE NOT TO EXCEED AMOUNT FROM \$1,671,175 TO 2,416,175-

>>TRUSTEE PARAKKAT: IS THIS THE ONE THE ONE WE HAVE THE OPPORTUNITY TO REDUCE?

>> YES.

>> I SECOND.

>>PRESIDENT SCAMAN: AS IS?

>>TRUSTEE PARAKKAT: AM ASKING WHETHER THAT IS BEING CONSIDERED. SO THERE IS AN OPPORTUNITY TO REDUCE THE COST, THE NOT TO EXCEED BY \$80,000?

>>TRUSTEE STRAW: YEAH,

>>PRESIDENT SCAMAN: THERE IS A MOTION ON THE TABLE.

I'M JUST ASKING WHO WOULD LIKE TO APPROVE THE MOTION.

>>TRUSTEE STRAW: WAS MAKING A MOTION AND A SECOND AND I WAS GOING TO ASK, WHAT EXACTLY THE REDUCTION OF THE \$80,000 IS?

>> THE NOT TO EXCEED AMOUNT WOULD BE 2,000,336 \$175.

>>TRUSTEE STRAW: THAT DOES NOT IMPACT THE SCOPE OF THE PROJECT. THAT IS WHERE THE MONEY IS COMING FROM?

>>PRESIDENT SCAMAN: THE MOTION AS IS?

>>TRUSTEE STRAW: I WOULD ACCEPT A FRIENDLY AMENDMENT - -

>>PRESIDENT SCAMAN: WE STILL NEED - -

>> WE HAD A MOTION AND A SECOND.

>>PRESIDENT SCAMAN: I'M SORRY.

I APOLOGIZE.

I DID NOT HEAR TRUSTEE WESLEY.

YOU ARE DOING A FRIENDLY AMENDMENT.

>>TRUSTEE STRAW: FRIENDLY AMENDMENT

[CROSSTALK]

>>TRUSTEE STRAW: I WAS RAISING THE FRIENDLY AMENDMENT TO RAISE BY \$80,000 IF YOU ARE AMENABLE TO THAT.

>> I DON'T UNDERSTAND WHY IT MATTERS BECAUSE IT IS A NOT TO EXCEED AND IF WE'RE SAYING WE ARE GOING TO REDUCE IT, THEN OBVIOUSLY WE DO NOT NEED IT.

>>TRUSTEE PARAKKAT: THE SPENDING AUTHORITY IS ELEVATED. SO THIS REDUCES THE BOUNDARIES. STAFF IS SAYING, WHY WOULD WE NOT REDUCE IT DOWN?

>>TRUSTEE WESLEY: I DON'T KNOW. WHATEVER.

>>TRUSTEE ROBINSON: WHAT YOU MEAN BY THAT, EMILY? IT JUST IMPACTS WHERE THE MONEY IS COMING FROM.

>> WE HAD A BETTER ESTIMATE PROVIDED BY WALKER CONSULTANTS BASED ON THE PRICING OF MATERIALS.

>> IT WAS POSTED THE CREATION OF THIS?

>>TRUSTEE WESLEY: SO ARE YOU ASKING US TO REDUCE THE NOT TO EXCEED?

>>PRESIDENT SCAMAN: VILLAGE MANAGER JACKSON, DO YOU WANT TO ANSWER THAT?

>>VILLAGE MANAGER: IT IS WHATEVER YOU WANT TO DO. WE WANTED TO PROVIDE THE UPDATED INFORMATION THAT WE GOT UPDATED ESTIMATE SO IF YOU WANT TO REDUCE IT, FINE. THE COST IS WHAT IT IS BUT WE WILL NOT EXCEED WHAT THE COST IS.

>>TRUSTEE WESLEY: (SPEAKER AWAY FROM MIC). I WILL SUPPORT THE NOT TO EXCEED AMOUNT. WHAT DO I NEED TO SAY?

>>TRUSTEE PARAKKAT: YES.

>>PRESIDENT SCAMAN: SO WE ARE GOING.

>> I SECOND BRIAN'S AMENDMENT? HERE WE GO.

>>PRESIDENT SCAMAN: FROM THE AMENDMENT TO REDUCE THE SPENDING A 30 X 80,000 DOLLARS. OKAY.

I JUST WANT TO ACKNOWLEDGE THE GOOD FAITH AND THAT THEY BROUGHT FORWARD TO US THE LOWER AMOUNT AND I THINK OUR STAFF ARE ALWAYS LOOKING FOR THE OVER AMOUNT AND ONLY BRINGING US THE REQUEST FOR THE ADDITIONAL DOLLARS, WHEN QUITE HONESTLY THERE IS A NEED OR THERE IS ROOM FOR US TO DEBATE A NEED OF WHICH THEY WILL PROVIDE THE ADDITIONAL INFORMATION, BUT FRIENDLY AMENDMENT IS NOW ON THE TABLE. WITH A MOTION FROM TRUSTEE STRAW AND SECONDED BY TRUSTEE WESLEY, CLERK WATERS PLEASE TAKE THE ROLL.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE WESLEY.

>> YES.

>> TRUSTEE BUCHANAN.

>> NO.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE PARAKKAT.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

SO NOW WE ARE MOVING TO PRESENTATION DISCUSSION AND CHANGES TO THE INCLUSIONARY HOUSING ORDINANCE.

SO THIS IS A PRESENTATION FOR OUR FEEDBACK.

VILLAGE MANAGER JACKSON?

>>VILLAGE MANAGER: YES, ABSOLUTELY.

PRESIDENT SCAMAN AND TRUSTEE MEMBERS, THIS IS A FOLLOW-UP TO, AGAIN, TO THE STRATEGIC VISION FOR HOUSING.

WE TALKED A LITTLE BIT RECENTLY HAD AN INITIAL DISCUSSION ON MISSING MIDDLE HOUSING.

THIS ITEM WAS IDENTIFIED IN THE STRATEGIC BUSINESS HOUSING PLAN FOR US TO RECONSIDER SO WE ARE BRINGING IT TO YOU AND DOING SOME WORK ON THIS THIS PAST SUMMER.

WE WOULD CONSIDER THIS AN INITIAL STUDY SESSION TO PROVIDE FEEDBACK ON POTENTIAL OPPORTUNITIES FOR CHANGING THE ORDINANCE AND ENHANCING AND MAKING IT CONSISTENT WITH ANY OTHER ZONING REFORMS WE MIGHT MAKE IN THE FUTURE.

WE RECOGNIZE THE SYNERGY BETWEEN THESE EFFORTS.

ZONING, CHANGES THAT WE TALKED ABOUT PRELIMINARILY WITH MISSING MIDDLE AND SO WHATEVER INPUT THAT WE GET TONIGHT WILL CONVERGE WITH OTHER EFFORTS RELATED TO SUPPORTING OUR HOUSING EFFORTS.

SO I WILL TURN IT OVER TO JONATHAN BURCH, NEIGHBORHOOD SERVICES DIRECTOR.

JONATHAN IS ALSO SUPPORTED BY DEPONENT SERVICES TEAM SO WE DO NOT WORK IN ISOLATION.

HE IS THE PRINCIPAL AGENT ON THIS, BUT WE WORK AS A TEAM SO ALL OF OUR DEPONENT STAFF HAS HAD INPUT ON THIS ITEM.

>> JONATHAN.

>> GOOD EVENING, AGAIN, JONATHAN BURCH, NEIGHBORHOOD SERVICES DIRECTOR.

WE HAVE BEEN WORKING COLLABORATIVELY BETWEEN NEIGHBORHOOD SERVICES AND DEVELOPMENT SERVICES AND WE ARE BRINGING IT TO YOU.

I DO NOT SEE IT UP.

WHERE IS IT?

>>PRESIDENT SCAMAN: DO I CARE ABOUT THE ALARM THAT IS GOING OFF IN THE BACKGROUND?

>>PRESIDENT SCAMAN: SUSAN, TO BE CLEAR THAT (WORD?) WAS BECAUSE -

>>SPEAKER: I APOLOGIZE FOR THIS.

>>PRESIDENT SCAMAN: THIS WOULD BE A GOOD TIME IF ANYONE NEEDS TO GO TO THE BATHROOM.

>>SPEAKER: IS SORRY FOR THE DELAY, EVERYBODY.

SO AS I WAS INDICATING, COLLABORATIVE ITEM BETWEEN THE TWO DEPARTMENTS AS WE HAVE BEEN MOVING THIS FORWARD.

AGAIN, GOING TO SPEND SOME TIME TONIGHT SPECIFICALLY TALKING THROUGH OPTIONS WE HAVE BEEN WORKING THROUGH TO IMPLEMENT THE DIRECTIONS THAT CAME OUT OF THE STRATEGIC VISION FOR HOUSING FOR OAK PARK THAT YOU APPROVED PREVIOUSLY THIS YEAR AS WELL AS ITEMS THAT WERE INCLUDED IN YOUR VILLAGE BOARD GOES WITH THE PRESENTATION TONIGHT WILL WALK THROUGH, AGAIN, AS A REFRESHER, I KNOW YOU TALKED ABOUT THE IHO IN DIFFERENT WAYS AND AT DIFFERENT TIMES ALREADY, BUT A REFRESHER.

AN OVERVIEW OF THE CONTENT THAT IS IN THE STRATEGIC VISION FOR HOUSING AND AN OVERVIEW OF POTENTIAL CHANGES TO THE IHO AS WELL AS A RECOMMENDATION RELATED TO THE END OF NEXT STEPS.

AND OBVIOUSLY DISCUSSION CONVERSATION FROM YOU ALL.

SO WHAT IS THE CURRENT IHO?

WHY DON'T WE START WITH THAT ELEMENT.

SO YOU CAN SEE ON THE MAP BEFORE YOU THE AREAS THAT ARE SHOWN IN GREEN ON THIS IS TAKING ALL OF THAT TEXT THAT IS IN THE CURRENT ORDINANCE AND MAKING THE MAP SO YOU CAN CLEARLY SEE WHAT AREAS ARE IN THAT INCLUSIONARY ORDINANCE.

THE AREAS IN A GREEN ARE CONCENTRATED IS GIVEN DIRECTION WITH THE PREVIOUS ORDINANCE.

CONCENTRATED IN TOD AREAS AROUND THE GREENLINE STATIONS AROUND THE METRO STATION AND AROUND THE BLUE LINE STATION, ALONG MADISON, EXCEPT FOR OBVIOUSLY AREAS EAST OF LOMBARD.

UNDER THE CURRENT I HO IT IS APPLYING TO DEVELOPMENTS IN THOSE AREAS THAT ARE IN GREEN THAT ARE PROPOSING 25 OR MORE DEVELOPING UNITS SEEKING ZONING RELIEF OR RENTAL UNIT OR TOWNHOME AND ARE NOT PROVIDING AFFORDABLE HOUSING UNITS SO BE SOMETHING LIKE 1106 MADISON THAT CAME BEFORE YOU ALL VERY RECENTLY DOES NOT APPLY TO THIS.

CONDOMINIUM DEVELOPMENTS OR DEFERMENTS THAT INVOLVE DETACHED SINGLE-FAMILY HOMES.

WITHIN THOSE DEPARTMENTS, WITHIN THOSE COVERED DEPENDENT, 10% OF THE UNITS BEING PROVIDED NEED TO BE AFFORDABLE UNDER THE TERMS OF THE ORDINANCE, WHICH ARE NOTED DOWN BELOW UNDER TIME PERIOD.

YOU ARE NOT REQUIRED TO PROVIDE ANY ON-SITE UNITS AND IF YOU DO NOT PROVIDE ON-SITE UNITS YOU HAVE TO PAY A FEE IN THE AMOUNT OF \$100,000 PER UNIT.

RENTAL UNITS WOULD BE AFFORDABLE FOR A PERIOD OF 30 YEARS IF THEY ARE BEING CREATED AND PROVIDED ON-SITE.

AFFORDABLE HOUSEHOLDS MAKING OUR LESS THAN 30% OF THE AREA MEDIUM INCOME.

THERE FEE AND LOU IS - - AREA MEDIUM INCOME.

THERE ARE SOME BONUSES OR INCENTIVES INCLUDED IN THE CURRENT ORDINANCE IN ORDER TO ENCOURAGE DEVELOPERS TO BE ABLE TO PROVIDE UNIT ON-SITE. THAT MEANS NO BUILDING PERMIT FEE FOR THE AFFORDABLE UNITS.

MEANS THAT YOU GET ONE BONUS MARKET RATE UNIT FOR EVERY AFFORDABLE UNIT YOU AGREE TO PUT ON-SITE AND THE HEIGHT VARIANCES ADMINISTRATIVE IN NATURE, RECOGNIZING THAT YOU ARE PROVIDING THEM ON-SITE, YOU'RE GETTING THE ONE UNIT BONUS YOU MIGHT HAVE TO GO UP A LITTLE BIT HEIGHT WISE.

THAT IS SOMETHING THAT HAPPENS.

AND FINALLY, THE ORDINANCE DOES INCLUDE SOME PREFERENCES UNDERNEATH OF IT RELATED TO OCCUPANCY.

SO THOSE INCLUDE THINGS SPECIFICALLY.

SO IF WE HAD UNITS UNDER THE CURRENT ORDINANCE AND WE HAD A WAIT LIST OF FOLKS THAT WANTED TO ACCESS THOSE, THE ORDINANCE WAS OUT PREFERENCES FOR OCCUPANCY THAT ARE LISTED DOWN THERE ON THE BOTTOM. THOSE ARE FIRST, FOLKS CURRENTLY LIVING IN OAK PARK IS SEEKING HOUSING OPTIONS THAT ARE AVAILABLE, SECOND, HAVE LIVED IN OAK PARK, BUT A HOUSEHOLD MEMBER IS CURRENTLY LIVING IN OAK PARK OR THIRD, HEAD OF HOUSEHOLD OR SPOUSE IS WORKING IN OAK PARK.

YEAH, ABSOLUTELY.

ONE MORE, TOTALLY.

>>TRUSTEE BUCHANAN: THEY HAVE TO BE SEEKING ZONING RELIEF. CONDOMINIUMS.

I FORGOT THE CONDOMINIUMS - I GUESS THAT MAKES SENSE.

THANK YOU.

>>SPEAKER: TOTALLY.

THERE ARE A LOT OF LITTLE VARIATIONS AND WE WILL TALK ABOUT THEM AS WE GO THROUGH THEM.

THEY CAN BECOME VERY TECHNICAL.

I KNOW THIS IS SMALL.

THIS IS A TABLE THAT WAS INCLUDED IN THE STRATEGIC HOUSING.

IT SAYS - - LOCALLY, GOING BACK TO ABOUT 2012.

THOSE THAT ARE SHOWN IN THE BOX IN GREEN ARE THOSE THAT HAVE COME FORWARD SINCE THE IHO HAS BEEN ADOPTED.

THOSE NOT IN GREEN CAME BEFORE THAT TIME PERIOD.

I THINK THE THINGS THAT ARE ESPECIALLY HELPFUL TO HIGHLIGHT HERE ARE THAT WE DO HAVE SOME DEVELOPMENT I HAVE COME FORWARD WHERE THE IHO HAS NOT BEEN APPLICABLE.

THAT INCLUDES AMERICAN HOUSE BECAUSE THE LOCATION WAS NOT INCLUDED INSIDE OF THE BOUNDARIES.

SAME WITH THE NORTH AVENUE APARTMENTS OR THE NEW BUILDING THAT IS GOING ABOUT WASHINGTON AND KYLER.

AND ALSO FOR THE SEVEN VAN BUREN PROJECT AS WELL.

AGAIN, THEY ARE PROVIDING AFFORDABLE UNITS ON SITE AND IT IS LOCATED EAST OF LOMBARD AND IT'S A NUMBER OF EXCLUSIONS ON THERE.

THERE ARE THREE OTHER DEFERMENTS I HAVE COME FORWARD THOSE HAVE BEEN AND WHERE THE ORDINANCE WOULD APPLY AND IN EACH OF THOSE CASES A DEVELOPER HAS PAID THE FEE IN LOU AMOUNT, GIVEN THEY ARE PROVIDING ITS INTEGRITY YOU CAN SEE THE VILLAGE DID HISTORICALLY COLLECT CONTRIBUTIONS THAT WENT INTO WHAT WOULD BECOME THE HOUSING TRUST FUND FROM DEVELOPMENTS PRIOR TO THAT DATE THROUGH REDEVELOPMENT AGREEMENTS OCCURRING AS PART OF THOSE DEVELOPMENT PROCESSES.

ONE DEVELOPMENT DID PROVIDE FIVE AFFORDABLE UNITS ON-SITE, ALTHOUGH WITH A VERY LIMITED TERM OF AFFORDABILITY THAT HAS ALREADY EXPIRED. AS PART OF THIS PROCESS - I WILL JUMP BACK TO THE LAST AVAILMENT YOU CAN SEE THAT REALLY CAME FORWARD FROM A MARKET RATE PERSPECTIVE WHERE

INSTEAD THE IHO WOULD HAVE APPLIED IS ONE THAT WAS APPROVED BACK IN 2021.

I THINK YOU CAN THINK ABOUT THE GAP BETWEEN THEN AND NOW REALLY THINK ABOUT THE CHANGES THAT WE'VE ALL SEEN IN TERMS OF THE ECONOMY OVERALL. THOSE INCLUDE THINGS LIKE HIGHER INTEREST RATES.

NOT JUST FOR MORTGAGES, BUT ALSO FOR FOLKS PURSUING COMMERCIAL GOVERNMENT AS WELL, INCLUDING LARGER MULTIFAMILY BUILDINGS. HIGHER CONSTRUCTION COSTS.

OBVIOUSLY WE HAVE ALL SEEN INFLATION AND THE IMPACT IT HAS HAD ON OUR OWN POCKETBOOKS, LET ALONE ON THE CONSTRUCTION SIDE.

COST OF ACTUALLY BEING ABLE TO BUILD.

ALSO RELATED TO THAT AS PART OF THE PROCESS FOR DEVELOPING THE OPTIONS THAT WE WILL DISCUSS THIS EVENING, WE ALSO RECEIVED FEEDBACK FROM THE DEVELOPMENT COMMUNITY, ONE OF THE THINGS IT POINTED OUT ON THIS IS THE ELECTRIFICATION ORDINANCE AND THE COST RELATED TO THAT AS WELL.

FINALLY RECOMMENDING THAT WE HAVE FEWER EASILY DEVELOPABLE SITES. THIS IS COMING UP.

FOLKS FROM, AND HAVE BEEN HERE.

WE HAVE TALKED ABOUT THESE FACTORS AS PART OF THE ECONOMIC VITALITY PLAN THAT THE VILLAGE IS WORKING ON AS WELL.

SO WE HAVE TALKED A LITTLE BIT ABOUT WHAT HAS BEEN A LITTLE BIT ABOUT THE CURRENT ORDINANCE.

WE WILL SHIP TO TALK A LITTLE BIT ABOUT WHAT IS IN THE STRATEGIC VISION FOR HOUSING.

I LIKE TO SAY THAT INCLUSION HOUSING NEEDS OR INCLUSIONARY ZONING ORDINANCE IS A TOOL.

IT FIGURE OUT WHAT YOU WANT TO USE THAT TOOL FOR AND WHAT IT IS YOU NEED TO ACCOMPLISH.

IT IS HARD TO PUBLISH EVERYTHING WE NEED TO BE THOUGHTFUL OF WHAT IT IS WE WANTED TO ACCOMPLISH.

TABLE YOU HAVE BEFORE YOU ON THIS AND ON THE SUBSEQUENT SLIDE LAY OUT EXACTLY WHAT SORTS OF THINGS THE CURRENT ORDINANCE IS HITTING DIRECTLY.

IT LAYS OUT THE TANGLES THAT ARE INCLUDED IN THE CURRENT STRATEGIC VISION FOR HOUSING AND TRIES TO SAY, IS THE ORDINANCE DIRECTLY ADDRESSING THE OR ARE WE ADDRESSING IT IN A INDIRECT WAY THROUGH THE INCLUSIONARY HOUSING ORDINANCE?

