

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, held at the Village Hall, in said Village, at 123 Madison Street, Oak Park, Illinois 60302, on the 30th day of July, 2024.

* * *

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

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

The following were absent from the meeting: _____

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

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

AYE: _____

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

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

AN ORDINANCE approving a Sixth Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC, Oak Park Madison Street LLC (Pete's) and AH Oak Park LLC and Authorizing its Execution

* * *

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

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

WHEREAS, the President and Board of Trustees of the Village (the “**Corporate Authorities**”) previously determined that it was in the best interests of the Village that a Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project (the “**Redevelopment Agreement**”) specifically pertaining to the Area be entered into by the Village effective as of December 10, 2018; and

WHEREAS, the Corporate Authorities previously determined that it was in the best interests of the Village that a First Amendment to the Redevelopment Agreement (the “**First Amendment**”) specifically pertaining to the Area be entered into by the Village effective September 3, 2019; and

WHEREAS, the Corporate Authorities previously determined that it was in the best interests of the Village that a Second Amendment to the Redevelopment Agreement (the “**Second Amendment**”) specifically pertaining to the Area be entered into by the Village effective November 23, 2020; and

WHEREAS, the Corporate Authorities previously determined that it was in the best interests of the Village that a Third Amendment to the Redevelopment Agreement (the “**Third Amendment**”) specifically pertaining to the Area be entered into by the Village effective February 22, 2021; and

WHEREAS, the Corporate Authorities previously determined that it was in the best interests of the Village that a Fourth Amendment to the Redevelopment Agreement (the “**Fourth Amendment**”) specifically pertaining to the Area be entered into by the Village effective October 18, 2023; and

WHEREAS, the Corporate Authorities previously determined that it was in the best interests of the Village that a Fifth Amendment to the Redevelopment Agreement (the “**Fifth Amendment**”) specifically pertaining to the Area be entered into by the Village effective _January 17, 2023; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby is, determined that additional mutual understandings on the status of various aspects of the projects defined in the Redevelopment Agreement be amended and it is in the best interests of the Village that the Village enter into a Sixth Amendment to the Redevelopment Agreement (the “**Sixth Amendment**”) between the Village, the Master Developer, the North Developer and the New South Developer, as described in the First, Second, Third, Fourth, and Fifth Amendments to the Redevelopment Agreement and the Redevelopment Agreement, be executed; and

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

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

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

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

Section 2. Sixth Amendment. The Sixth Amendment, in substantially the form presented to the President and Board of Trustees at this meeting and attached hereto as Exhibit A, and the same hereby is, approved, and the Village Manager and Village Clerk are hereby authorized and directed to execute the same, with such additions, completions, omissions, insertions or revisions as they shall, in their sole discretion and without further official action of the Corporate Authorities, determine. The Village Manager is authorized to execute any and all documents and agreements contemplated by the Sixth Amendment, subject to the review and approval of the Village Attorney.

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

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

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

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

AYE: _____

NAY: _____

ABSENT: _____

ADOPTED: _____

APPROVED AND ADOPTED: July 30, 2024

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

ATTEST

Christina M. Waters, Village Clerk,
Village of Oak Park, Cook County, Illinois

Recorded in Village Records: July 30, 2024

Published in pamphlet form by authority of the President and Board of Trustees at the Village Hall on July 30, 2024.

Attach as Exhibit A – Sixth Amendment to the Redevelopment Agreement (700-728 Madison Street Redevelopment Project)

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

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

Upon the roll being called, the following Trustee voted

AYE: _____

NAY: _____

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

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

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

Christina M. Waters, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Corporate Authorities held on the 30th day of July, 2041, insofar as same relates to the adoption of an ordinance (the “**Ordinance**”) numbered 24-___ and entitled:

AN ORDINANCE approving a Sixth Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC, Oak Park Madison Street LLC (Pete’s) and AH Oak Park LLC and Authorizing its Execution

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

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

I do further certify that the Ordinance was published by authority of the Corporate Authorities in pamphlet form on the 30th day of July, 2024, and the Ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this 30th day of July, 2024.

Christina M. Waters, Village Clerk

(SEAL)