THE REASON FOR THAT DICHOTOMY IS RECOGNIZING THAT YOU CAN GENERATE FEES THAT GO INTO THE HOUSING TRUST FUND AND THAT THEN WE CAN USE ON A WHOLE VARIETY OF THESE TOPICS, WHICH IS WHY ALL OF THESE GOALS ARE SHOWN AS INDIRECT BECAUSE DEPENDING ON WHAT WE MIGHT GET IN, ULTIMATELY AS PART OF THE HOUSING TRUST FUND PROCESS, WHAT IS PROPOSED, WHAT IS APPROVED AS PART OF THAT DEPENDS ON WHETHER OR NOT WE WILL BE ABLE TO MAKE PROGRESS ON THESE GOALS, BUT THE DEVELOPMENTS WE ARE DIRECTLY SEEN COME IN AND HAVING EITHER THE FEE IN LOU AMOUNT

OR THE HARD UNITS CREATED HAVE NOT NECESSARILY BEEN HITTING THESE SORTS OF GOALS.

AND SO THAT RELATES TO BOTH THE INCREASE IN SUPPLY OF AFFORDABLE HOUSING AND THEN AS WE GO DOWN SUBSEQUENTLY AND FOR THE OTHER FIVE GOALS HAVE BEEN INCLUDED IN THE STRATEGIC VISION FOR HOUSING AS WELL. REFLECTING, AGAIN, IN FACT WE ARE ADDRESSING IS INDIRECTLY THROUGH DEFERMENTS I COULD BE POTENTIALLY COMING INTO THE HOUSING TRUST FUND PROCESS.

THE STRATEGIC VISION ALSO INCLUDES A BUNCH OF VERY SPECIFIC REGULATIONS ON WAYS TO MAKE ADJUSTMENTS OR MODIFICATIONS TO THE INCLUSIONARY HOUSING ORDINANCE AND I WILL WALK THROUGH THOSE RIGHT NOW.

THEY FALL INTO THREE BROAD BUCKETS.

ONE AROUND EXPANDING THE GEOGRAPHIC AREA, WHICH IS EARLIER. SMALL PORTIONS OF THE VILLAGE THOSE IN GREEN ARE THE ONES BEING HIT RIGHT NOW.

SECOND, UPDATING THE FEE IN THE AMOUNT.

COMING BACK TO REVISIT THE AND FINALLY ENCOURAGING AFFORDABILITY THROUGH A TIERED APPROACH.

SO IN TERMS OF EXPANDING THE GEOGRAPHIC AREA - - SIZABLE RESIDENTIAL GOVERNMENT THAT COULD BE OCCURRING THROUGHOUT THE VILLAGE AND ULTIMATELY RECOGNIZING THAT AT THE SAME TIME THE MARKET STRENGTH VARIES WIDELY AND THIS IS SOMETHING YOU WILL HEAR ME HEAD ON THE SUBSEQUENT SIDE, WHICH IS SOME PLACES HAVE A HIGHER RENT IN OAK PARK AND SOME PLACES HAVE LOWER RENT.

SOME PLACES HAVE HIGHER LAND VALUE AND SOME HAVE LOWER LAND VALUE.

IT IS SUPPOSED TO RESPOND TO MARKET DEVELOPMENT.

IF WE'RE NOT GETTING ANY DEVELOPMENT ON THE SITE, IT IS NOT HELPFUL AS A TOOL.

IT IS NOT DEVELOPING A FEE IN LOU.

SO WE WANT TO MAKE SURE THAT WE ARE RESPONSIVE TO THOSE DIFFERENT MARKET CONDITIONS ACROSS THE COMMUNITY, AS WELL AS ORGANIZING THE IMPORTANCE OF COMING BACK ALSO TO REVISIT THE DENSITY BONUSES AS WELL AND WHETHER OR NOT THAT IS A SUFFICIENT BONUS TO MARKET RATE DEVELOPERS IN ORDER TO BE ABLE TO PROVIDE UNITS ON-SITE.

THE SECOND RECOMMENDATION IN THE STRATEGIC VISION IS UPDATING THE FEE IN LOU AMOUNT.

REVISITING IT.

EXPLORE TAILORING IT DEPENDING ON THE MARKET.

SO IT'S NOT THE SAME ACROSS THE WHOLE VILLAGE.

IT MIGHT DIFFER IN SOME AREAS VERSUS OTHERS AND FINALLY THAT WE EXPLORE REGULARLY UPDATING IT.

FOR SOME COMMUNITIES THAT MIGHT BE TYING IT TO A CAP AND FOR OTHER COMMUNITIES, AGAIN, BECAUSE INCLUSIONARY HOUSING ORDINANCES ARE MEANT TO BE RESPONSE OF TO THE MARKET AND MARKET CONDITIONS CHANGE.

WHETHER IT BE CONSTRUCTION COSTS OR RENTS OR ANY OTHER THINGS.  
IT IS IMPORTANT FOR COMMUNITIES TO REGULARLY PROVIDE THEM.  
IT IS NOT A SET IT AND FORGET IT TALK RADIO TO COME BACK AND BE  
RESPONSIVE TO THOSE CONSIDERATIONS.

THEN FINALLY, A TIERED APPROACH.

SO THIS IS A CULMINATION OF A LOT OF THE POINTS THAT I'VE BEEN  
BRINGING UP OR TALKING ABOUT COMING OUT OF THE STRATEGIC VISION FOR  
HOUSING ALREADY IN THOSE RELATE TO REDUCING THE MINIMUM NUMBER OF  
UNITS.

TAILORING THE FEE IN LOU AMOUNT BY SUBMARKET AND REQUIRING SOME ON-  
SITE UNITS.

IT TAILORING THEM TO BE CONSIDERATE TO THESE DIFFERENT CONSIDERATIONS  
AND THINKING OF HIGHER STANDARDS FOR DEVELOPMENTS TO RECEIVE SUBSIDY  
FROM THE VILLAGE AND THAT IS PROBABLY NOT SOMETHING THAT NECESSARILY  
WOULD BE DIRECTLY DONE AS PART OF THIS.

THE VILLAGE HAS A LONGER-TERM CONVERSATIONS TO BE HAD AROUND  
INCENTIVES THROUGH THE ECONOMIC VITALITY PROCESS AND WHETHER OR NOT  
THERE MIGHT BE A RELATIONSHIP OR ELEMENTS TO ADD IN HERE RELATED TO  
THAT.

AS I MENTIONED EARLIER WE DID ENGAGEMENT AS PART OF THIS PROCESS.  
WE HAD AN OPPORTUNITY TO DISCUSS AND TALK ABOUT THIS WITH THE HOMELESS  
COMMISSION AS WELL AS THE HOUSING PROGRAMS ADVISORY COMMITTEE AND  
PRIVATE SECTOR DEVELOPERS TRYING TO GET A VARIETY OF DIFFERENT  
VIEWPOINTS FROM FOLKS ON THE CURRENT INCLUSIONARY HOUSING ORDINANCE ON  
THE NATURE OF THE DEVELOPMENT MARKET HERE IN OAK PARK HAVE THESE SORTS  
OF ELEMENTS FIT TOGETHER.

WHAT IS SHOWN ON THE SLIDE IS INDICATING SOME OF THE KEY POINTS THAT  
WE WERE HEARING BACK AS PART OF THAT.

THERE WAS A LOT OF CONVERSATION ABOUT BALANCE AND MARKET FEASIBILITY.  
RECOGNIZING THE IMPORTANCE OF HAVING SOMETHING THAT WILL GENERATE,  
WHETHER IT IS FEES OR UNITS AND AGAIN THAT THERE WAS FEEDBACK THAT WE  
GOT ON BOTH SIDES AROUND BOTH FEES AND UNITS AND BEING ABLE TO FIND  
SOMETHING THAT WOULD ALLOW BOTH.

AND FINALLY, RECOGNIZING AS WELL THE LIMITS OF THE IHO ALONE TO MEET  
THOSE DIFFERENT GOALS.

IT IS 10 DIFFERENT GOALS ACROSS A VARIETY OF DIFFERENT TOPICS.

THE IHO WILL NOT BE ABLE TO HIT ALL OF THEM.

SO WITH THAT, I WILL JUMP THROUGH SOME CONCEPTUAL CHANGES THAT WILL  
HOPEFULLY LEAD INTO THE CONVERSATION THAT WE WILL BE HAVING.

THE SECOND ONE OF THESE I WILL HIGHLIGHT, ESPECIALLY BECAUSE IT IS THE  
ONE THAT I THINK STAFF WILL BE RECOMMENDING AND STAND BEHIND THE MOST,  
BUT WE FEEL LIKE ALL OF THEM HAVE VIABLE AND USEFUL ELEMENTS FOR US TO  
CONSIDER AND TALK ABOUT TONIGHT.

THE FIRST IS THINKING CONCEPTUALLY ABOUT THE PORTION THAT IS COVERED  
BY THE ORDINANCE.

THE MAP BEFORE YOU TAKES A DIFFERENT APPROACH.  
IT COVERS THE WHOLE OF THE VILLAGE IN SOME WAY.  
WHAT THOSE REQUIREMENTS ARE WOULD VARY DEPENDING ON THE OPTIONS THAT  
WE WILL DISCUSS ON THE SUBSEQUENT SLIDES.  
SO THIS WOULD BREAK THE COMMUNITY INTO THREE DIFFERENT AREAS.  
ONE IS AREA A, WHICH IS DOWNTOWN OAK PARK AND THE HEMINGWAY DISTRICT.  
SOME OF THE STRONGEST MARKET PARTS IN TERMS OF COMMERCIAL DEVELOPMENT  
HERE IN OAK PARK.  
AREA B, BEING MANY OF OUR OTHER VIBRANT COMMERCIAL CORRIDOR'S, THERE  
IS ALONG - - IMPORTANCE AN OPPORTUNITY FOR DEVELOPMENT IN THOSE AREAS.  
AND AREA C. THE AREAS CLOSEST TO HARLEM NORTH OF HARLEM.  
RECOGNIZING, AGAIN, WHILE THOSE AREAS MIGHT HAVE WEAKER MARKETS IN  
SOME ASPECTS, THERE IS STILL DEVELOPMENT POTENTIAL IN ALL OF THOSE  
AREAS AS WELL AND TO BE RECOGNIZING THEM.  
WITHIN EACH OF THOSE TO MAKE EVERYBODY'S HEAD SPIN, WE HAVE THREE  
DIFFERENT OPTIONS TO TALK ABOUT ON HOW TO BE ABLE TO RESPOND TO THAT.  
THESE TABLES ARE ALL FORMATTED RELATIVELY SIMILARLY SO HOPEFULLY YOU  
CAN SEE THE ESSENTIAL ELEMENTS OF THE CURRENT ORDINANCE IN THE COLUMN  
MARKED CURRENT AS WELL AS PROPOSED REQUIREMENTS FOR AREAS ABC.  
THE OPTIONS ARE DESIGNED TO RESPOND TO OTHER DIFFERENT CRITERIA'S OR  
DIFFERENT WAYS TO FOCUS THE ORDINANCE.  
I WILL JUST START OFF BY EMPHASIZING THAT ALL OF THEM TALK ABOUT IN  
SOME WAY INCREASING THE FEE IN THE AMOUNT.  
ALL OF THEM IN SOME WAY TALK ABOUT EXPANDING IT VILLAGE WIDE.  
SO IN THOSE WAYS IT IS RESPONSIVE TO THE DIRECTION THAT WAS SET FORTH  
IN THE STRATEGIC VISION FOR HOUSING.  
THAT BEING SAID, SOME DO MORE OR LESS WITHIN THOSE SPACES.  
THIS ONE IS REALLY FOCUSING ON IT TRYING TO INCLUDE AN ON-SITE  
REQUIREMENT FOR SOME BUILDINGS.  
THIS IS ONE WHERE, A, WE WOULD BRING THE APPLICABLE UNIT TYPE AMOUNT  
DOWN TO 10 UNITS OR MORE.  
AS OPPOSED TO 25.  
AGAIN, EXPANDING IT TO INCLUDE RENTAL TOWNHOMES AND CONDOMINIUM UNITS  
AS WELL.  
AGAIN, THINKING ABOUT THE VILLAGE BOARD GOALS RELATED TO HOMEOWNERSHIP  
AND IF WE DID HAVE SOMEONE COMING IN FOR CONDO DEVELOPMENT, WHETHER OR  
NOT THAT IS ENCOURAGING AFFORDABLE HOMEOWNERSHIP OPTIONS AS WE  
DISCUSSED.  
CHANGING AND INCREASING THE SHARE FROM 10% UP TO 20%, WHICH WOULD BE  
HIGHER THAN IT IS CURRENTLY UNDER THE ORDINANCE IN THE STRONGEST  
MARKET AREA OF THE COMMUNITY.  
INCLUDING ON-SITE REQUIREMENTS IN THAT TWO OF THOSE AREAS.  
AREAS A AND B WITH A THRESHOLD SET ASIDE TO GET TO THE POINT.  
THERE IS A CHALLENGE, RIGHT, IF YOU HAVE A FRACTIONAL UNIT.

LET'S SAY YOU ARE BUILDING A 10 UNIT BUILDING AND YOU HAVE A 20% SET-ASIDE, WHETHER OR NOT THAT WOULD CREATE A HARD UNIT AND WHAT THAT WOULD ULTIMATELY MEAN FOR THE ABILITY OF THE DEVELOPER TO SUCCESSFULLY MANAGE THAT, WHICH IS SOMETHING WE WILL TALK A LITTLE BIT ABOUT AT THE END AND SOMETHING WE HAVE HEARD AS FEEDBACK FROM THE DEVELOPMENT COMMUNITY HERE AND I KNOW MORE BROADLY MORE COMMUNITIES IN THE REGION, I WOULD SAY OVER THE LAST 40 YEARS HAVE BEEN VISITING THE INCLUSIONARY HOUSING ORDINANCES AND IT COMES UP FREQUENTLY AS PART OF THAT CONVERSATION, WHICH IS IF YOU ARE A DEVELOPER AND YOU WANT ONE AFFORDABLE UNIT, ARE YOU REALLY IN A POSITION TO REALLY BE ABLE TO ADMINISTER THAT EFFECTIVELY?

WHAT DO THE COSTS LOOK LIKE ASSOCIATED WITH THAT FOR YOU?

AREA B ALSO HAS AN ON-SITE REQUIREMENT, BUT AGAIN IT IS A HIGHER AMOUNT.

AGAIN, 445 UNITS, TRYING TO COME UP WITH THAT AND SET ASIDE YOUR AMOUNT THAT THINKS ABOUT THAT ONE LONELY UNIT ASPECT TO MAKE SURE IT MAKES SENSE ECONOMICALLY.

AS WELL AS INCREASED FEE IN THE AMOUNTS IN AREAS A AND B. I THINK IT IS IMPORTANT TO NOTE THAT IT WOULD INCLUDE REQUIREMENTS FOR AREA C, BUT THE AMOUNTS ARE LESS RECOGNIZING THE MARKET CONDITIONS.

IT DOES TALK ABOUT AND ONE OF THE THINGS WE ARE PROPOSING HERE IS A GREATER BONUS FOR ON-SITE UNITS.

OTHER THAN ONE, TALKING ABOUT MOVING UP TO TWO, WHICH IS DOUBLE. THAT IS A LOT MORE UNITS, BUT IT IS ALSO A TRADE-OFF THERE FOR THE DEVELOPER IN TERMS OF ADDITIONAL COST FOR THEM TO BUILD THOSE UNITS AND BE ABLE TO OCCUPY THEM.

FINALLY, PARKING.

NOT REQUIRING PARKING FOR DEVELOPMENTS THAT ARE PROVIDING UNITS ON-SITE IN AREAS A. AREAS WHERE WE HAVE EXISTING THINGS LIKE AVENUE GARAGE AND OTHER PARKING FACILITIES AND NOT REQUIRING AFFORDABLE UNITS - NOT REQUIRING PARKING FOR AFFORDABLE ON-SITE UNITS IN AREAS B AND C. THAT WAS A LOT.

WOULD IT BE HELPFUL TO PAUSE AND TALK ABOUT THIS ONE FOR A MINUTE OR WOULD YOU LIKE TO JUMP STRAIGHT TO THE NEXT ONE?

I JUST WANT TO GIVE EVERYBODY A CHANCE.

>>TRUSTEE ROBINSON: I WONDER IF YOU COULD SPEAK TO THE PARKING. SO COULD YOU SHARE A LITTLE BIT ABOUT THE ANALYSIS AND THE DECISION-MAKING PROCESS THAT STAFF WENT THROUGH TO ARRIVE AT NO PARKING REQUIREMENT AT ALL?

>> YES.

ABSOLUTELY.

THE QUESTION WE HAVE SPECIFICALLY ABOUT WHAT PORTIONS OF THE VILLAGE HAVE EXISTING PARKING CAPACITY AND SPACES WITHIN EXISTING FACILITIES THAT MIGHT MAKE THIS PERMISSION POSSIBLE, WHEREAS IN OTHER AREAS THAT WOULD BE MUCH MORE CHALLENGING TO BE ABLE TO DO.

>>TRUSTEE ROBINSON: AND THAT ANALYSIS COVERED BOTH AVAILABILITY AND CAPACITY?

SO TWO DIFFERENT THINGS, RIGHT?

>> ALSO LOOKING AT THE PARKING REQUIREMENTS WE HAVE IN PLACE IN THOSE AREAS, WHICH ARE ALREADY SIGNIFICANTLY REDUCED FROM OTHER PORTIONS OF THE VILLAGE AS WELL.

SO WE'RE NOT JUST THINKING ABOUT IT IN TERMS OF AVAILABILITY AND CAPACITY, BUT THINKING OF THE OTHER PIECE AS WELL.

>>TRUSTEE ROBINSON: DID YOU PROVIDE - DID YOUR ANALYSIS ASSUME EXPANSION OF THE MAPS FOR THESE OPTIONS?

>> IN TERMS OF THE PARKING CAPACITY?

YES.

AGAIN, AREA A IS (WORD?) WITH AREAS THAT ARE SHOWN IN GREEN.

>>TRUSTEE ROBINSON: THE OTHER AREAS, DO THEY ASSUME THAT WE WILL LIFT THE MAP LIMITATIONS?

>> IN TERMS OF THE PARKING REQUIREMENTS IN THOSE AREAS?

NO.

WE WERE FOCUSED SQUARELY ON THE DOWNTOWN AREA IN THE HEMINGWAY AREA AND THINKING ABOUT PARKING CAPACITY IN THOSE AREAS RELATIVE TO THE PARKING REQUIREMENTS CURRENTLY HELD IN PLACE.

>>TRUSTEE ROBINSON: OKAY.

>> OTHER QUESTIONS ON EITHER OF THESE?

THAT WOULD BE HELPFUL C6 THE CURRENT IHO DOES NOT APPLY IF THE ENTITY IS NOT SEEKING ZONING RELIEF AND THAT WOULD CONTINUE?

>> WE HAVE NOT CHOSEN TO PURSUE ANYTHING RELATED TO THAT.

WE CERTAINLY COULD PURSUE THAT.

>> IT WOULD REMAIN IF A MULTIUNIT BUILDING WENT UP AND WAS NOT SEEKING ZONING RELIEF, IT REGARDLESS OF WHERE IT WAS, IT WOULD NOT BE REQUIRED TO PROVIDE AFFORDABLE HOUSING FOR THOSE?

>> THEN IT WOULD BE BY RIGHT AS PART OF THAT PROCESS.

>>PRESIDENT SCAMAN: I DON'T THINK WE CAN REQUIRED.

IT IS THEIR LAND, THEY ARE BUILDING WITHIN OUR CODE.

>>TRUSTEE BUCHANAN: OKAY.

>>PRESIDENT SCAMAN: AT LEAST UNPRECEDENTED.

>>TRUSTEE STRAW: SORRY, TO THAT POINT.

INCLUSIONARY HOUSING ORDINANCE IS PART OF THE ZONING REQUIREMENT.

SO WE COULD - EVEN IF IT WAS BY RIGHT AS TO THE ENVELOPE THAT THIS COULD BE APPLICABLE TO BY RIGHT DEVELOPMENT.

IT IS DEFINING WHAT THE RIGHT IS.

CORRECT?

IT DOES NOT HAVE TO BE THAT THEY ARE SEEKING A ZONING VARIANCE FOR THE IHO TO APPLY.

>> IF YOU WANT TO CHANGE THE ORDINANCE ITSELF.

RIGHT.

>> AS IT CURRENTLY STANDS, IT IS NOT CURRENTLY PART OF THE ZONING CODE.

THERE IS PART OF THE PROCESS THAT IS MORE IN THE NATURE OF IMPACT FOR DEVELOPMENT IN THE VILLAGES CURRENTLY SET THE THRESHOLD THAT YOU MUST HAVE MORE THAN 25 UNITS AND BE REQUESTING ZONING RELIEF BECAUSE THE RATIONAL ACTION BETWEEN THOSE TWO THINGS IS IF YOU ARE ASKING FOR INCREASED DENSITY THEN YOU MUST DO SOMETHING TO ADVANCE AN IMPORTANT VILLAGE GOAL RELATED TO AFFORDABLE HOUSING.

SO ONE OPTION WOULD BE TO LOWER THE TRIGGERS FOR ZONING RELIEF NEEDED FOR MULTIFAMILY HOUSING TO THEN CONTINUE TO HAVE THAT RATIONAL LINK BETWEEN REQUIRING IHL COMPLIANCE AND MULTIFAMILY DEVELOPMENT.

I THINK IT WOULD BE MORE DIFFICULT TO IMPOSE THIS, EVEN THAT THAT IS BY RIGHT BECAUSE IF IT IS A BY RIGHT DEVELOPMENT, PER THE VILLAGE CODE, THEN THAT IS AN APPROPRIATE USE OF THE PROPERTY THAT WE DO NOT HAVE A LINK TO ADVANCE THIS GOAL OF AFFORDABLE HOUSING.

>>TRUSTEE STRAW: OKAY.

IT IS INTERESTING AND IT IS NOT SOMETHING I WAS THINKING OF UNTIL TRUSTEE BUCHANAN HE ASKED THE QUESTION, BUT I DO THINK DENSITY GENERALLY SPEAKING IS SOMETHING WE WANT TO BE ENCOURAGING.

YOU KNOW, TRUSTEE WESLEY WILL REMIND US, I'M SURE TONIGHT THAT THE BEST WAY TO MAKE HOUSING MORE AFFORDABLE IS TO MAKE MORE HOUSING.

I THINK I HAVE HEARD YOU SAY THAT ONCE OR TWICE.

AND YOU KNOW, IF WE ARE ACCEPTING THAT AS A TRUISM, WE WANT TO BE ENCOURAGING DENSITY AND IMPOSING ADDITIONAL REQUIREMENTS THAT ARE LIMITED TO PEOPLE GOING TO DIFFERENT VARIANCES HAS THE POTENTIAL OF DISCOURAGING DENSITY.

SO ONE WAY TO REMEDY THAT IS HAVING THESE B REQUIREMENTS THAT BROADLY IMPACT ANYBODY BUILDING MULTIFAMILY OF A CERTAIN NUMBER OF UNITS.

I DO NOT HAVE AN ANSWER RIGHT NOW IN THIS DISCUSSION, I JUST WANT TO SORT OF RAISE THE QUESTION BECAUSE I THINK IT IS SOMETHING TO BE CONSIDERING WHETHER HAVING IT ONLY APPLY WHEN FOLKS ARE SEEKING TO GO A LITTLE BIT TALLER OR A LITTLE BIT CLOSER TO THE SETBACKS, YOU KNOW, WHAT HAVE YOU.

DOES THAT HAVE THE POTENTIAL OF DECREASING THE AMOUNT OF DENSITY WE ARE DEVELOPING AND IS THAT IN LINE WITH OUR GOALS?

>>VILLAGE MANAGER: YOU, JONATHAN, I DON'T KNOW IF YOU WANT TO ADDRESS IT, BUT I UNDERSTAND YOUR QUESTION.

ARE THERE AREAS IN THE VILLAGE WHERE - IT MIGHT BE A DISCUSSION BECAUSE WE HAVE CONTEMPLATED THIS AND I THINK PART OF THIS MORE WHAT YOU ARE RAISING STARTED WITH OUR DISCUSSION ON THE MISSING MIDDLE HOUSING CONVERSATION.

IF YOU SIMPLY JUST WANT TO ENCOURAGE MORE DENSITY IN THE VILLAGE IN CERTAIN AREAS OF THE VILLAGE, YOU COULD CHANGE THE LAND-USE STANDARDS STRATEGICALLY IN AREAS WHERE YOU WANT TO SEE MORE DENSITY AND IT COULD

BE A BY RIGHT CONSIDERATION IN THE AREAS WHERE YOU CHANGE THE ORDINANCE TO REFLECT WHERE YOU WANT TO SEE THAT DENSITY.

I THINK THAT IS KIND OF WHAT YOU ARE RAISING AS OPPOSED TO MAKING IT ALL CONTINGENT UPON WHETHER OR NOT YOU NEED ZONING RELIEF.

>>PRESIDENT SCAMAN: I DON'T THINK HE IS SAYING JUST DENSITY. I THINK HE IS SAYING REQUIRING AFFORDABLE HOUSING AND ALL DENSE DEVELOPMENT.

>>VILLAGE MANAGER: YEAH.

>> THIS IS WHERE I WOULD SORT OF SAY - I KNOW OTHER COMMUNITIES IN OUR REGION TAKING DIFFERENT APPROACHES TO THIS, INCLUDING THINKING ABOUT HEIGHT REQUIREMENTS FOR DEVELOPMENT THAT ARE SEEKING CERTAIN TYPES OF ZONING RELIEF AND THINGS OF THAT NATURE SO THIS IS WHERE IT MIGHT BE HELPFUL FOR US TO EXPLORE THOSE OPPORTUNITIES BEFORE WE COME BACK.

>>TRUSTEE STRAW: I THINK THAT I HAVE SEEN RAISED ELSEWHERE, AGAIN, BY TRUSTEE WESLEY, THE POINTS THAT THIS CONVERSATION DOES TIE IN WITH THE ZONING CONVERSATIONS WE ARE HAVING ON A SEPARATE TRACK AND THIS IS ONE OF THOSE PLACES WHERE WE ARE DISCUSSING DENSITY IN THE MISSING MIDDLE CONVERSATION AND IN THE BROADER ZONING CONTEXT, AND WE ARE DISCUSSING HOUSING AFFORDABILITY AS IT RELATES TO ZONING VARIANCES AND WHEN THEY ARE APPLICABLE AND THOSE TWO CONVERSATIONS ARE INCREDIBLY INTERRELATED AND IT IS A TRUISM IN THE PUBLIC POLICY WORK THAT WE DO WITH THIS TABLE, THAT SO MANY OF THESE CONVERSATIONS ARE INTERRELATED, BUT THESE TWO IN PARTICULAR BECAUSE ON THE ONE HAND WE ARE TALKING ABOUT ENCOURAGING DENSITY AND IF WE ARE ALSO IMPOSING ADDITIONAL REQUIREMENTS, IF YOU EXCEED SOME DENSITY STANDARD WHILE WE ARE RECONSIDERING WHAT THE DENSITY STANDARDS ARE, WE START TO, YOU KNOW, BE PULLING IN TWO DIFFERENT DIRECTIONS AND I THINK IT IS REALLY IMPORTANT TO MAKE SURE THAT WE ARE HAVING THOSE CONVERSATIONS TOGETHER AND TYING THEM TOGETHER BECAUSE I DO NOT WANT US TO BE ENCOURAGING SOME DENSITY AND DISCOURAGING SOME DENSITY WITHOUT BEING THOUGHTFUL ABOUT HOW THOSE ARE WORKING TOGETHER.

>> I THINK YOU WILL SEE IN SOME OF THE REQUIREMENTS WE PUT FORTH, THERE ARE SOME RECOMMENDATIONS WE MADE A REFLECTIVE OF THAT. ONE IS WE ACTUALLY TALKED, MANY OF THE COMMUNITIES WILL GO ALL THE WAY DOWN TO FIVE UNITS.

SOME WILL GO DOWN TO HOWEVER MANY.

IN RECOGNIZING THAT THAT IS POTENTIALLY AN ACTIVE DISINCENTIVE IN A COMMUNITY THAT IS TRYING TO SEE SOMETHING JUMPSTART IN TERMS OF - - DEVELOPING SERVICES WORKING VERY HARD WITH METROPOLITAN 'S CAUCUS AND A VARIETY OF OTHER GROUPS TO MOVE THAT FORWARD.

SO RECOGNIZING THAT CERTAINLY IN TERMS OF THE GENTLE DENSITY MISSING MIDDLE CONVERSATIONS THAT HAVE HAPPENED BEFORE.

AT THE SAME TIME, PART OF THE REASON THE MAP SHOWS THE AREAS IS THERE IS ADDITIONAL WORK TO DO AS MANAGER JACKSON WAS INDICATING TO MAKE

SURE THAT WE ARE NOT JUST LOOKING AT ZONING REQUIREMENTS IN RESIDENTIAL AREAS IN TERMS OF OPPORTUNITIES FOR INCREASED DENSITY AND THOSE SORTS OF THINGS TO INCREASE SUPPLY OVERALL, BUT MAKING SURE THAT WE ARE COMING BACK TO LOOK AT OUR COMMERCIAL HOMES AS WELL. AS I MENTIONED EARLIER, INCLUSIONARY HOUSING IS ONE WHERE YOU HAVE TO BE COMING BACK TO ANYWAY.

I THINK IT WOULD BE WISE FOR THIS BODY TO BE PREPARED, EVEN IF YOU MAKE CHANGES IN THE HERE AND NOW TO REFLECT AND CAPTURE DEVELOPMENT THAT IS HAPPENING WHILE YOU ARE PURSUING THOSE THINGS THAT WE WILL WANT TO COME BACK AND TAKE A LOOK AT THIS AGAIN TO MAKE SURE THAT THEY ARE HAND IN GLOVE IN TERMS OF BEING ABLE TO MOVE FORWARD AND ENCOURAGING AND MEETING THE CERTAIN GOALS THAT THE VILLAGE HAS AND THE VILLAGE HAS AS A WHOLE IN THESE AREAS.

>>PRESIDENT SCAMAN: THERE ARE A COUPLE OF THINGS THAT YOU SAID IN YOUR PRESENTATION THAT I REALLY LIKE.

THIS IDEA OF IT BEING ALMOST PART OF A PROCESS WHERE WE ARE REVIEWING ANNUALLY AND I LIKE IT AS PART OF THE CIP BECAUSE AT THE SAME TIME WE ARE MAKING INVESTMENT DECISIONS AND WE ARE LOOKING AT THE MARKET AND WE ARE LOOKING AT WHERE THE TRENDS ARE AND WE ARE LOOKING AT WHERE IT IS THAT WE ARE INVESTING OUR INTENTIONALITY IN OUR GOALS.

- AND BEING VERY RESPONSIVE TO AND ACTUALLY ANALYZING THE MARKET.

I APPRECIATE THAT GRADE SHARED THAT CONTEXT OF HOW WE USE ZONING TO TRIGGER OUR VARIANCES AND WHERE THEY STAND TO HAVE SOME CONTROL OVER HOW DEVELOPMENT HAPPENS IN THE VILLAGE OF OAK PARK.

WHEN DEVELOPMENT DOES HAPPEN - USING THIS AS AN OPPORTUNITY TO EDUCATE MORE BROADLY TO ANYONE LISTENING, TOO.

WE GET QUESTIONS WHEN THEY DEVELOP INCOMES THAT SAYS, IF YOU ARE GOING TO JUST APPROVE THE VARIANCES EVERY TIME DEVELOPMENT COMES YOUR WAY, THEN WHY DO YOU HAVE A ZONING CODE AT ALL?

AND THE ANSWER IS ACTUALLY BECAUSE WE DO WANT TO - HAVING - LOWERING THOSE POTENTIAL REQUIREMENTS FOR WHAT TRIGGERS A VARIANCE GIVES US SOME CONTROL OVER THE THINGS THAT OUR COMMUNITY VALUES FROM THINGS LIKE WHAT IS IN OUR IHO TO EVEN SOME OF THE CHARACTERISTICS OF SUSTAINABILITY, ETC. AND THE SO WE ARE BEING RESPONSIVE AND REFLECTIVE OF OUR CONCERNS OF OUR COMMUNITY AND WE ACTUALLY DO CONSIDER THOSE REALITIES AND SO FAR I VERY MUCH APPRECIATE THE WAY THAT YOU ARE PRESENTING THE INFORMATION.

THANK YOU.

TRUSTEE PARAKKAT?

>>TRUSTEE PARAKKAT: LISTENING TO THE CONVERSATION ITSELF, I SEE THAT YOU HAVE MODELED A COUPLE OF SCENARIOS.

SO WILL WE GET ANY ADDITIONAL INSIGHT FROM AN IMPACT TESTING FOR THE LAST 12 YEARS SINCE 2012 LOOKING AT IF WHAT IS BEING RECOMMENDED OR THE OPTIONS BEING CONSIDERED OR MODELED AGAINST THAT - WHAT WOULD THE COMMUNITY LOOK LIKE AT THIS POINT?

SO DOING US A SENSE OF WHAT THAT PROJECTION IS IN REAL TERMS BECAUSE WE HAVE SEEN AS PART OF DEVELOPMENT OVER THE LAST DECADE.

SO THAT MIGHT BE INSIGHTFUL AND THE SECOND THING IS IF WE GO BACK TO THE SAME SET OF DEVELOPERS WHO WERE INVOLVED AND PUT THIS PROPOSITION AND SAY, YOU KNOW, HOW WOULD THIS HAVE CHANGED YOUR APPROACH TO THE COMMUNITY IF WE HAD THESE THINGS IN PLACE SO TO BRIAN'S POINT ABOUT BARRIERS.

SO THE TENSION BETWEEN DENSITY AND DEVELOPMENT VERSUS BARRIERS TO CREATING THAT - DEVELOPERS WOULD PROBABLY HAVE A PERSPECTIVE AND IF THEY HAVE PREVIOUSLY INVESTED IN THIS COMMUNITY, WOULD THEY BE ABLE TO GIVE US INSIGHTS ON WHAT THIS MEANS TO THEM?

SO HAVING THOSE TWO PIECES OF INFORMATION WILL HELP US LOOK AT, OKAY, WE GO DOWN THIS PATH FOR A REASONABLE AMOUNT OF - AS THE NEXT 15 OR 20 YEARS THIS IS THE NUMBER OF AFFORDABLE UNITS WE CAN GET, BUT THE GIVE IS THAT WE WILL NOT HAVE THESE FIVE DEVELOPERS WHO WANT TO INVEST IN THIS COMMUNITY AT ALL, RIGHT?

SO THERE IS THAT GIVE-AND-TAKE.

WE WILL PROBABLY BE IN A BETTER PLACE TO MAKE A DECISION IF WE KNOW WHAT THAT GIVE-AND-TAKE IS.

>> AS PART OF THE PROCESS COMING UP AT THIS POINT, SOME OF THE CONVERSATIONS WE HAVE HAD WITH THE DEVELOPERS THAT HAVE COME IN TO THOSE DEVELOPERS WHO SAW STOOD ON THE SIDE EARLIER.

SICKLY FOR THAT REASON.

THE FEEDBACK WE HEARD THE DEVELOPERS IS RECOGNIZING OUR POSITION IN THE MARKET AND THE CHALLENGES WE HAVE IN TERMS OF LAND VALUES.

IN TERMS OF CONSTRUCTION COST, WHICH IS SOMETHING THAT IS MORE COMMON ACROSS ANY COMMUNITIES.

PROPERTY TAXES, THE NUMBER ONE THING THAT THEY BROUGHT UP.

THEY'RE LIKE, THIS IS SOMETHING AND THIS IS CERTAINLY ADDITIONAL COST FOR US TO CONSIDER AND MIGHT BE SOMETHING THAT PUSHES US AWAY, BUT AT THE SAME TIME PROPERTY TAXES ARE A HUGE FACTOR FOR US.

ELECTRIFICATION COSTS ARE A HUGE FACTOR FOR US.

LIKE FOLKS ARE BRINGING UP MULTIPLE DIFFERENT TOPICS THERE.

SO WE NEVER GOT THE SENSE THAT THIS IS THE - EVERYTHING, BUT FOR THIS IS SOMETHING THAT PUSHES HIM AWAY IN THAT SENSE.

THE OTHER THING THAT I THOUGHT WAS INTERESTING IS A LOT OF THE FEEDBACK I HEARD FROM THE DEVELOPMENT COMMUNITY WAS THIS IN COMPARISON TO OTHER COMMUNITIES.

OFTEN TIMES THEY WOULD SIT DOWN AND ASKED THE QUESTION AND SAY, IS THIS A LOT MORE THAN WHAT THE CITY IS PROPOSING TO AFFORDABLE REQUIREMENTS.

IT IS A LOT MORE THAN EVANSTON OR ARLINGTON HEIGHTS, OR THINKING OF OTHER COOK COUNTY COMMUNITIES THAT HAVE INCLUSIONARY ZONING ORDINANCES.

PART OF THE INFORMATION THAT WAS ASKED FOR IN ADVANCE WAS A TABLE THAT INCLUDED SOME OF THIS INFORMATION PRIOR TO - FROM THE PREVIOUS TIME WHEN THIS WAS DISCUSSED AT THE BOARD LEVEL, BUT PROVIDED THAT WE WENT BACK TO LOOK IN MANY OF THOSE COMMUNITIES ARE ACTIVELY LOOKING TO REVISE ORDINANCES RIGHT NOW.

EVENTS IN THE SUMMER IS GOING TO THE PROCESS TO SAY, HEY, WE NEED TO COME BACK AND LOOK AT THOSE AMOUNTS.

WE NEED TO LOOK AT THOSE REQUIREMENTS BECAUSE THERE ARE SIMILAR IS BETWEEN WHAT IS BEING PROPOSED THERE AND HEAR WITH THEIR AMOUNTS BEING EVEN MUCH HIGHER IN TERMS OF FEE IN LIEU AND THOSE FACTORS.

THAT'S WHERE I THINK IS HELPFUL FOR US TO LOOK AT OUR POSITION IN THE MARKET AND WHEN DEVELOPERS ARE LOOKING AND THINKING OF THOSE CONVERSATIONS AS PART OF THE FEEDBACK AGAIN, THAT WE ARE HEARING IS ALSO, WHAT DOES THIS LOOK LIKE RELATIVE TO OTHER COMMUNITIES WHERE THEY ARE CONSIDERING INVESTMENT OPPORTUNITIES.

>>TRUSTEE PARAKKAT: IN EVANSTON OR THE OTHER COMMUNITIES, THE TAX BURDEN WOULD BE LOWER, RIGHT?

SO THERE'S A DIFFERENCE IN THAT AND THAT WILL BE FACTORED INTO THE ANALYSIS?

>> ABSOLUTELY.

>>PRESIDENT SCAMAN: THE ONE CONCERN I WOULD HAVE THEM BRING BACK DATA FROM DEVELOPERS OF THE PAST IS MAKING SURE WHEN THAT IS PRESENTED WE ARE UNDERSTANDING THAT THE MARKET WAS DIFFERENT AND THE COST OF BUILDING WAS DIFFERENT AND WHERE OAK PARK WAS AS FAR AS ITS ABILITY TO ATTRACT WAS IN A DIFFERENT PLACE.

ALL OF THOSE THINGS JUST SO WE'RE NOT STARTING A CONVERSATION IN THE COMMUNITY THAT THEN DOES NOT APPRECIATE THE WORK OF THE PAST.

TO GET US TO WHERE WE ARE TODAY WHERE WE CAN CAPITALIZE ON NOW THE INCREASED VIBRANCY IN OUR COMMUNITY.

LEARN FROM, SURE.

I WOULD LIKE TO UNDERSTAND THE REASON FOR THAT TINY BIT MORE SO IT IS NOT BEING COUNTERPRODUCTIVE TO THE ACTUAL DISCUSSION WE ARE HAVING TODAY.

SOME OF WHAT TRUSTEE PARAKKAT SHARED WAS EXACTLY HOW WE UTILIZE THE OPEDC, WHERE WE HAD DEVELOPERS IN A RELATIONSHIP WITH THE VILLAGE AND WE SAW THE INSIDE.

WE WILL BE GRATEFUL TO SEE AND HEAR THOSE CONVERSATIONS ARE HAPPENING. THANK YOU.

AS PART OF THE STRATEGIC PROCESS.

PLEASE.

>>TRUSTEE WESLEY: WHICH ONE OF THESE IS A STAFF RECOMMENDATION?

>> I WILL GET TO THAT IN THE NEXT SLIDE.

>>TRUSTEE WESLEY: I WILL HOLD MY COMMENTS UNTIL THE END.

>> TOTALLY.

WE WILL KEEP CHUGGING ALONG THEN.

OPTION TWO IS ONE THAT FOCUSES MORE HEAVILY ON IT FEE IN THE LOOP. RECOGNIZING AGAIN, MANY OF THE THINGS WE DISCUSSED BEFORE IN TERMS OF APPLICABLE REQUIREMENTS GOOD IN TERMS OF THE NUMBER OF UNITS THAT WOULD NEED TO BE INVOLVED.

EXPANDING IT TO CONDOS IN ADDITION TO RENTAL UNITS AND TOWNHOMES, SIMILAR SHARE REQUIREMENTS, BUT IN THIS CASE, NOT REQUIRING ANY HARD UNITS ON SITE.

I THINK IT IS HELPFUL TO LINGER A MOMENT ON THE FEE-IN-LIEU, WHICH ARE HIGHER UNDER THIS OPTION.

IT IS IMPORTANT TO RECOGNIZE THAT IN NONE OF THESE SCENARIOS IS THE FEE-IN-LIEU AMOUNT EQUAL TO THE AMOUNT THAT IT WOULD COST TO BUILD A NEW HARD UNIT SOMEPLACE AND 10.

THAT IS ALWAYS MUCH HIGHER THAN THAT.

THAT SAID, WE DID LOOK AT THESE FIGURES AND SOME OTHER COMMUNITIES, TO BE FAIR HAVE USED THAT AS THEIR STANDARD.

EVANSTON IS A GOOD EXAMPLE OF THIS.

LIKE HOW MUCH WOULD IT COST TO BUILD THIS UNIT AND THAT IS HOW WE WANT TO BUILD OUR PROCESS AROUND.

IN THIS CASE WE TOOK A LOOK FROM THE BOARD GOALS IN TERMS OF THINKING ABOUT HOME AFFORDABILITY AND THINKING AS WELL ABOUT THE RELATIONSHIP BETWEEN THESE AMOUNTS AND THE SALES PRICES FOR ONE AND TWO BEDROOM CONDOS HERE LOCALLY IN SOME OF OUR VILLAGE BUILDINGS AND THE THINKING AS WELL, THESE ARE AMOUNTS THAT ARE ESPECIALLY FOR THE 175-150.

IF YOU LOOK AT SALES PRICES FROM THE SUMMER.

ONE BEDROOM ONE BATH WAS IN THAT 175 RANGE AND YOU HAVE TO GO CLOSER TO 210 FOR A TWO BEDROOM, ONE BATH.

THEY GIVES A SENSE OF WHERE SOME OF THESE NUMBERS ARE GROUNDED.

AGAIN, CONTINUES TO PROVIDE THE TWO BONUS UNITS ON SITE, AS WELL AS THE PARKING REQUIREMENTS WE ADDED BEFORE.

I WOULD ALSO LINGER HERE ON THE FEEDBACK WE HEARD FROM THE DEVELOPMENT COMMUNITY AROUND THE PARKING COMPONENT, WHICH IS WE DID ASK THEM, WHAT IF WE JUST DID A (WORD?) PARKING FOR ALL DEVELOPMENTS THAT INCLUDED UNITS ON SITE?

THE ANSWER WE GOT BACK IS, OAK PARK IS STILL A COMMUNITY WHERE FOLKS LIKE TO HAVE A CAR AND SO THAT MIGHT, IN SOME CASES, BE A DISINCENTIVE.

THEY WOULD STILL WANT TO RECOGNIZE THAT THERE IS A COST TO PROVIDING PARKING, BUT ALSO RECOGNIZING THE FOLKS STILL WANT TO BE ABLE TO HAVE A CAR TO GO TO TARGET PICK UP STUFF AT THE GROCERY STORE AND THINGS LIKE THAT.

SO THERE IS VERY MUCH A BALANCING POINT IN TERMS OF THOSE TYPES OF PARKING REQUIREMENTS AND HOW MUCH THAT CAN BE USED AS AN INCENTIVE TO ENCOURAGE ON-SITE UNIT CREATION.

THE FINAL ONE IS OPTION THREE.

SO WHILE STEPS RECOMMENDATION IS OPTION TWO AND MAYBE I WILL LINGER AND SAY ONE MORE THING ON THAT POINT SPECIFICALLY, WHICH IS, THINKING ABOUT THE FEEDBACK WE HEARD FROM THE DEVELOPMENT COMMUNITY, THINKING ABOUT THE INCREASED COST THAT IS ASSOCIATED WITH PROVIDING UNITS ON SITE.

IT DEVELOPERS WHO ARE NOT USED TO ADMINISTERING AFFORDABLE UNITS OR UNITS WHERE THEY HAVE A WAITLIST OR OTHER FACTORS ASSOCIATED WILL SOMETIMES GET ANTSY AROUND THE IDEA OF WHAT DOES IT MEAN FOR US TO ADMINISTER THOSE SORTS OF UNITS?

SOME COMMUNITIES ADDRESS THE PROBLEM BY PARTNERING WITH A NONPROFIT. THIS IS WHAT THE COMMUNITIES OF LAKE FOREST, NORTHBROOK, EVANSTON, IRON PARK, THEY PARTNER WITH A NONPROFIT TO GET TO THOSE THINGS TO ADMINISTER A WAITLIST - - HAVING TO PROVIDE THOSE UNITS AND HANDLE THOSE ADMINISTRATIVE CAPACITIES.

RECOGNIZING THAT THAT CAN BE A DISINCENTIVE, ALSO.

AT THE SAME TIME RECOGNIZING THE OPPORTUNITIES TO BE ABLE TO ADDRESS THE WIDE ARRAY OF DIFFERENT GOALS IN THE STRATEGIC VISION TO THE INCREASED FEES HERE WERE THROUGH THE HOUSING TRUST FUND.

OPTION THREE IS ONE THAT IS FOCUSED ON BEING MORE CONSERVATIVE AND ORGANIZING, AGAIN, THOUGH CHALLENGING FACTORS THAT WE TALKED ABOUT EARLIER.

THIS IS REFLECTING SOME FEEDBACK WE HAVE HEARD FROM THE PROCESS SPECIFICALLY AROUND THE DEVELOPMENT MARKET AT THIS SPECIFIC MOMENT AND TRYING TO RECOGNIZE THAT AS WELL, INCLUDING SOME VERY SPECIFIC FEEDBACK THAT WE HEARD AROUND NOT MAKING IHO REQUIREMENTS APPLICABLE IN SOME PORTIONS OF THE VILLAGE AND WANT TO INCLUDE A REQUIREMENT THAT REFLECTED THAT FEEDBACK AND ENCOURAGE A CONVERSATION AROUND THAT POINT.

THAT OF COURSE IS NOT CONSISTENT WITH THE FINDINGS THAT WERE IN THE STRATEGIC VISION FOR HOUSING, BUT IS ALSO REFLECTIVE OF THE FEEDBACK WE HEARD FROM THE DEVELOPMENT COMMUNITY, AGAIN, IT DOES HAVE LOWER REQUIREMENTS BOTH IN TERMS OF AFFORDABLE SHARE.

HAS A HIGHER REQUIREMENT IN TERMS OF THE NUMBER OF UNITS AND WE DID LOWER THAN IT WAS BEFORE.

SO FROM 25 UNITS DOWN TO 40 NOT AS LOW AS 10 IS WHERE PROPOSING THE OTHER OPTIONS, AS WELL AS INCLUDING BONUS FOR ON-SITE UNITS FOR UNITS THAT ARE CREATED.

WE ACTUALLY SHOW MODELING THESE - THE THREE OPTIONS WITHIN EACH OF THE DIFFERENT AREAS.

THE PORTER IS THE MOST RECENT DEVELOPMENT THAT HAS COME FORWARD AND THIS IS ONE WHERE, AGAIN, YOU CAN SEE THAT THE DEVELOPERS MEETING, THAT THERE ARE MINIMUM REQUIREMENTS UNDER THE DIFFERENT OPTIONS. THE AMOUNT THAT IS GENERATED IN TERMS OF A FEE-IN-LIEU OR AFFORDABLE UNITS THAT WOULD BE PROVIDED ON-SITE HERE.

OBVIOUSLY IT DOES SIGNIFICANTLY INCREASE THE NUMBER OF BONUS UNITS.

IT IS FOR TWO MORE UNITS THAN WAS PROVIDED THROUGH THE APPROVAL PROCESS HERE.

AND SO THAT OBVIOUSLY WOULD BE A FACTOR AS WELL.

AREA B, SIMILARLY HERE.

OBVIOUSLY DEVELOPMENT WAS SUCH SAYS THAT IT WOULD NOT TRIGGER THE ON-SITE REQUIRED UNITS IN THE CIRCUMSTANCE, BUT IT DOES GIVE YOU A SENSE OF WHAT WOULD BE GENERATED IN AFFORDABLE FEES.

THIS IS THE ONE THAT IS VERY CLOSE HERE, JUST DOWN MADISON.

AND FINALLY, THIS IS THE ONE FOR NORTH AVENUE APARTMENTS THAT WENT UP. IT WAS NOT CAPTURED UNDER THE CURRENT INCLUSIONARY HOUSING ORDINANCE, BUT WE DID RECEIVE THIS DEBARMENT APPLICATION.

OPTIONS ONE OR TWO WORD - - NOT WITH OPTION C. THAT DOES NOT REQUIRE ANY REQUIREMENTS AND IT DOES NOT APPLY THE IHO REQUIREMENTS TO THIS AREA.

I WANT TO COME BACK TO THE GOAL SLIDE THAT I HAD EARLIER.

AGAIN, THINKING OF THE 10 GOALS INCLUDED IN THE STRATEGIC VISION AND HOW THESE GOALS IMPACT DIRECTLY OR INDIRECTLY.

OPTION ONE IS THE ONLY ONE THAT PROVIDES SPECIFIC REQUIREMENTS THAT SAY HARD UNITS COULD BE CREATED ON SITE IS THE ONLY ONE THAT HAS THE OPPORTUNITY TO DIRECTLY ADDRESS THOSE, BUT OBVIOUSLY THE INCREASED FEES UNDER ALL OPTIONS WOULD BE ABLE TO ALLOW THE VILLAGE TO DO MORE TO ADDRESS A VARIETY OF THESE GOALS, BUT AGAIN, IT WOULD BE INDIRECT IN NATURE BECAUSE OF THE DIFFERING APPLICATIONS THAT WE MIGHT RECEIVE THROUGH THE HOUSING TRUST FUND PROCESS.

SIMILARLY, OPTION TWO WITH THE HIGHEST FEES GENERATED WOULD GIVE POTENTIALLY THE MOST AMOUNT OF MONEY TO ADDRESS THOSE.

AND THEN FINALLY, I DID JUST MENTION IT EARLIER AND WE TALKED JUST FOR A MOMENT ABOUT THE OCCUPANCY PREFERENCES.

THERE IS AN OPPORTUNITY TO THINK ABOUT WHETHER OR NOT THERE'S ADJUSTMENTS OR CHANGES THAT THE BOARD WOULD WANT TO MAKE TO ANY OF THOSE.

THAT'S ONE OF THE THINGS THAT STAFF HAS BEEN CONSIDERING AS WELL OR DISCUSSING TO MOVE IN ALIGNMENT WITH THE GOALS THAT ARE IN THE STRATEGIC VISION FOR HOUSING AND HOW THOSE LINEUP WITH ONE ANOTHER. THE OTHER THING IS I MENTIONED BEFORE WAS THE CLARITY FOR UNIT ADMINISTRATION.

MAKING SURE THE VILLAGE HAS A CLEAR PLAN THAT THEY CAN TALK WITH ANY DEVELOPER OF WHAT IT MEANS TO HAVE A UNIT ON SITE AND HOW THAT WOULD BE ADMINISTERED SO THEY HAVE AS MUCH CLARITY GOING INTO THE PROCESS AS WELL.

OBVIOUSLY LACK OF CLARITY, UNCERTAINTY ABOUT ADMINISTRATION ARE ALL THINGS THAT ACT AS AN ACTIVE DISINCENTIVE TO CREATING UNITS ON SITE AND WE DON'T CURRENTLY HAVE THOSE IN PLACE, BUT THIS IS AN OPPORTUNITY FOR US TO GET RIGHT AND MAKE SURE WE HAVE THAT CLARITY MOVING FORWARD. AND WITH THAT, WE WERE ALREADY HAVING A DISCUSSION.

>>PRESIDENT SCAMAN: JUST WANT TO REITERATE THAT VILLAGE MANAGER JACKSON AND AS JONATHAN HAVE BOTH REFERENCED WE HAVE MULTIPLE CONVERSATIONS THAT WE ARE HAVING AT THE SAME TIME AND AS I UNDERSTAND IT THE INFORMATION WE'RE PROVIDING TODAY IS GOING TO BE CONSIDERED ALONG WITH THOSE OTHER PLANS. NOT LIKE IN A SILO AND SO MY ASK IS THAT IF THERE IS INFORMATION HERE THAT YOU PARTICULARLY RESPOND TO IN ONE WAY OR YOU LIKE YOU MIGHT WANT TO HAVE MORE INFORMATION ABOUT. AND IF YOUR PERSONAL GOALS WHERE THE LINES, THAT IS JUST INFORMATION THAT HELPS GUIDE ALL OF THE CONVERSATIONS THAT ARE RELATED, WHETHER IT BE ZONING, MISSING MIDDLE. AND SO LET'S NOT LET THAT LIMIT THE FEEDBACK THAT WE COULD GIVE AT THIS TIME. NOTHING WOULD BE WRITTEN IN STONE. IT IS IMPORTANT TO UNDERSTAND HOW THIS - HOW AND IHO EITHER INCENTIVIZES OR D INCENTIVIZES DEVELOPMENT IN OUR COMMUNITY. SO THAT IS JUST A FACT. OKAY.

>>VILLAGE MANAGER: YEAH, I KNOW THIS POINT CAME ACROSS, BUT I WANT TO EMPHASIZE THE FACT THAT WE HAVE A IHO NOW, RIGHT? SO WE'RE NOT STARTING FROM SCRATCH. THIS CONVERSATION IS ABOUT STRENGTHENING THE CURRENT IHO. SO WE'RE NOT STARTING OVER. WE HAVE A HISTORY AND A TRACK RECORD AND HOPEFULLY WHEN WE GET TO A POINT WHERE WE WANT TO MAKE MODIFICATIONS TO IT, RECOGNIZING JONATHAN'S POINT ABOUT CONTINUING TO LOOK AT IT TO MAKE ADJUSTMENTS ACCORDING TO THE MARKET CONDITIONS.

>>PRESIDENT SCAMAN: TRUSTEE WESLEY?

>>TRUSTEE WESLEY: A COUPLE OF THINGS.

I JUST WANT TO RESPOND TO THE STATEMENT YOU JUST MADE, MANAGER JACKSON.

WHY WOULD WE WANT TO STRENGTHEN THE IHO?

>>VILLAGE MANAGER: WHY WOULD WE WANT TO STRENGTHEN THE IHO? WE OBVIOUSLY WANT TO ENCOURAGE ADDITIONAL AFFORDABILITY. WE ALSO - AND RIGHT OF WAYS. WHETHER IT IS RAISING MORE FUNDS. IF WE TAKE A CONSERVATIVE APPROACH, JUST RAISE THE FEE. THERE IS AN ANALYSIS OF COMMUNITIES IN THE REGION AND THE FEES THEY ARE CHARGING, THE PROPOSAL TONIGHT OR THE STAFF'S RECOMMENDATION TO RAISE THE FEE IS IN CONSIDERATION OF THE MARKET RIGHT NOW AND IN CONSIDERATION OF THE DEVELOPING COMMUNITY AND WE THINK IT IS A FEE THAT WOULD WORK. IT.

>>TRUSTEE WESLEY: OKAY.

>>VILLAGE MANAGER: I THINK THAT IS WHY I OPENED UP WITH THE STATUS QUO IS ON THE TABLE, TOO.

>>TRUSTEE WESLEY: YEAH, SO - I'M SORRY, MAYBE I MISSED IT. WHAT IS STAFF'S RECOMMENDATION?

>> STAFF'S RECOMMENDATION IS OPTION TWO.

>>TRUSTEE WESLEY: OKAY.

>> TO REDUCE THE NUMBER OF UNITS AND CONDOS.

>>TRUSTEE WESLEY: I GUESS I WOULD LIKE TO UNDERSTAND - I GUESS MY ISSUE WITH THIS, JUST TO START WITH THE CONVERSATION AND ACKNOWLEDGING THAT IT HAS ALREADY BEEN BROUGHT UP IS HAVING THIS CONVERSATION OUTSIDE OF THE COMPREHENSIVE ZONING CONVERSATION WE'RE HAVING WHEN THESE TWO ARE INTRINSICALLY LINKED.

I FIND IT IS VERY DIFFICULT BECAUSE ON THE ONE HAND AS TRUSTEE STRAW MENTIONED EARLIER, ON ONE HAND WE ARE HAVING CONVERSATIONS TO INCREASE DENSITY AND ON THE OTHER HAND WE ARE HAVING CONVERSATIONS TO DIS-INCENTIVIZE IT.

I KNOW FOLKS, NOT EVERYBODY AGREES WITH ME WHEN I SAY THE IHO JUST INCENTIVIZES IT.

I DON'T THINK THAT A IHO THIS INCENTIVIZES DENSITY.

I THINK OUR CURRENT IHO HAS NOT JUST INCENTIVIZES DENSITY, BUT WHEN WE LOOK AROUND AT OTHER COMMUNITIES, WE HAVE TO REALIZE THAT WE ARE THE LEADER IN THAT THIS PARTICULAR THING AND MAYBE THAT IS NOT THE LEADER IN HOW A IHO A STRUCTURE, BUT WE ARE THE LEADER IN PROVIDING AFFORDABLE HOUSING IN OUR PROPERTY VALUES.

I DON'T KNOW HOW - I DON'T KNOW WHAT THE COMMON KNOWLEDGE OF AFFORDABLE HOUSING PERCENTAGES HERE AT THE VILLAGE ARE IN, BUT I WILL GIVE YOU SOME FACTS SO WE CAN BASELINE THE CONVERSATION.

OUR PROPERTY VALUES ARE A MEDIUM OF \$400,000 OR A LITTLE BIT MORE SINCE I RAN THE DATA A FEW YEARS AGO.

OUR AFFORDABLE HOUSING PERCENTAGE IS 23.5% PER THE LAST STUDY.

THAT IS THE ILLINOIS HOUSING DEVELOPMENT HOUSING AGENCY.

THAT IS CATEGORICALLY THE BEST IN THE STATE FOR ANYONE WITH PROPERTY VALUES AT \$400,000 OR MORE AND ANYONE WITH A POPULATION OF 50,000 PEOPLE OR MORE.

WE ARE THE LEADER IN SOMEHOW MAINTAINING HIGH PROPERTY VALUES AND CREATING AFFORDABLE HOUSING, RIGHT?

WE DO THAT BECAUSE WE HAVE A VERY UNIQUE SITUATION HERE WHERE MOST OF OUR HOUSING STOCK DATES BACK TO 1939.

SO AS WE BUILD MORE UNITS THAT ARE NEWER AND COMMAND HIGHER RENT, THE OLDER HOUSING STOCK GETS FREED UP AND HAS TO COMPETE WITH NEWER UNITS, BUT IT CANNOT COMPETE ON PRICE OBVIOUSLY BECAUSE IT IS OLDER AND VINTAGE AND SO ON AND SO FORTH SO IT LEAVES THAT AFFORDABLE MARKET OPEN FOR FOLKS WHO CAN NOW OR WHO HAVE A CLOSER SALARY TO RENT MATCH WHERE THEY THEN MOVE INTO THOSE UNITS.

WHAT WE HAVE SEEN HERE IN OAK PARK OVER THE LAST - FOREVER IS WE HAVE A HUGE AMOUNT OF DEMAND HERE AND FOLKS WILL MOVE HERE, EVEN IF THEY HAVE TO RENT BELOW THEIR MEANS.

THAT SOUNDS WEIRD SAYING THAT, BUT THAT IS A TRUISM HERE IN OAK PARK, WHERE FOLKS LIVE IN UNITS WHERE THEY COULD CONCEIVABLY AFFORD TO RENT MUCH HIGHER BECAUSE THEY CANNOT FIND UNITS THAT ARE AT THAT PRICE RANGE.

WHAT THAT DOES - THIS IS THE HOUSING STUDY.

WHAT THAT DOES IS IT TAKES SOME OF OUR AFFORDABLE UNITS OFF OF THE MARKET FOR THE FOLKS WHO NEED IT, RIGHT?

AND SO YOU END UP WITH FOLKS MAKING \$150,000 WERE RENTING A UNIT THAT IS \$800 A MONTH BECAUSE THEY ABSOLUTELY WANT TO BE IN OAK PARK.

RIGHT?

THAT IS THE LEVEL OF OUR DEMAND HERE.

SO WHEN I THINK ABOUT THE IHO, WHAT WE WANT TO DO IS WE WANT MORE UNITS.

NOT LESS.

AND WE'RE BASICALLY ADDING A TAX TO BUILD MORE UNITS HERE AND THEN WE'RE GOING TO MAY BE ON THE ZONING SIDE SAY LET'S BUILD - LET'S CONFIGURE ZONING TO ALLOW MORE UNITS.

SO WE ARE GOING TO SAY WITH THE IHO, HERE, IF YOU WANT TO BUILD HERE YOU WILL HAVE TO PAY US MORE, BUT ON THE SIDE WE WILL SAY THAT WE WILL TRY TO MAKE IT EASIER FOR YOU.

LIKE THESE THINGS DO NOT REALLY MESH AND THERE IS A NATIONWIDE KIND OF MOVEMENT OF ACKNOWLEDGING THAT.

EVEN AT THE DNC, WHICH WAS LAST WEEK, FORMER PRESIDENT OBAMA SAID, WE NEED TO BUILD MORE UNITS AND CLEAR AWAY SOME OF THE OUTDATED LAWS AND REGULATIONS AND MAKE IT HARDER TO BUILD HOMES FOR WORKING PEOPLE IN THIS COUNTRY.

THIS WOULD BE ONE OF THOSE THINGS HE IS TALKING ABOUT.

LIKE CURRENT PRESIDENT BIDEN SAID, THE BOTTOM LINE IS WE NEED TO BUILD, BUILD, BUILD.

THAT IS HOW WE BRING HOUSING COSTS DOWN FOR GOOD, RIGHT?

I AM NOT UNDERSTANDING - HERE, LET ME EVEN GET BACK TO SOME MORE DATA BECAUSE I THINK THIS IS IMPORTANT.

BETWEEN THE YEARS 2016-2021 WE ADDED 1068 UNITS.

THAT'S THE MOST OF ANYONE IN ANY PART OF THE STATE.

WE ADDED THE MOST HOUSING UNITS OF ANY PLACE IN ILLINOIS BETWEEN 2016 AND 2021.

ACCORDING TO IDA, LET ME PULL IT UP BECAUSE I WANT TO GET THE NUMBERS RIGHT.

COME ON.

HERE WE GO.

IN 2013 OAK PARK HAD AFFORDABLE HOUSING PERCENTAGE OF 18.4.

IN 2023 THE AFFORDABLE HOUSING PERSON IS 23.4%.

WE DID THAT BY BUILDING MORE.

WE DID NOT DO THAT BY INCREASING THE IHO.

WE DID THAT BY ADDING 1060 UNITS OVER A FIVE-YEAR PERIOD.

SO MY ISSUE HERE IS I DON'T SEE HOW THIS WILL GET ME ANOTHER 1060 UNITS TO ADD MORE AFFORDABLE HOUSING.

YOU KNOW, I GET THE INCENTIVE AND I GET THE THOUGHT PROCESS BEHIND IT. I CAREFULLY JUST TAX PEOPLE WHO ARE BUILDING IN OUR COMMUNITY MORE, THEN WE WILL HAVE MORE MONEY, BUT 100% OF ZERO IS ZERO AND AS YOU NOTE IN THE SIGH, I THINK IT IS 11, CURRENT MARKET CONDITIONS.

NOTHING IS GETTING BUILT HERE ANYWAY SO WE WILL MAKE IT THEN HARDER TO BUILD NOTHING?

I FIND THAT HARD.

>>VILLAGE MANAGER: TRUSTEE WESLEY, THE CURRENT IHO DOES NOT HAVE A DENSITY BONUS OF 241.

>>TRUSTEE WESLEY: LET'S DO THE DENSITY BONUS, LET'S NOT DO ANY OF THE OTHER MERITS.

>>VILLAGE MANAGER: AT \$4.7 MILLION IN THE TRUST FUND AND WE HAVE UNITS THAT WERE CONSTRUCTED IN 2016 ALL THE WAY UP UNTIL THE RANGE YOU GAVE MADE CONTRIBUTIONS TO THAT AMOUNT.

>>TRUSTEE WESLEY: ABSOLUTELY.

I'M NOT ARGUING AGAINST OUR CURRENT IHOP ROAD I THINK THAT IS FINE. IF YOU WOULD CONSIDER IT DENSITY BONUS AND STRENGTHENING IT, I WOULD SAY THAT I WOULD BE SUPPORTIVE OF ADDING A DENSITY BONUS OF TWO-FOR-ONE, WITHOUT THE REMOVING OF DENSITY IF YOU FAIL TO ADD THE AFFORDABLE UNITS.

>>VILLAGE MANAGER: I THINK WHAT I WAS TRYING TO GET OUT IS PART OF JONATHAN'S PRESENTATION IS ABOUT ENGAGEMENT WITH THE DEVELOPMENT COMMUNITY AND TRYING TO STRIKE A BALANCE BETWEEN INCENTIVES AND STILL TRYING TO MAKE THE FEE MARKET SENSITIVE SO IT IS MARKET TOLERABLE SO YOU CAN ACHIEVE THE AFFORDABILITY GOALS WHILE ALSO PROVIDING INCENTIVE FOR DEVELOPING BY ADDING DENSITY BONUS AND BY ADDING TO THE DENSITY BONUS.

IT IS NOT THAT FAR AWAY FROM THE CURRENT AND IT WOULD BE HELPFUL TO KNOW SPECIFICALLY LIKE WITH NUMBER TWO, LIKE IS THAT THE FEE?

IS IT LOWERING THE BASIS FROM A 25 TO 10 UNITS.

THE THRESHOLD?

I WHAT ARE YOU SPECIFICALLY CONCERNED ABOUT BECAUSE THE FEE IS NOT A SUBSTANTIAL INCREASE, BUT IT IS AN INCREASE, BUT YOU ARE ADDING A DENSITY BONUS.

YOU ARE INCREASING THE AMOUNT OF UNITS THAT YOU BUILD.

>>TRUSTEE WESLEY: WE ARE GOING TO GIVE THEM THE DENSITY ANYWAY. WE HAVE NEVER NOT GIVEN THEM THE DENSITY. IT IS NOT NECESSARILY A BONUS.

I'M HERE FOR CODIFYING A BONUS AND SAYING IF YOU PUT THE UNITS ON-SITE, TWO-FOR-ONE, LIKE ONE UNIT OF AFFORDABLE HOUSING AND WE WILL GIVE YOU TWO UNITS OF MARKET DENSITY, I'M PERFECTLY FINE.

I THINK THAT IS THE TYPE OF THING THAT IS INCENTIVIZING DEVELOPMENT, ALSO INCENTIVIZES ON-SITE AFFORDABLE HOUSING UNITS. WITHOUT THIS INCENTIVIZING DEVELOPMENT.

RIGHT?

I THINK THAT IS A WAY THAT I WOULD LIKE TO SEE THIS GO, BUT I THINK WHAT I AM - I GUESS THE SOURCE OF MY FRUSTRATION IS THAT WE ARE BREAKING SOMETHING THAT IS ALREADY WORKING.

WE ARE THE MARKET LEADER IN THIS THING WHERE TALKING ABOUT RIGHT NOW. NOBODY ELSE IN THE STATE HAS PROPERTY VALUES AS HIGHER AS OURS WITH A POPULATION AS LARGE AS OURS, WITH AS MUCH AFFORDABLE HOUSING AS WE DO. NO ONE.

WHAT WE HAVE BEEN DOING FOR THE LAST 10-12 YEARS IS WORKING BETTER THAN EVERYBODY ELSE.

SO I DON'T WANT TO LOOK AT WHAT EVANSTON IS DOING.

THEY ARE BEHIND US.

WAY BEHIND US.

EVERYBODY ELSE - NOBODY ELSE CAN FIGURE OUT HOW TO GET THIS MUCH AFFORDABLE HOUSING AND STILL HAVE A MEDIAN PROPERTY VALUES WILL OVER \$400,000, RIGHT?

THIS IS INSANE.

AFFORDABLE HOUSING IS IN SYNC WITH PROPERTY VALUES.

THOSE TWO THINGS GO IN TANDEM SO AS PROPERTY VALUES GO UP, TYPICALLY AFFORDABLE HOUSING GOES DOWN BECAUSE THE LAND COST TO BUILD AFFORDABLE HOUSING NOW IS OFFSET TO THE ABILITY TO ACTUALLY MAKE THE HOUSING AFFORDABLE, MUST YOU GO OUTSIDE AND GET MONEY FROM NONPROFITS OR PLACES LIKE IDA AND PLACES LIKE THAT WHERE OUTSIDE MONEY THEN SUBSIDIZES THE ABILITY TO MAKE THE HOUSING AFFORDABLE, RIGHT?

THAT MONEY IS CONSTRAINED, RIGHT?

THERE ARE A LOT OF COMMUNITIES THAT NEED IT A LOT MORE THAN WE DO AND WILL GET FIRST DIBS AT IT BEFORE WE DO.

AND AGAIN, RIGHT?

ONE HAS WORKED AND HAS BEEN WORKING.

NOT JUST A LITTLE BIT.

IT HAS WORKED GREATLY AND THE NEXT THING IS THE MARKET RIGHT NOW - NOTHING IS GETTING BUILT AND SO WE START TINKERING WITH THINGS WHEN NOTHING GETS BUILT, WHO KNOWS IF ANYTHING GETS BUILT AGAIN.

THERE WAS A TIME WHEN NOTHING GOT BUILT HERE.

I DO NOT WANT TO GO BACK TO THE TIME WHEN THINGS DID NOT GET BUILT.

>>VILLAGE MANAGER: THAT THERE WAS A LOT OF LAND ASSEMBLY LEADING UP TO THAT POINT.

>> WE CAN ALWAYS REDEVELOP, TOO.

RIGHT?

IF THERE IS INCENTIVE ENOUGH, THERE ARE OLDER BUILDINGS THAT PEOPLE WILL BUY, REMOVE, AND REDEVELOP AND THAT TURNS A 10 UNIT BUILDING INTO A 40 UNIT BUILDING IF THAT IS WHAT WE ARE TRYING TO INCENTIVIZE, THEN THAT OPTION NEEDS TO REMAIN OPEN.

I GET THAT THERE USED TO BE A LOT MORE EMPTY SPACE AND - ALSO THOUGH, THAT STRENGTHENS MY ARGUMENT.

RIGHT?

LIKE WE USED TO HAVE EMPTY SPACE AROUND HERE AND NOW WE DO NOT, BUT WE HAVE A WHOLE LOT MORE UNITS.

IT IS LIKE THIS IS WORKING, WHY ARE WE BREAKING SOMETHING THAT IS WORKING?

>>VILLAGE MANAGER: JUST TO CLARIFY, YOU SAID THE CURRENT IA CHOSE WORKING.

>>TRUSTEE WESLEY: I WOULD ADD THE DENSITY BONUS YOU MENTIONED, BUT I THINK THE CURRENT IHO IS WORKING AND I WOULD ADD THAT TWO-FOR-ONE DENSITY BONUS FOR ON-SITE AFFORDABLE UNITS.

>> TRUSTEE WESLEY, I BROUGHT UP THE SIDE THAT SHOWS THE RECOMMENDATIONS FROM THE STRATEGIC HOUSING AT THE BOARD APPROVED IN APRIL.

IT.

>>TRUSTEE WESLEY: THEY ARE WRONG.  
THEY ARE.

>>PRESIDENT SCAMAN: THE TRUSTEE BUCHANAN - -

>>TRUSTEE WESLEY: THEY ARE LITERALLY WRONG.  
IF WE EXPAND GEOGRAPHICAL AREA OF THE IHO, WE WILL REDUCE DEVELOPMENT INCENTIVES.

AND THAT WILL COUNTERACT OUR ABILITY TO BUILD DENSITY.

I JUST WANT TO BE CLEAR THAT IF THE BOARD'S GOAL IS TO ADD DENSITY TO OAK PARK, THEN THIS WILL GO COUNTER TO THAT.

AND SO I JUST WANT US TO KNOW THAT THAT IS WHAT WE ARE DOING WHEN WE DO THIS.

>>PRESIDENT SCAMAN: I THINK THAT ALL OF THE DIALOGUE THAT WE HAVE HERE AT THE BOARD TABLE AS I SAID EARLIER, I TRULY VALUE IT, BUT WE CAN REVIEW ALL THE OPTIONS FOR WHERE WE AGREE AND DISAGREE.  
TRUSTEE BUCHANAN?

>> I WOULD LIKE TO VISIT FOR US TO THE DISAGREE WITH MY COLLEAGUE TRUSTEE WESLEY AND HOPE HE IS STILL WILLING TO GIVE ME A RIDE HOME TONIGHT.

>>PRESIDENT SCAMAN: THAT IS THE BEAUTY.

>>TRUSTEE BUCHANAN: THIS COUNTRY HAS A DESPERATE HOUSING CRISIS. AN ABSOLUTELY DESPERATE, SHAMEFUL, NOT LIVING UP TO OUR IDEALS AS A COUNTRY AND ONE OF THE REASONS IS WE HAVE LEFT THE HOUSING TO THE MARKET.

CAPITALISTS HAVE FAILED IN THE ONLY WAY THAT THEY WILL BUILD AFFORDABLE HOUSING IS IF WE MAKE THEM.

I'M VERY MUCH IN FAVOR OF USING WHATEVER TOOLS WE CAN TO FORCE DEVELOPERS TO PROVIDE MORE AFFORDABLE HOUSING. THEY ARE THE SAME CAPITALISTS THAT COMPLAIN ABOUT GOVERNMENT INTERVENTION IN THEIR PRACTICES, BUT LOOK AT WHAT THEY HAVE CREATED. THEY HAVE CREATED THIS BECAUSE THE GOVERNMENT HAS SET BACK AND WATCHED IT HAPPENED. THIS WILL NOT FIX THE HOUSING CRISIS. IT IS ONE TOOL TO USE AND I AM ALL FOR REQUIRING DEVELOPERS TO DO THIS.

NOW THAT SAID, I AM FAVORING OPTION TWO BECAUSE I COME FROM A POLICY PERSPECTIVE AND NOT CONVINCED THAT REQUIRING - IN A PRACTICAL PERSPECTIVE, REQUIRING UNITS IN THE DEVELOPMENT IS AS BENEFICIAL AS A FEE-IN-LIEU PRACTICE BECAUSE YOU CAN HELP SO MANY MORE PEOPLE WITHOUT MONEY THAT WE HAVE IN OUR HOUSING TRUST FUND. YOU HELP ONE FAMILY MOVE INTO A FANCY BUILDING VERSUS PROVIDING RENTAL ASSISTANCE FOR MULTIPLE FAMILIES OR BUILDING - HELPING TO BUILD AN AFFORDABLE BUILDING LIKE WHAT IS GOING UP ON MADISON THAT IS GOING TO HELP MULTIPLE FAMILIES.

FOR THAT REASON I FAVOR OPTION TWO.

I REALLY HAND IT TO OUR VILLAGE STAFF.

I LOVE THAT YOU HAVE SPENT THE TIME ON THIS AND THAT ALL OF THESE CHANGES ARE POSITIVE AND RESPOND TO OUR GOALS.

I DO APPRECIATE THAT.

THE ONE THING I HAVE LEFT IS A GENERAL COMMENT ABOUT THESE BIG POLICY DECISIONS THAT WE MAKE.

WE HAD SAID THAT WE WANT A RACE EQUITY ASSESSMENT TO GO INTO ALL OF OUR DECISIONS.

ALL OF OUR AGENDA ITEMS.

WE DO HAVE THE DEI ASSESSMENT, BUT SOMETHING THIS BIG I THINK SHOULD HAVE THE RACE EQUITY ASSESSMENT PERFORMED AND WHEN WE HIRED OUR DEI OFFICER, I THOUGHT WE WERE GOING TO HAVE RACE EQUITY ASSESSMENTS FOR OUR BIG DECISIONS, FOR ALL OF OUR DECISIONS, LET ALONE OUR BIG DECISIONS.

SO I DO NOT WANT TO HOLD THIS OFF BECAUSE WE DID NOT - DOES NOT HAVE A RACE EQUITY ASSESSMENT.

I DO NOT WANT TO HOLD THIS UP, BUT I AM COMPLAINING LOUDLY THAT WE DO NOT HAVE IT.

THAT ONE HAS NOT BEEN PERFORMED.

>>VILLAGE MANAGER: CAN WE ADDRESS THAT?

THAT LAST POINT?

>> ABSOLUTELY.

SO RELATED TO THAT, CERTAINLY, OBVIOUSLY WE WANT TO BE REFLECTIVE AND ADHERE TO THE FOCUS ON RACIAL EQUITY.

AS PART OF THAT WE HAVE TALKED WITH DOCTOR WALKER AND STAFF ABOUT THE OPTIONS THAT ARE IN HERE.

THAT SAID, WE DO NOT COME WITH RACIAL EQUITY ANALYSIS AND MAKE SURE WE DO THAT BEFORE WE BRING ANOTHER ITEM RELATED TO THIS TO THE BOARD. AT THE SAME TIME, OBVIOUSLY WE KNOW -- IN OUR REGION AND THAT IS SOMETHING AT THE NATIONWIDE LEVEL AS WELL AND WE NEED TO BE THOUGHTFUL ABOUT HOW WE ARE PURSUING THESE POLICIES.

>>VILLAGE MANAGER: I JUST WANT TO ADD TO IT BECAUSE AS JONATHAN POINTS OUT, YOU KNOW, OUR EQUITY ADMINISTRATOR IS PART OF ALL OF THESE CONVERSATIONS IT IS IMPORTANT FOR US TO RECOGNIZE, TOO, THAT THESE CONVERSATIONS ARE NOT MUTUALLY EXCLUSIVE SO WHEN WE'RE TALKING ABOUT ENHANCING AFFORDABILITY AND NOT JUST DOING IT ACROSS RENTALS, BUT NOW IN THIS COMPONENT WE ARE TALKING ABOUT ADDING CONDOMINIUMS TO IT AND THEN LOOKING AT STANDING UP SOME TYPE OF ADMINISTRATIVE SUPPORT TO HELP DEVELOPERS ADMINISTER THESE REQUIREMENTS SO WE CAN OFFLOAD THAT BURDEN FROM THEM.

THERE ARE RACIAL EQUITY CONSIDERATIONS ALREADY BAKED INTO THIS, BUT WE DO RECOGNIZE THE NEED TO BE TRANSPARENT ABOUT COMMUNICATING THAT IN THE MATERIALS AND SO FORTH AS JONATHAN SUGGESTED.

I DID NOT WANT TO UNDER COMMUNICATE ABOUT THE LEVEL OF THOUGHT THAT IS GOING INTO THIS AND HOW IT TIES INTO OUR RACIAL EQUITY AND INTEGRATION GOALS AND AFFORDABILITY BECAUSE THEY ARE NOT NECESSARILY SEPARATE. WE ARE CONSTANTLY THINKING ABOUT HOW THEY WORK TOGETHER.

>>PRESIDENT SCAMAN: THANK YOU VERY MUCH.  
SOME OF US HAVE BEEN HERE A LITTLE BIT LONGER THAN THIS MEETING.  
SORRY, PLEASE GO AHEAD.

>>TRUSTEE ROBINSON: IT IS HARD TO KNOW WHERE TO START.  
SO I WILL PIGGYBACK OFF OF SUSAN'S COMMENTS SINCE THOSE ARE THE MOST RECENT ONES.

I AGREE ABOUT NOT LEAVING THIS UP TO JUST THE MARKET.  
I THINK WHAT THE MAYOR'S CAUCUS REPORTING SHOWED US WAS THAT PEOPLE ARE NOT RENTING AT THEIR MAXIMUM CAPACITY.  
NOR WOULD I EXPECT THEM TO.

ESPECIALLY IN A COMMUNITY LIKE THIS WHERE THERE ARE OTHER FACTORS THAT ARE PUSHING AGAINST AFFORDABILITY.

IN THE SO I THINK THIS ASSUMPTION - I THINK THERE IS STILL ROOM TO TALK ABOUT IT MORE BECAUSE I THINK THE MAYOR'S CAUCUS MADE IT REALLY CLEAR THAT THERE ARE INDIVIDUALS WHO ARE AT HIGHER PRICE POINTS WHO ARE RENTING AT LOWER PRICE POINTS.

THE IDEA THAT THE REASON FOR THAT IS BECAUSE THEY JUST DO NOT HAVE AVAILABLE UNITS TO RENT AT HIGHER PRICE POINTS - I THINK THAT ASSUMES THAT PEOPLE WILL RENT AT THEIR MAXIMUM CAPACITY.

I DO NOT SEE ANY JUSTIFICATION FOR THAT ASSUMPTION.

SO I THINK THERE IS ROOM TO TALK ABOUT IT.

THE FACT THAT I DO NOT SEE, I'M NOT SAYING IT DOES NOT EXIST, BUT I'M SAYING THAT THAT IS WHAT HAPPENS WHEN YOU LEAVE THIS UP TO MARKET FORCES.

WE LOSE A LOT OF THE CONTROL INABILITY TO INTERSECT OUR OTHER BOARD GOALS LIKE SOME OF OUR DIVERSITY GOALS, SOME OF OUR RACIAL EQUITY - BASED GOALS.

I THINK TO SUSAN'S POINT, WHEN WE FOCUS ON OPTION TWO, WHAT THAT DOES IS IT LETS US REALLY SURE UP THE HOUSING TRUST FUND, WHICH I THINK IS - THAT IS A NECESSARY PART OF THIS CONVERSATION BECAUSE THE IHO FEE-IN-LIEU FEEDS DIRECTLY INTO THAT FUND AND SO WE HAVE BEEN ABLE TO DO REALLY AMAZING THINGS WITH THAT FUND AND I THINK, FOR ME, IT IS MORE IMPORTANT.

I THINK THIS IS MORE OF WHAT WE'RE TALKING ABOUT.

WHAT IS MOST IMPORTANT?

FOR ME IT IS MOST IMPORTANT THAT WE DIRECT THOSE EFFORTS.

RATHER THAN SAY, LET'S JUST LET THE MARKET DIRECT THEM.

AND THEN WE WILL SORT OF SEE WHERE WE ARE AT AND WE WILL JUST ACCEPT WHATEVER THE MARKET SERVES UP BECAUSE, AGAIN, FROM THE METROPOLITAN MAYOR'S CAUCUS REPORTING, WHAT IT REVEALS IS THAT PEOPLE ARE NOT RENTING AT WHERE WE WOULD ASSUME THOSE STRATIFICATION'S, WHERE THEY WOULD NORMALLY BE AND I AM NOT CONVINCED THAT IT IS SOLELY A MATTER OF AVAILABLE RENTAL UNITS AT THAT SLIGHTLY HIGHER PRICE POINT.

I THINK EXPANDING THE MAP MAKES A LOT OF SENSE.

WE DO NOT JUST HAVE DEVELOPMENT WITH AFFORDABLE UNITS IN THESE ZONES. RIGHT?

THE BUILDING THAT IS ACROSS THE STREET FROM THE LIBRARY IS A PERFECT EXAMPLE.

THAT SITS OUTSIDE OF THE ZONES AND WHAT WE DO WHEN WE DO NOT EXPAND THE MAP AS WE FORCE OURSELVES INTO A SITUATION WHERE WE HAVE TO BROKER THOSE DEALS ON A CASE BY CASE BASIS, WHICH IS A LOT MORE STAFF TIME. WHICH IS A LOT MORE BOARD TIME AND WHAT WE'RE DOING IS WE ARE SAYING THAT THE QUID PRO QUO IS DIFFERENT IN THAT PARTICULAR INSTANCE, IN THAT DEVELOPING.

WHAT WE DID IS IN EXCHANGE FOR PAYING FOR AN ELEVATOR WE GOT AFFORDABLE UNITS BACK.

THAT WAS THE ORIGINAL DEAL BROKERED WITH THAT DEVELOPER AND SO I THINK THAT IT IS FAR MORE EFFICIENT TO AFFECT AFFORDABLE HOUSING OUTSIDE OF THE MAPS, WHICH ALREADY HAPPENS.

THE THING IS THAT IT HAPPENS ON A VERY LIMITED BASIS AND IT HAPPENS WITH A GREAT DEAL MORE EFFORT THAN IF WE JUST EXPANDED THE MAP.

AND SO FOR THAT REASON I'M IN FAVOR OF EXPANDING THE MAP IN FAVOR OF OPTION TWO BECAUSE IT SORT OF INCREASES THE BALANCE IN THE HOUSING TRUST FUND AND WE REALLY DO NOT HAVE - WE JUST RECENTLY APPROVED A SUPPLEMENTAL REVENUE STREAM FOR THAT FUND.

WE DO NOT REALLY HAVE ANY OTHER SOURCES OF REVENUE FOR IT.

NOW I THINK WE CAN ALTERNATIVELY DISCUSS OTHER SOURCES OF REVENUE.

JONATHAN, I MENTIONED TO YOU LAST TIME THAT YOU WERE HERE, THIS IDEA OF DOING A FEE-IN-LIEU FOR THINGS LIKE IN OUR INSTALLATION FOR RESIDENTIAL DEVELOPMENT PROJECTS.

I'M STILL INTERESTED IN EXPLORING THAT.

SO I'M ASSUMING THAT IS SOMETHING YOU ARE STILL GOING TO COME BACK WITH?

>> YES.

WE HAVE BEEN WORKING - DEVELOPMENT SERVICES AND NEIGHBORHOOD SERVICES HAS BEEN WORKING TOGETHER TO BRING TO YOU IN AGENDA ITEM THAT WOULD FOCUS ON THE HOUSING TRUST FUND AND IT WOULD BE REFLECTIVE OF THAT.

>> YEAH, YEAH.

SO ANYWAY, I THINK IT MAKES SENSE TO REALLY BROADEN THE SOURCES OF INCOMING REVENUE FOR THAT FUND.

TO SUSAN'S POINT, WE HAVE BEEN ABLE TO DO IMPORTANT THINGS WITH THAT PHONE AND I WANT TO CONTINUE TO DO THAT.

I WANT TO SIT IN THE DRIVER'S SEAT OF HOW WE SPEND OUR AFFORDABLE HOUSING DOLLARS.

SO THERE IS THAT.

I DO HAVE A COUPLE OF POINTS OF CLARIFICATION.

ONE IS WHEN YOU SAY SUBMARKET IN YOUR PRESENTATION, ARE YOU TALKING ABOUT THAT AREA B, AREA A, AREA C. IS THAT WHAT YOU MEAN BY SUBMARKET?

SECONDLY, YOU MENTIONED THAT THE DEVELOPERS TALKED ABOUT BEING DISSUADED BY THE ELECTRIFICATION ORDINANCE.

MAYBE YOU CAN JUST TEST THIS IS A GOOD OPPORTUNITY TO PROVIDE CLARIFICATION BECAUSE I THINK WE HAVE TALKED ABOUT IT DIFFERENT WAS THAT THE ORDINANCE IS APPLIED.

SO IT IS APPLIED, AS I UNDERSTAND IT TO COMMERCIAL DEVELOPMENT.

RESIDENTIAL DEVELOPMENT I GUESS I WAS NOT ENTIRELY CLEAR ABOUT ITS APPLICATION FOR NEW RESIDENTIAL DEVELOPMENT.

>> THIS IS A SITUATION WHERE THE DEVELOPMENT COMMUNITY - THERE IS AN OPPORTUNITY FOR US TO STEP TWO EDUCATE THE DEVELOPMENT COMMUNITY ON THAT, BUT IT IS SOMETHING THEY BRING UP FREQUENTLY AND ENSURE THEY ARE THINKING OF SOME OF THE ELECTRIFICATION COMPONENTS AND COMMERCIAL SPACES THAT WOULD BE IN THOSE BUILDINGS AS WELL, BUT THAT IS REALLY WHERE - WHETHER THAT FOLLOWS THE ORDINANCE OR NOT, THE PERCEPTION EXISTS IN THE DEVELOPMENT COMMUNITY ON THOSE POINTS.

>> DID NOT WANT TO LEAVE THAT POINT WITHOUT MAKING SURE WE WERE CLEAR THAT THERE IS NOT CURRENTLY A BLANKET APPLICATION TO RESIDENTIAL DEVELOPMENT FOR THE ELECTRIFICATION ORDINANCE.

SO NEW CONSTRUCTION BOTH COMMERCIAL AND RESIDENTIAL?

>> I THINK THE ONLY EXCEPTIONS WERE FOR MEDICAL, COMMERCIAL KITCHENS, AND - -

>> WHAT HAD WE HELD OFF ON THEM?  
REDEVELOPMENT, COMMERCIAL REDEVELOPMENT?

IS THAT WHAT THE 1000 FT.<sup>2</sup> THRESHOLD WAS RELATED TO?

OKAY.

THAT IS OKAY.

MAYBE WE CAN JUST GET - I THINK THAT WOULD BE - CERTAINLY THAT WOULD BE IT

[CROSSTALK]

>>TRUSTEE ROBINSON: OKAY.

I MEAN, I THINK THE OTHER THING AND MAYBE WHERE WE END UP SORT OF AS A COMPROMISE HERE IS CREATING AND CARVING OUT EXCEPTIONS FOR THE IHO, PARTICULARLY IF THERE IS CONSENSUS TO APPLY IT VILLAGE WIDE.

SO THERE ARE DEVELOPMENTS, SEVEN VAN BUREN IS ONE THAT HAS BEEN RAISED WHERE WE MAY NOT WANT THAT DEVELOPMENT TO BE CONSTRAINED BY THE GUIDELINES IN THE IHO.

I WANT STUFF TO THINK ABOUT WHETHER OR NOT IT MAKES SENSE TO HAVE CARVEOUTS.

IF WE EXPAND THE MAP FLOODWAY, WHETHER OR NOT IT MAKES SENSE TO HAVE CARVEOUTS FOR CERTAIN TYPES OF DEVELOPMENTS THAT ARE ALREADY SLATED FOR AFFORDABLE HOUSING.

>> ABOVE AND BEYOND THE CURRENT REQUIREMENT THAT SAYS IT DOES NOT APPLY TO THAT?

>>TRUSTEE ROBINSON: THAT IS RIGHT.

YEAH, YEAH.

THAT IS RIGHT.

WHY DOESN'T IT INCLUDE SINGLE-FAMILY HOMES?

>> GOOD QUESTION.

SO RIGHT NOW DOES NOT APPLY TO THAT.

WE COULD GO BACK AND EXPLORE AS I MENTIONED EARLIER.

SOME COMMUNITIES HAVE GONE THAT FAR AND THERE IS A CONCERN HERE AS WELL ABOUT WHAT THAT WOULD ULTIMATELY LOOK LIKE FROM A FRACTIONAL UNIT STANDPOINT IF YOU ARE CREATING ONE UNIT IS TAKING 10% OF THAT NUMBER. IT IS A VERY SMALL AMOUNT.

IF YOU WERE TO EXPLORE THAT, I WONDER FROM A STAFF PERSPECTIVE WHETHER WE WOULD DO IT OTHER TOOLS IF THAT IS SOMETHING THAT THE BOARD WANTED US TO EXPLORE.

>>TRUSTEE ROBINSON: THERE IS CONSENSUS TO ELIMINATE SINGLE-FAMILY ZONING AND SO I WONDER THEN - I JUST WANT TO HEAR MORE FROM STEPH ABOUT WHETHER OR NOT IN CONJUNCTION WITH THE ELIMINATION OF THAT ZONING REQUIREMENT, IF IT MAKES SENSE TO INCORPORATE SINGLE-FAMILY HOMES IN THIS.

PART OF MY ISSUE WITH OUR AFFORDABLE HOUSING EFFORTS IS THE EXCLUSIVITY IN APPLYING IT TO THE RENTAL MARKET AND I WOULD JUST ALWAYS LIKE TO ASK AND EXPLORE WAYS IN WHICH WE CAN EXPAND THAT TO HOMEOWNERSHIP.

AND THEN MY LAST QUESTION IS, I MENTIONED IN THE NEXUS BETWEEN THE I HO AND THE HOUSING TRUST FUND, THEY BOTH HAVE DIFFERENT AMI THRESHOLDS.

WOULD STAFF RECOMMEND OR MAYBE YOU CAN BRING THIS BACK, ALIGNING THOSE?

SO THE IHO HAS 60% AMI IN THE HOUSING TRUST FUND HAS 80%.

>> ABSOLUTELY.

SO AGAIN, THIS IS AS PART OF THAT WE HAVE THE HIGHER STANDARD INSIDE OF THIS FOR THE 120% FOR OWNERSHIP PROPERTIES THIS IS A TOPIC THAT HPAC HAS BROUGHT UP - -

[INDISCERNIBLE].

THIS SOMETHING THAT STUFF WAS CONSIDERING AS WELL AS PART OF THE AGENDA ITEM WE WERE PREPARING RELATED TO HOMEOWNERSHIP PROGRAMS TO ESTABLISH THE VILLAGE BOARD GOAL AND THINK ABOUT WHAT AMI BOARD GOALS ACROSS MANY OF THESE WOULD MAKE SENSE IN ORDER FOR THEM TO BE WORKING IN UNISON, RATHER THAN WITH SLIGHTLY DIFFERENT THRESHOLDS FOR EACH DIFFERENT ONE SO THEY ARE ALL TALKING TO ONE ANOTHER.

WE CERTAINLY HEAR YOUR POINT ON THAT AND THAT IS SOMETHING THAT HPAC HAD FLED.

I WANT TO GO BACK TO THE DEVELOPMENT PIECE.

YOU CAN SEE THE APPLICABLE DEVELOPMENT IS 10 UNITS OR MORE.

AS I MENTIONED BEFORE WE HAD ACTUALLY TRIED TO EXEMPT STUFF IS SMALLER THAN THAT THINKING OF OPPORTUNITIES TO INCENTIVIZE MISSING MIDDLE DEVELOPMENT.

SO THAT SMALLER GENTLER IN CITY HERE LOCALLY.

SO BY NATURE OF - - SINGLE-FAMILY HOMES WOULD FALL UNDER THAT THRESHOLD.

>> THAT IS A POINT THAT IS WELL TAKEN AND I APPRECIATE YOU EXPLAINING THAT AND I'M GOING TO END BY TAKING THE OPPORTUNITY TO HIGHLIGHT THE NEW PROCESS FOR THE HOUSING TRUST FUND.

YOU AND I TALKED ABOUT THIS OUTSIDE OF THE MEETING AS WELL.

THERE IS AN ENTIRELY NEW APPLICATION PROCESS.

ONE OF THE BIGGEST CHANGES, THE APPLICATION ITSELF HAS BEEN REVAMPED IN WAYS THAT I THINK ARE REALLY JUST QUITE BRILLIANT.

IN ADDITION TO THAT, ONE OF THE BIGGEST CHANGES IS THAT THERE IS A ROLLING SUBMISSION PROCESS.

SO THERE ARE NO LONGER SUBMISSION OPENING PERIOD AND A DEADLINE PERIOD.

PROJECTS CAN COME AVAILABLE FOR THOSE APPLICATIONS AS THEY ARE READY AND I THINK THAT IS A REALLY IMPORTANT PIECE TO HOW THAT FUND WILL BE ADMINISTERED AND I THINK NOW WE JUST HAVE TO MAKE SURE THAT THAT FUND HAS MONEY IN IT TO - FOR PEOPLE TO APPLY FOR.

>> I WILL PAUSE ON THAT POINT.

THAT IS SOMETHING WE TALKED WITH THE BOARD ABOUT BACK ON THE JULY 30 MEETING AND TALK ABOUT THE CHANGE IN APPLICATION PROCESS TO BE ABLE TO

DISCUSS THE IDEA AND BE OPEN ON A ROLLING BASIS STARTING ON WHEN IT WAS LAUNCHED, WHICH WAS ON AUGUST 9, SO IT IS CURRENTLY OPEN. SO WE ARE ACCEPTING APPLICATIONS NOW.

>> WE DID SEE THE ADVERTISEMENT.

THANK YOU.

>> I SAW TRUSTEE PARAKKAT AND WE WILL GO TRUSTEE STRAW, ALTHOUGH I DID APPRECIATE HOW CHESTER ROBINSON LAID OUT WHAT IT IS THAT SHE LIKES AND DOES NOT LIKE ABOUT THE OPTIONS THAT ARE PRESENTED TONIGHT AND SO IF WE COULD CONTINUE THAT TREND.

THANK YOU.

AND IT IS 9:55 PM.

SO WITH FOUR OF US STILL HAVING TO SPEAK ON THIS MANNER, WE WILL GO PAST 10:00 P.M., BUT TO THE EXTENT THAT WE COULD BE CONCISE IN OUR STATEMENTS, THAT IS ALSO APPRECIATED.

SHOULD WE DO OUR MOTION NOW?

>> I THINK SO.

I WILL MOVE TO EXTEND PAST 10:00 P.M..

>> SECOND.

>>PRESIDENT SCAMAN: MOTION BY TRUSTEE ROBINSON AND SECONDED BY TRUSTEE STRAW.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: SAYS THE MAN THAT TOOK 20 MINUTES.

>>TRUSTEE WESLEY: I HAD THE BEST THINGS TO SAY.

>>PRESIDENT SCAMAN: CLERK WATERS, PLEASE TAKE THE ROLL.

>> TRUSTEE ROBINSON.

>> YES.

>> TRUSTEE STRAW.

>> YES.

>> TRUSTEE ENYIA.

>> TRUSTEE BUCHANAN.

>> YES.

>> TRUSTEE ENYIA.

>> YES.

>> TRUSTEE WESLEY.

>> NO.

>> TRUSTEE PARAKKAT.

>> RELUCTANTLY, YES.

>> PRESIDENT SCAMAN.

>>PRESIDENT SCAMAN: YES.

YES, YES, YES.

SO TO TRUSTEE PARAKKAT AND THEN IT TRUSTEE STRAW.

>>TRUSTEE PARAKKAT: I JUST WANT TO SAY, FASCINATING DISCUSSION. GREAT PRESENTATION AND A LOT OF GOOD INFORMATION. COMPELLING ARGUMENT, CORY.

ALL OF THE DATA PROVIDED WAS VERY COMPELLING, BUT I WANT TO POINT OUT THAT FOR ME, THE UNDERLYING GOAL HERE IS TO CREATE SOCIOECONOMIC DIVERSITY IN THIS COMMUNITY.

SO THIS COMMUNITY THAT WE CALL HOME.

CREATING THE AND WHAT IS THE BEST PATH TOWARDS IHO AS A TOOL.

AS YOU RIGHTLY POINTED OUT AND IS IT REALLY GETTING US THERE AS A FUNDAMENTAL QUESTION AND NOW I AM KIND OF QUESTIONING IT BASED ON SOME OF THE EVIDENCE PROVIDED IN TERMS OF THAT GETS US ALL THE WAY THERE. BUT THERE ARE OTHER GOALS AS WELL.

AND HOW DO WE MARRY THEM UP IN THE RIGHT COMBINATION THAT GOES TO MEETING THE MOST OPTIMAL OUTCOME FOR US.

AND I THINK I ALSO UNDERSTAND THAT MARKETS DO NOT OPERATE EFFECTIVELY ALL THE TIME BECAUSE WE ARE ONLY PART OF THE MARKET.

WE ARE PART OF A BROADER MARKET AND DEVELOPERS DO NOT MAKE DECISIONS FOR US.

IT IS IN OUR INTEREST FOR THEM TO COME AND DEVELOP IN OUR COMMUNITY AND WE CANNOT FORCE THEM.

THE TOOLS WE HAVE ARE LIMITED IN TERMS OF INFLUENCING THEIR DESIRE TO COME AND DEVELOP IN OUR COMMUNITY AND WE HAVE TO BE COGNIZANT OF THAT AND BE OPERATING IN A BROADER MARKET WHERE THERE ARE OPPORTUNITIES AND WE MAY END UP LOSING OPPORTUNITY IF WE ARE NOT CAREFUL IN TERMS OF HOW WE STRUCTURE A TOOL LIKE THIS.

SO I JUST WANTED TO POINT THAT OUT.

SO THE GOAL IS CLEAR IN MY MIND, BUT THE PATH THERE BASED ON THE DISCUSSIONS.

I AM NOT FULLY THERE.

I AM LEADING MORE TOWARDS WHAT CORY MENTIONED.

I THINK THAT ANGLE SEEMS MORE COMPELLING IN TERMS OF WHERE I THINK THE OUTCOMES ALIGN WITH THE REALITY.

SO I WILL LEAVE IT AT THAT AND OBVIOUSLY THERE'S MORE DISCUSSION TO BE HAD ON THIS THERE ARE MORE ANGLES TO BE LINKED UP BEFORE WE AND THIS DISCUSSION I WANT TO MAKE THAT POINT.

>> THANK YOU.

>>TRUSTEE STRAW: I AGREE, IT HAS BEEN A VERY INTERESTING DISCUSSION AND I APPRECIATE ALL THE WORK THAT WENT INTO THIS. I JUST WANT TO MAKE SURE THAT I AM UNDERSTANDING CORRECTLY, IN OPTION ONE, THE ON-SITE REQUIREMENT WHERE IT SAYS 20% - THAT IS 20% OF THE AFFORDABLE SHARE.

A 4% AND IN AREA B, 2%.

>> CORRECT.

>>TRUSTEE STRAW: I DO THINK THAT THE - I VERY MUCH LIKE INCREASING ACROSS ALL OPTIONS THE BONUS FOR ON-SITE UNITS. I THINK THAT ACTUALLY THE BONUSES THAT WE ARE ABLE TO OFFER THROUGH THE IHO ARE ONE OF THE STRONGEST ARGUMENTS IN FAVOR OF EXPANDING THE IHO VILLAGE WIDE BECAUSE BY CREATING ADDITIONAL INCENTIVES FOR DENSITY

AND ADDITIONAL INCENTIVES FOR CREATING ON-SITE AFFORDABLE UNITS, WE TAKE, IN THAT WAY, IN MARKET BASED APPROACH TO INCREASING AFFORDABLE UNITS AND INCREASING DENSITY.

I THINK THAT AS A COUNTERPOINT TO WHAT TRUSTEE BUCHANAN IS SAID AROUND THE MARKET FAILING US, I THINK THAT MODERN ZONING LAWS HAVE FAILED US BECAUSE IT IS MODERN ZONING LAWS THAT HAVE CREATED THE MARKET CONDITIONS THAT HAVE SO LIMITED HOUSING SUPPLY.

WE DO NOT KNOW WHAT HOUSING WOULD LOOK LIKE IF WE WERE OPERATING IN A TRULY MARKET BASED HOUSING SYSTEM.

THAT IS NOT ME SUGGESTING THAT COMPLETELY FREE MARKET HOUSING IS THE SOLUTION.

I THINK A SMART REGULATION IS VITAL TO CREATING THE KIND OF MARKET THAT WE WANT, BUT I DO NOT THINK ANYONE WOULD SUGGEST THAT THE CONDITIONS WE HAVE ARRIVED AT TODAY ARE DUE PURELY TO MARKET FORCES. SO I THINK THAT GOES TO THE IMPORTANCE OF WHEN THIS CONVERSATION COMES BACK, IT COMING BACK TIED WITH SOME OF THE ZONING CHANGES BECAUSE WE ARE LOOKING AT REDUCING ACROSS ALL OF THESE OPTIONS, REDUCING THE SIZE OF THE DEVELOPMENT WHERE THE I HO APPLIES.

FROM 25 UNITS TO 10 UNITS AND I THINK THAT KEEPING IT AT 10 UNITS, AS YOU NOTE, IT HELPS TO ADDRESS SOME OF THAT MISSING MIDDLE DEVELOPMENT THAT WOULD FALL MAY BE A FOUR UNIT, SIX UNIT DEVELOPMENT IN AN AREA THAT IS CURRENTLY ZONED FOR SINGLE-FAMILY HOUSING.

AND I THINK IT ALSO HELPS ADDRESS SOME OF THE CONCERNS THAT I HAVE HEARD THAT IF YOU HAVE IT AT 25 UNITS, MAYBE SOMEONE DEVELOPS A 24 UNIT DEVELOPMENT, SUCH THAT THE IHO DOES NOT APPLY.

CURIOUS WHETHER WE ARE NOW ENCOURAGING PEOPLE TO HOLD NINE UNIT DEVELOPMENT INSTEAD OF A 10 UNIT DEVELOPMENT.

YOU ALWAYS HAVE THESE THRESHOLD PROBLEMS.

I DON'T KNOW ULTIMATELY BETWEEN OPTION ONE AND OPTION TWO - I THINK BOTH HAVE ARGUMENTS IN THEIR FAVOR BECAUSE I DO THINK THAT ACTUALLY REQUIRING THE CONSTRUCTION OF AFFORDABLE UNITS - IT IS A LAUDABLE GOAL.

I JUST DO NOT KNOW WHETHER OR NOT WE HAVE ENOUGH DATA AS TO - WILL HELP US MOVE TOWARDS HOUSING AFFORDABILITY AND AFFORDABLE UNITS BETTER.

AND I WOULD LIKE US TO CONTINUE TO BE CREATIVE AROUND PUSHING ON THE BONUSES AND INCENTIVES BECAUSE THE TWO UNITS PER IS GREAT.

THE PARKING BONUSES ARE GREAT.

IF YOU ARE BUILDING AFFORDABLE UNITS, NOT JUST REQUIRING PARKING FOR THE AFFORDABLE UNITS, BUT REDUCING THE MANDATORY PARKING MINIMUMS ACROSS THE DEVELOPMENT.

INSTEAD OF ONE PER UNIT.

I DON'T KNOW WHAT THE PARKING MINIMUMS ARE.

THOSE PARKING MINIMUMS ARE ARBITRARY.

THERE IS NO SCIENCE BEHIND THE FORMULAS THAT MUNICIPALITIES HAVE IN PLACE AROUND PARKING MINIMUMS.

THERE IS A LOT OF RESEARCH AROUND THAT FACT.

SO I WOULD BE IN FAVOR OF A FURTHER INCENTIVE THERE.

I KNOW AS YOU SAID, DEVELOPERS HAVE SAID THAT WE ARE GOING TO PUT SOME PARKING IN, BUT OFTEN TIMES SOME OF THE LEAST ATTRACTIVE FEATURES OF PROPOSED DEVELOPMENTS ARE A RESULT OF THE PARKING REQUIREMENTS.

THE PROPOSED DEVELOPMENT AT CHICAGO AND RIDGELAND, ONE OF THE THINGS THAT PEOPLE HATED THE MOST ABOUT IT, AND OBVIOUSLY THE DEVELOPMENT WENT AWAY, BUT ONE OF THE THINGS THAT PEOPLE HATED THE MOST ABOUT IT IS THERE WAS NOT ACTUALLY FIRST FLOOR COMMERCIAL SPACE BECAUSE THE ENTIRE FIRST FLOOR WAS PARKING TO SUPPORT THE PARKING MINIMUMS FOR THE UNITS ABOVE.

AND AS A RESULT THERE COULD NOT BE THAT COMMUNITY COMMERCIAL SPACE ON THE FIRST FLOOR.

SO I AM HAPPY TO, WHEN THIS COMES BACK, TO LOOK AT INCENTIVES THERE AND FURTHER INCENTIVES AROUND DENSITY ENVELOPES.

HEIGHT VARIANCES, MAKING THE ADMINISTRATIVE PROCESS EASIER FOR DEVELOPMENTS THAT ARE ACTUALLY INCLUDING AFFORDABLE UNITS.

IF THEY ARE INCENTIVIZING, INCLUDING AFFORDABLE UNITS, THAT WOULD MAKE ME LEAN MORE TOWARDS THE DIRECTION OF OPTION TWO INSTEAD OF OPTION ONE, WHERE WE WOULD BE MANDATING THEM.

AT A CERTAIN POINT, IF THE INCENTIVES ARE ORIGINAL, DEVELOPERS WILL SAY, HEY, I ACTUALLY DO WANT TO INCLUDE AFFORDABLE UNITS IN MY - -

>> THERE'S A FEW DEVELOPERS THAT COMMENTED, YOU WILL UNDERSTAND THAT COOK COUNTY - - RELATED TO AFFORDABLE HOUSING THAT OFFERS THREE DIFFERENT TIERS.

ONE OF THOSE TIERS IS FOR 20%, 25% AND 30%.

WHEN DEVELOPERS LOOK AT THIS THERE LIKE I SEE THE 20% OVER HERE AND THAT MAKES ME THINK OF THIS OTHER THING AND HOW I REDUCE MY PROPERTY TAX BURDEN AND IT MIGHT CHANGE THE CALCULUS ON SOMETHING LIKE THIS, ESPECIALLY FOR ON-SITE UNITS BECAUSE AGAIN IT IS ALL PUT TOGETHER.

>>TRUSTEE STRAW: I THINK THAT COVERS GENERALLY WHERE I STAND. I DO THINK THAT TO ADDRESS SOME OF TRUSTEE WESLEY'S POINTS, I THINK I DO WANT TO BROADEN THE MAP ACROSS OAK PARK, PARTIALLY BECAUSE BY DOING SO WE CAN OFFER THESE INCENTIVES TO INCLUDE ON-SITE AFFORDABLE HOUSING TO COVER THE ENTIRE MARKET.

WHEREAS IF WE ARE ONLY HAVING THE IHO COVER CERTAIN SWABS OF OAK PARK - - ANYTHING OUTSIDE OF THAT DOES NOT GET THE BENEFIT OF THE I HO INCENTIVES.

I THINK THAT COVERS IT.

>>PRESIDENT SCAMAN: TRUSTEE ENYIA?

>>TRUSTEE ENYIA: THANK YOU SO MUCH FOR THE PRESENTATION. YEAH, I AM GOING TO CONCUR WITH OPTION TWO.

I THINK THAT A LOT OF WHAT WE WANT TO DO IS CONTINUE TO BUILD UP THAT FUND AND I THINK THIS GIVES US A GREAT OPPORTUNITY TO DO THAT.

I LIKE THE TWO UNITS PER.

I THINK IT GIVES US THE ADDITIONAL ASK THAT WE HAVE BEEN BRINGING UP IN THE PAST OF HOLDING SOME OF OUR DEVELOPERS MORE ACCOUNTABLE.

I THINK YOU HAVE SEEN A FREEZE IN THAT DEVELOPMENT HAPPENING, BUT THAT IS ALL OVER.

NOT JUST HERE.

THAT IS JUST AROUND THE COUNTRY AS WE CONTINUE TO SEE CONSTRUCTION COSTS BE A LITTLE BIT HIGHER THAN THEY WANTED TO BE AND YOU ARE NOT SEEING PEOPLE BUY HOMES THE WAY THEY WERE BUYING THEM BECAUSE OF INTEREST RATES.

SO I THINK THERE IS A LOT OF FACTORS AROUND THAT, BUT WE CAN CONTINUE TO ATTRACT DEVELOPERS AND OAK PARK.

LIKE YOU SAID, THERE IS GOING TO BE OTHER AVENUES THAT HELP TO INCENTIVIZE A DEVELOPER TO BUILD IN THESE AREAS IF WE ARE ADDRESSING SOME OF THESE REALLY CORE ISSUES, WHICH IS AFFORDABLE HOUSING AND MAKING SURE THAT WE ARE BRINGING IT TO PEOPLE IN A WAY THAT MIGHT STILL TAKE ADVANTAGE OF -- COMMUNITY THAT IS BEING INTENTIONAL.

I THINK OPTION TWO ALLOWS US TO DO THAT.

I THINK NOT HOLDING THEM ACCOUNTABLE TO PARKING REQUIREMENTS IS GREAT, BUT I THINK AS TRUSTEE STRAW WAS SAYING BEFORE, I THINK THERE'S OPPORTUNITIES TO LOOK WITHIN SOME OF THOSE THINGS TO SEE IF THERE IS EXTRA INCENTIVES THAT WE CAN WORK OUT WITH THE DEVELOPERS AND OWNERS. I'M LEANING TOWARDS OPTION TWO.

I THINK THAT GIVES US A LOT OF OPPORTUNITY AND I APPRECIATE THE WORK. IT IS A LONG CONVERSATION BECAUSE IT IS ONE OF THOSE THINGS THAT IS SUPER IMPACTFUL, BUT I THINK LIKE YOU SAID, IT IS SOMETHING YOU CAN CONTINUE TO REVIEW.

IT IS NOT LIKE, OKAY, THIS IS DONE, ONCE YOU ARE DONE YOU ARE NOT GOING TO LOOK AT THIS.

YOU'RE GOING TO KEEP LOOKING BACK AT THIS AND SAYING, OKAY, DOES THIS FIT WHAT WE ARE DOING?

TO CORY'S POINT, YES WE ARE LEADERS IN THIS, BUT WE DO NOT JUST LEAD TO STAY THERE, WE WANT TO CONTINUE TO SEE, HOW DO WE MAKE THIS BETTER? CAN WE MAKE THIS BETTER?

IS THERE A WAY TO CONTINUE BECAUSE I THINK WE ALL RUN INTO THAT NOT UNDERSTANDING UNTIL WE UNDERSTAND IT AND I DID NOT KNOW ALL OF THE INTRICACIES BEHIND THE IHO FOR A LONG TIME.

IT TOOK A LONG AMOUNT OF -- TO REALLY UNDERSTAND ALL OF THIS AND EVEN THEN SOME.

LIKE ARE WE GET IN THIS RIGHT FOR EVERYONE IN OAK PARK?

I THINK SOMETIMES WE ARE TRYING TO FIGURE, IS THIS THE RIGHT ANSWER OR IS THIS THE RIGHT ANSWER?

DO WE GIVE EVERYBODY AFFORDABLE HOUSING AND PUT THEM IN ONE AREA?

I THINK THE INTEGRATION OF HAVING THESE UNITS WITHIN SOME OF THESE BUILDINGS ALLOWS FOR A LOT OF LEARNING TO GO ON WITH OUR RESIDENTS AND A LOT OF INTERACTION, WHICH IS WHAT YOU WANT.

I DON'T THINK WE WANT TO LIMIT THEM TO CERTAIN AREAS.

LIKE YOU WERE SAYING BEFORE, TRUSTEE STRAW AND TRUSTEE WESLEY, SPANNING THE AREA AND COVERING MORE LAND WOULD GIVE US A BETTER OPPORTUNITY, BUT THAT IS JUST ME.

>>PRESIDENT SCAMAN: TO TRY TO BRING THIS TO A CLOSE RATHER QUICKLY, THERE ISN'T ANYTHING IN OPTION TWO THAT I AM AGAINST, BUT EITHER I'M LOOKING FOR THE INFORMATION THAT WILL COME OUT OF THE MISSING METAL, THAT WILL COME OUT OF THE RACIAL EQUITY ASSESSMENT. REASONS BEING BECAUSE I DO KNOW THAT WE ARE - WE DO HAVE A HIGHER THAN WHAT IS EXPECTED AFFORDABLE HOUSING RATE IN OUR COMMUNITY, BUT WE AS ELECTED INDIVIDUALS WHO ARE BEING RESPONSIVE TO THE PEOPLE THAT REACH OUT TO US, PEOPLE THAT WE KNOW CONTRIBUTE TO OUR COMMUNITY IN GREAT WAYS, TO OUR DIVERSITY AND CULTURE, TO OUR VIBRANCY. THEY ARE STILL IN NEED.

SO GOING BACK TO WHAT IS THE POPULATION THAT WE ARE TRYING TO MAKE CREATE AFFORDABLE HOUSING FOR AND WHAT ARE THE BARRIERS THAT THEY HAVE TO GAINING IT?

THAT IS BRINGING US BACK TO THE RACIAL EQUITY ASSESSMENT.

THAT IS BRINGING US BACK TO UNDERSTANDING THAT CREDIT CHECKS AND OTHER BARRIERS TO RENTING IN OAK PARK ARE, I THINK A CONCERN THAT I HEAR ABOUT AND FEEL AS AN ELECTED OFFICIAL.

THAT THE UNITS FOR THE SINGLE MOM.

AT THE UNITS FOR PEOPLE WITH DISABILITIES.

THAT DOES UNITS FOR THINGS WE DID IN THE US CONFERENCE STUDY ARE GAPS AND CORRELATING THAT, OUR INCENTIVES AND THE PROGRAMS WE WANT TO SEE COME FORWARD WITH OUR HOMEOWNERSHIP PROGRAMS, ETC., THAT WILL NEED TO MARRY WITH THIS IN A STRATEGIC WAY FOR THIS TO ACTUALLY BE MAKING A DIFFERENCE.

FOR PEOPLE WHO ARE INVESTED IN LIVING IN THE VILLAGE OF OAK PARK.

I AGREE COMPLETELY WITH TRUSTEE ROBINSON AND I THINK IT WAS TRUSTEE BUCHANAN, TOO.

THE REASONS WHY WE SEE PEOPLE RENTING BELOW THEIR CAPACITY IS WE CANNOT OVERSIMPLIFY THE REASONS WHY THAT IS.

WE KNOW THAT - NOT TO OVER STEREOTYPED OUR GENERATIONS, BUT WE'VE ALL READ REPORTS ABOUT HOW MILLENNIAL'S SPEND THEIR MONEY ON EXPERIENCES, RATHER THAN HOME.

SO HOW PEOPLE - WHERE THEY PRIORITIZE HOW TO SPEND THEIR MONEY IS ALSO THEN FACTORING IN.

YOU KNOW, I'VE MENTIONED MANY TIMES IN THE PAST THAT WE CAN BUILD THE AFFORDABLE HOUSING OR THE ENTRY POINT SINGLE-FAMILY HOME, BUT IT DOES NOT MEAN IT WILL STAY THAT WAY IN OAK PARK.

THERE ARE OTHER FACTORS THAT - - AFFORDABLE UNITS IN OUR COMMUNITY FLUCTUATING AND WHO THEY ARE ACTUALLY SERVING AND THESE ARE THE REASONS WHY ALL THESE DIFFERENT STRATEGIC ANALYSES ARE REALLY REQUIRED IN ORDER FOR ME TO WEIGH IN FULLY ON THIS DISCUSSION.

FOR INSTANCE, THE MAP.

I CAN DEFINITELY SEE THAT I AM - I SEE A NEED FOR EXPANDING THE MAP, BUT UNTIL I UNDERSTAND - EVEN OUR ECONOMIC VITALITY DISCUSSION THAT WAS HAD EARLIER THIS EVENING, - WHAT THAT STRATEGIC PLAN, HOW THAT IS GOING TO INFORM THAT MAP.

AND INCENTIVES AND DECENTRALIZING.

WE DO NOT WANT TO CREATE INCENTIVES BECAUSE WE PUT A BARRIER THERE. NOT READY TO SAY THE WHOLE VILLAGE, BUT I DO UNDERSTAND SPANNING THE MAP IS A NECESSITY.

THAT IS SOMETHING I SEE LIKELY COMING OUT AT THE END, AS WELL AS MANY OF THE THINGS I SEE IN AT NUMBER TWO.

LASTLY, I THINK PARKING IS SOMETHING THAT NEEDS TO BE STUDIED.

EVEN WITH THE HOUSING FORWARD PROJECT.

WE HEARD THERE THAT MANY OF THE RESIDENCE FOR THE PROJECT ON MADISON - IT IS ACTUALLY IN PARTNERSHIP WITH - SORRY, TERRY?

WE GOT THE - - INTERFAITH.

INTERFAITH.

I DON'T WANT TO HAVE THAT CREDIT THERE.

THEY ARE NOT GOING WITH ZERO PARKING.

THEY KNOW THEY STILL HAVE STAFF ON-SITE FOR THE WRAPAROUND SERVICES, ETC..

SOME PEOPLE WHO ARE WORKING TOWARD THAT STABLE HOUSING THAT DO NEED A CAR.

SO I AM NOT NECESSARILY COMFORTABLE WITH NO REQUIREMENT FOR PARKING, BUT DEFINITELY FOR LESS THAN WHAT WE SEE IN OUR REGULAR DEVELOPMENT REQUIREMENTS.

ACTUALLY, I THINK THAT IS ENOUGH AT THIS POINT.

I'M NOT SURE EXACTLY - WHAT I WAS GOING TO SAY IS THE FEE-IN-LIEU, WHEN I INITIALLY LOOKED AT THIS POWERPOINT - ACTUALLY INTERESTED IN THE HIGHER, KNOWING THAT THE COST OF BUILDING A UNIT IS LOWER, BUT THE REASON I AM COMFORTABLE WITH THE WAY YOU ARE PRESENTING IT TONIGHT IS THAT I WOULD BE VERY MUCH, AS I SAID EARLIER, IN WANTING TO SEE US LOOKING AT IT ON A FAIRLY ANNUAL BASIS WITH THE MARKET STUDY AND THEN MAKING THAT DECISION THEN WITH THE INTERSECTION OF ALL OF OUR OTHER BOARD GOALS FOR WHERE THE MARKET STANDS AT THE TIME.

I DO THINK IT IS IMPORTANT TO MAINTAIN THE CONVERSATION WITH DEVELOPERS TO FULLY UNDERSTAND WHERE THAT BALANCE IS AS YOU WROTE IN YOUR PRESENTATION AND INCENTIVES VERSUS DECENT DEVISING WITH THIS INCLUSIONARY, ANY INCLUSIONARY HOUSING ORDINANCE ABOVE WHAT WE'VE GOT NOW.

AND SO I DO APPRECIATE THE WORK THAT WENT INTO THIS PRESENTATION, AS WELL AS HOW IT WAS DELIVERED.

THANK YOU, GOOD JOB.

YEAH, I WOULD WANT THE TIMING.

I DO NOT KNOW WHERE WE ARE WITH OTHER THINGS.

TO BE THOUGHTFULLY STRATEGIC AND BROUGHT TOGETHER WITH YOUR OTHER WORK.

OKAY.

AND THEN WE DO HAVE CALL TO BOARD AND CLERK.

CLERK WATERS?

>>CLERK: WOULD JUST LIKE TO SHARE THAT WE CONTINUE TO HOST PHOTO REGISTRATION EVENTS WHERE WE WILL ALSO PROVIDE SUPPORT WITH MAIL IN BALLOT APPLICATIONS.

SOME OF THOSE EVENTS UP-AND-COMING ARE VERY FAST, TENT WORKSHOP, THE FARMERS MARKET.

THAT IS SPECIFICALLY GOING TO TAKE PLACE ON SEPTEMBER 14.

ALSO NATIONAL VOTER REGISTRATION DAY, WHICH IS SEPTEMBER 17 AND VIVA, WHICH WILL TAKE PLACE ON THE SOUTH LAWN ON SEPTEMBER 21 AND FALL FEST, WHICH WILL TAKE PLACE AT RING APART TO THE PARK DISTRICT OF OAK PARK. YOU CAN ALWAYS STOP BY VILLAGE HALL.

>>PRESIDENT SCAMAN: THE CIVIC FAIR TOMORROW MORNING?

>>CLERK: YES.

WE WILL BE AT THE HIGH SCHOOL, OAK PARK/RIVER FOREST HIGH SCHOOL AT THE CIVIC FAIR AS WELL, WHERE THE LEAGUE OF WOMEN VOTERS WILL BE REGISTERING HIGH SCHOOL STUDENTS WHO QUALIFY AND THE CLERK'S OFFICE WILL ACTUALLY BE WORKING WITH HIGH SCHOOL STUDENTS WHO QUALIFY TO THE ELECTION JUDGES.

>>PRESIDENT SCAMAN: FANTASTIC.

THANK YOU.

TRUSTEE ENYIA?

TRUSTEE BUCHANAN?

>>TRUSTEE WESLEY: I WILL NOT PASS SINCE I HAD TO STAY HERE BEYOND 10:00 O'CLOCK.

I'VE A FEW THINGS I WANT TO SAY.

FIRST THING IS VERY FAST IS THIS COMING SATURDAY.

PLEASE COME OUT AND HAVE A BLAST.

IT IS A FUN EVENT.

LOTS OF THINGS TO DO WITH KIDS AND FOR EVERYONE IN THE FAMILY, AND LOADS OF PEOPLE WILL BE THERE SO DEFINITELY DO THAT.

IT IS THE 26TH OR 27TH YEAR FOR VERY FAST.

THE LONGEST-RUNNING PRIVATE FESTIVAL IN OAK PARK.

THE OTHER THING I WANTED TO SAY IS THAT - IS IT?

IT IS NEXT WEEKEND.

SORRY, THANK YOU!

NEXT WE CAN, SIR.

NOT THIS WEEKEND.

IF YOU COME THIS WEEKEND, KNOCK ON MY DOOR AND I WILL COME AND HANG OUT WITH YOU.

WHAT IS IT?

SEVENTH OF SEPTEMBER.

7 SEPTEMBER.

SORRY.

THIS IS WHY WE DO NOT STAY AFTER 10:00 O'CLOCK.

THE OTHER THING I WANTED TO ADD HERE IS THAT THE FRUSTRATING PART OF THIS DISCUSSION TO ME IS THAT I FEEL LIKE WE HAVE BY DATA AND EVIDENCE THE BEST ENGINE FOR NATIONALLY OCCURRING AFFORDABLE HOUSING IN THE STATE AND WE WANT TO TINKER WITH IT OR DISMANTLE IT BECAUSE THE WAY THAT WE CREATE THE AFFORDABLE HOUSING DOES NOT FEEL GOOD ENOUGH TO US. WE ARE NOT HOLDING DEVELOPERS ACCOUNTABLE ENOUGH.

LIKE WE WANT TO SHAKE OUR FINGER AT THEM AND SAY THE WAY THAT YOU ARE DOING THIS THING IS NOT THE RIGHT WAY.

WE WANT YOU TO CREATE THE OUTCOME THAT WE WANT IN THE WAY WE ARE TELLING YOU TO CREATE IT.

THAT IS NOT HOW WE ACCOMPLISH VALUES.

WE HAVE A VALUE OF AFFORDABLE HOUSING AND WE HAVE BEEN CREATING IT BETTER THAN ANYBODY ELSE IN THIS ENTIRE STATE.

WE SHOULD JUST KEEP DOING THAT.

IF THAT IS OUR VALUE AND THAT IS WHAT WE WANT TO ACCOMPLISH, IT IS WORKING.

WE SHOULD JUST BE HAPPY THAT IT IS WORKING BECAUSE EVERYONE ELSE HAS TRIED THE WAY WE ARE TALKING ABOUT TRYING.

EVERYBODY HAS TALKED ABOUT THESE AGGRESSIVE IHO'S.

THEY DO NOT WORK.

EVERYBODY HAS TALKED ABOUT ADDING IMPEDIMENTS AND HURDLES AND SO ON AND SO FORTH IN FRONT OF THE DEVELOPMENT PROCESS AND ALL IT HAS DONE IS REDUCE THE NUMBER OF HOUSING UNITS THAT THEY HAVE BEEN ABLE TO CREATE.

ALL THAT DOES IS INCREASE THE COST OF HOUSING IN WHATEVER COMMUNITY WE ARE LOOKING AT.

RIGHT?

THERE IS ONE WAY TO DRIVE HOUSING COST DOWN AND THAT IS TO BUILD MORE UNITS.

THIS IS THE ONLY WAY IT HAS EVER BEEN DONE.

WHEN WE TALK ABOUT BUILDING DIRECTLY AFFORDABLE HOUSING, THE ONLY WAY IT DRIVES AFFORDABLE HOUSING UNITS UP IS IF OUTSIDE FUNDS COME IN AND WANT TO FUND THE AFFORDABLE HOUSING.

IF YOU ARE FUNDING THE AFFORDABLE HOUSING TO BE BUILT DIRECTLY BY YOUR COMMUNITY, YOUR COMMUNITY WILL THEN PAY FOR IT.

AND THEN IT IS NOT REALLY AFFORDABLE BECAUSE THE PEOPLE WHO MOVE INTO THAT BUILDING AFTER IT IS BUILT WILL PAY HIGHER RENT AND SO YOU MIGHT

HAVE 30 AFFORDABLE UNITS, BUT THE RENT IN THAT BUILDING ARE NOW HIGHER AS A RESULT SO YOU ARE NOT GETTING THE AFFORDABILITY THAT YOU ARE TRYING TO GET.

AGAIN, WE HAVE THE DATA, WE HAVE THE SCIENCE.

EVERYTHING POINTS TOWARDS CONTINUING TO DO WHAT WE HAVE BEEN DOING AND IT WORKS.

WE DO NOT WANT TO DO THAT FOR SOME ODD REASON AND THAT IS FRUSTRATING.

>>PRESIDENT SCAMAN: TRUSTEE STRAW?

>>TRUSTEE STRAW: JUST A COUPLE OF QUICK THINGS.

I WANT TO HIGHLIGHT THE PROCLAMATION FOR BE SMART WEEK THAT WE PASSED EARLIER AND AS JANICE SAID, THIS CORRESPONDS WITH THE START OF THE SCHOOL YEAR AND WITH GUN VIOLENCE BEING THE NUMBER ONE CAUSE OF DEATH AMONG CHILDREN IN AMERICA, IT IS VITALLY IMPORTANT THAT PEOPLE DO CONSIDER HAVING CONVERSATIONS WHEN YOUR KIDS ARE GOING OVER FOR A PLAY DATE, WHERE YOU ASK ABOUT - DO YOU OWN GUNS?

IF YOU DO OWN GUNS, ARE THEY SAFELY STORED?

HOW ARE THEY SAFELY STORED?

WE NEED TO NORMALIZE THESE CONVERSATIONS AND WE NEED TO REALLY FOCUS ON THE FACT THAT SAFE STORAGE OF FIREARMS IS ONE OF THE BIGGEST STEPS WE CAN TAKE TO REDUCING THE LETHALITY OF FIREARMS IN OUR HOMES.

SO THAT IS ONE THING I WANT TO HIGHLIGHT AND I DO APPRECIATE THE WORK THAT DISTRICT 97 IN DISTRICT 200 HAVE DONE OVER THE LAST YEAR TO FOCUS ON THAT IN ADDITION TO THE SAFE STORAGE ORDINANCE THAT WE PASSED AT THIS BOARD TABLE LAST SUMMER.

I ALSO WANT TO JUST SAY TO THE WATCHING PUBLIC, WHICH IS ALMOST NONEXISTENT AT 10:30 P.M.. READ THE CONSENT AGENDA SOMETIMES BECAUSE THERE ARE EXCITING THINGS HAPPENING IN IT THE CONSENT AGENDA.

THE FACT THAT WE DO NOT TALK ABOUT THEM DOES NOT MEAN THAT THEY ARE NOT EXCITING AND IMPACTFUL, IT JUST MEANS THAT WE DO NOT EXPECT THERE TO BE ANY DISAGREEMENT OR SIGNIFICANT DISCUSSION OF THEM.

TONIGHT WE BOUGHT A NEW POLICE CAR.

WE GOT A GRANT FOR \$125,000 TOWARDS THE DESIGN AND CONSTRUCTION OF OUR NEIGHBORHOOD GREENWAYS.

THOSE ARE THE BIKE BOULEVARDS THAT YOU HAVE STARTED TO SEE BEING INSTALLED AND THIS IS FOR NEXT YEAR BUILDING THE LEMOYNE STRETCH, THE STRETCH THAT IS GOING TO COVER THE SOUTHERN PART OF HOLMES AVENUE.

I DON'T REMEMBER ALL THE STREETS AND I CANNOT ZOOM IN ON THIS MAP ENOUGH TO READ STREET NAMES, BUT IT IS REALLY EXCITING BECAUSE WE ARE BUILDING 18 MILES OF BIKE BOULEVARDS OVER A THREE-YEAR PERIOD.

BY THE END OF 2026 BASED ON THE CAPITAL IMPROVEMENT PLAN, BASED ON THE CONSENT AGENDA ITEM THAT WE APPROVED TONIGHT, THE PLAN IS THAT WE WILL HAVE COMPLETED 18 MILES OF BIKE BOULEVARDS AND CONSTRUCTED A NETWORK THAT COVERS A GRID ALL OVER OAK PARK AND THESE ARE EXCITING THINGS THAT WE DO NOT ALWAYS GET TO TALK ABOUT BECAUSE WE DON'T TALK ABOUT THE THINGS THAT WE DO NOT DISAGREE ON.

THOSE ARE THE THINGS WE ALL AGREED ON AND VOTED YES TO DO TONIGHT AND THAT IS AWESOME.

SO WITH THAT I WILL PASS.

>>TRUSTEE ROBINSON: SEVERAL WEEKS AGO WE HAD A RETREAT WHERE WE HAD A PRESENTATION THAT WAS WELL DONE.

I CANNOT REMEMBER THE NAME OF THE ORGANIZATION THAT DID IT WHERE YOU TALKED ABOUT OUR THOUGHT PROCESS AND HOW WE ARRIVED AT THE VALUES THAT WE HAVE AND HOW THAT IS REALLY - WHAT WAS THE NAME OF THAT?

THE ORGANIZATION THAT DID IT BECAUSE - - THANK YOU.

THANK YOU VERY MUCH.

C LUDWICK.

ONE OF THE THINGS THAT HE TALKED ABOUT IS HOW OUR PERSONAL EXPERIENCES INFORM OUR VALUES, WHICH THEN INFORM THE WORK THAT WE DO HERE AND ONE THING THAT WE DO NOT DO IS SORT OF MAP THAT FOR EACH OF US AND SO I THINK THEN WHEN WE COME OUT A TOPIC LIKE HOUSING, WE ARE COMING AT IT MAY BE WITH THE SAME VALUES, BUT OFTEN TIMES FROM DIFFERENT EXPERIENCES AND SO I JUST WANTED TO POINT THAT OUT AND TO JUST SHARE A LITTLE BIT ABOUT MY OWN EXPERIENCE.

NOW I LIVE IN A GREAT HOUSE IN NORTHEAST OAK PARK AND I'VE MANAGED TO RAISE MY KIDS HERE, BUT THAT WAS NOT MY ENTRY INTO THIS COMMUNITY. MY ENTRY INTO THE COMMUNITY WAS AS A MIDDLE SCHOOLER IN A FAMILY THAT HAD LIVED IN LITTLE VILLAGE ALMOST MY ENTIRE LIFE AND AS A RESULT OF A LOT OF DIFFERENT FACTORS, INCLUDING SAFETY AND IN PARTICULAR, GANG ACTIVITY.

MY PARENTS WERE AT A DESPERATE POINT TO LEAVE AND THEY LEFT, MOVED HERE TO OAK PARK, BOUGHT A HOUSE.

SOMEBODY SET FIRE TO THAT HOUSE.

WE BOUGHT ANOTHER HOUSE, MIRACULOUSLY.

I AM OFTEN AMAZED AT THEIR COURAGE TO JUST HOLD IT TO THEIR COMMITMENT TO RAISE THEIR KIDS HERE.

FREE FROM IT GANG ACTIVITY, WITH A BETTER CHANCE, BETTER SCHOOLS TO ACHIEVE MORE THAN THEY ACHIEVED.

AND THAT CAME UP FROM ENORMOUS SACRIFICE AND THE LEVEL OF THAT SACRIFICE WAS IMPACTFUL FOR ME AND IT HAS NEVER LEFT ME BECAUSE THE TRUTH IS THAT BECAUSE OF AFFORDABILITY ISSUES AND THE FACT THAT THEY REALLY COULD NOT AFFORD TO LIVE HERE AND THEY BARELY SCRAPED BY TO BUY A HOUSE HERE, WE LIVED ALMOST A YEAR WITH VIRTUALLY NO FURNITURE IN OUR HOUSE.

AND AS A MIDDLE SCHOOL KID, I SPENT A YEAR HAVING A HARD TIME MAKING FRIENDS AND FEELING LIKE I CANNOT INVITE PEOPLE OVER TO MY HOUSE BECAUSE I WAS HAD TO EXPLAIN WHY WE HAD NO DINING ROOM FURNITURE.

WHILE WE HAD NO LIVING ROOM FURNITURE.

WHEN FROM MY MIDDLE SCHOOL PERSPECTIVE, THEY HAD GREAT HOMES FILLED WITH BEAUTIFUL FURNITURE.

SO I SHARE THAT ALL TO SAY THAT SORT OF PICKING UP ON THE LESSONS I LEARNED FROM THAT LUDWIG PRESENTATION, I JUST OFFER THAT TO MY COLLEAGUES AS A WINDOW THAT HELPS INFORM WHERE I SIT WITH RESPECT TO SOME OF MY VALUES ON HOUSING CONVERSATION, AND ALSO WHY IT IS SO IMPORTANT TO ME THAT WE TRY TO DIRECT THOSE DOLLARS TO THE GREATEST EXTENT WE CAN BECAUSE I JUST KNOW THAT THERE ARE OTHER FAMILIES WERE PROBABLY IN VERY SIMILAR SITUATIONS AND SITTING IN THE SEAT, IF I CAN AFFECT SOME ASSISTANCE TO FAMILIES LIKE THAT, I WANT TO DO IT. SO I THOUGHT IT WAS A GREAT RETREAT THAT YOU ORGANIZED FOR US, MANAGER JACKSON AND I THINK WHAT WE DO WITH THAT KNOWLEDGE AND INFORMATION, AND THAT INSIGHT THAT THE RETREAT - - WHEN I COME AT THESE CONVERSATIONS.

>>TRUSTEE PARAKKAT: I WAS PLANNING TO PASS, BUT THANK YOU FOR SHARING THAT.

I HAVE A BIT OF THAT STORY BEFORE, BUT IT IS ALWAYS A GOOD REMINDER TO HEAR THAT AGAIN AND UNDERSTAND WHERE YOU'RE COMING FROM AND THEN THAT GOT ME THINKING ABOUT MY OWN EXPERIENCES AND HOW THAT HAS EVOLVED. I WILL NOT SAY THE FULL STORY OR ANYTHING AT THIS POINT, BUT VERY TRUE.

APPRECIATE YOU SHARING THAT.

I THINK WHERE THE IHO IS A BIG TOPIC, HOUSING IS A FUNDAMENTAL NEED AND HOW WE THINK ABOUT IT AND HOW WE ACT TO GET MORE PEOPLE INTO HOUSES IS SOMETHING THAT IS VERY PERSONAL BASED ON OUR EXPERIENCES. SO WE WILL HAVE TO ARGUE THAT OUT AND GET TO THE RIGHT SPOT FOR THE COMMUNITY AS A WHOLE.

THAT IS ALL I HAD.

THANKS.

>>PRESIDENT SCAMAN: OKAY.

THANK YOU.

I WANT TO COMPLEMENT THE BOARD FOR ALL OF THE THOUGHTFUL INFORMATION THAT WAS BROUGHT FORWARD TO HELP US MAKE BETTER DECISIONS AND COREY WESLEY, FOR YOUR INSIGHT THIS EVENING AS WELL.

I THINK IT IS IMPORTANT TO BALANCE THESE THINGS AND LEARN FROM EACH OTHER.

AND OUR STAFF.

I ENTERTAIN A MOTION TO ADJOURN.

>> SO MOVED.

>> SECOND.

>>PRESIDENT SCAMAN: THANK YOU.

ALL IN FAVOR?

>> AYE.

>>PRESIDENT SCAMAN: HAVE A GREAT EVENING.