

ORIGINAL

2009-0-047_G2_070609

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR STADIUM LIGHTS AT THE OAK PARK RIVER FOREST HIGH SCHOOL

WHEREAS, Oak Park River Forest High School - District 200 ("***District***") is the owner of the property located at 201 North Scoville, Oak Park, Illinois, and legally described in Exhibit A ("***Property***"); and

WHEREAS, the Property is located in the R-2 Single Family District and the R-7 Multiple Family District and is currently developed and used for the Oak Park River Forest High School ("***High School***"); and

WHEREAS, the District desires to install four stadium lights ranging from 80 to 100 feet tall on that part of the Property located on the north side of Lake Street between East Avenue and Linden Avenue and currently used as an athletic stadium; and

WHEREAS, the District has applied for an amendment to Subsection 4.5.2 of the Village of Oak Park Zoning Ordinance to permit stadium lights in the R-2 Single Family District and the R-7 Multiple Family District pursuant to a special use permit; and

WHEREAS, the District has also applied for a special use permit to allow the installation and maintenance of the stadium lights on the Property; and

WHEREAS, pursuant to notice duly published, the Oak Park Plan Commission commenced a public hearing on July 17, 2008, which public hearing was continued to August 21, 2008, September 18, 2008, October 8, 2008, October 30, 2008, November 6, 2008, November 20, 2008, December 11, 2008, December 18, 2008, January 15, 2009, January 29, 2009, February 5, 2009, February 19, 2009, March 5, 2009, and April 16, 2009, for the purposes of hearing and considering testimony on the District's requested text amendment and special use permit to permit the stadium lights on the Property; and

WHEREAS, during the public hearing, the Plan Commission made certain findings of fact contained in a letter dated April 16, 2009, a copy of which is attached to this Ordinance as Exhibit B ("***Plan Commission Findings***"); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission deliberated on the District's application for approval of a text amendment and special use permit to allow stadium lights on the Property and voted four to three in favor of the District's application; and

WHEREAS, pursuant to the Plan Commission's Rules of Procedures, the concurring vote of five members of the Plan Commission is necessary to recommend in favor of a special use permit or text amendment; and

WHEREAS, consequently, the Plan Commission forwarded a negative recommendation on the District's application to the Village Board of Trustees; and

WHEREAS, the Village Board of Trustees received the Plan Commission's recommendation at its regular meeting on May 18, 2009; and

WHEREAS, after hearing additional comments from the District, objectors to the District's application, and members of the public, the Village Board of Trustees voted unanimously to direct preparation of an ordinance approving the District's application for a text amendment and special use permit to allow stadium lights on the Property, subject to numerous conditions as detailed in this Ordinance; and

WHEREAS, the Village Board of Trustees adopts the Plan Commission Findings attached as Exhibit B, to the extent that the Plan Commission Findings are consistent with the Village Board's discussions and deliberations at its May 18, 2009 meeting, as set forth in the verbatim minutes of the meeting attached as Exhibit C (Pages 7-27), and with the Village Board of Trustees' findings of fact set forth below; and

WHEREAS, the Village Board of Trustees makes the following additional, supplemental, or replacement findings of fact regarding the District's application:

1. That the sound impacts from the proposed stadium use are most effectively mitigated through limitations on the intensity of use (i.e., restricting the number of evening stadium events per the District's self-imposed conditions).
2. That the District's previous application for approval of stadium lights involved the consideration of variation standards which are distinguishable from the special use permit standards applicable to the current application.
3. That the proposed stadium lights use on the Property is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community because the athletic events and activities conducted by the District are important to the students and residents of the community and are desirable uses that benefit and contribute to the general welfare of the community

4. That the proposed stadium lights will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare because although the stadium lights will have an impact on neighboring properties, there was not sufficient evidence presented that the stadium lights would have a "substantial or undue adverse effect" upon adjacent property or the character of the neighborhood, when balanced against the benefit of the stadium lights to the community as a whole.
5. That the proposed stadium lights will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations.
6. That the proposed stadium lights will comply with the more specific standards and criteria established for the use by the Zoning Ordinance.
7. That the proposed stadium lights have been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park.
8. That there was reasonable assurance by the District that the proposed stadium lights will be completed and maintained in a timely manner and consistent with conditions described herein, if authorized.

WHEREAS, the President and Board of Trustees, having considered the recommendations of the Plan Commission and being fully advised in the premises, have determined that it is in the best interests of the Village and its residents to approve the proposed text amendment and to grant the District a special use permit to allow the installation and maintenance of the proposed stadium lights on the Property, subject to the terms and conditions set forth in this Ordinance;

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

SECTION ONE. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION TWO. Approval of a Special Use. Pursuant to Section 4.5.2AA of the Oak Park Zoning Code and the home rule powers of the Village of Oak Park, and subject to the conditions set forth in Section 3 of this Ordinance, a special use permit shall be and is hereby granted to permit the installation and maintenance of four stadium lights on the Property such that light levels are substantially consistent with those shown on photometric plan attached to this Ordinance as Exhibit D. The two stadium light towers proposed for the north corners of the

stadium are permitted to be 80 feet high. The two stadium light towers proposed for the south corners of the stadium are permitted to be 90 feet high. The light tower nearest the southwest corner of the stadium is permitted to be installed in the required side yard setback, not less than 4.58 feet from the west property line of the Property.

SECTION THREE. Conditions. The special use permit granted in Section 2 of this Ordinance shall be and is hereby expressly subject to and contingent upon each of the following terms, conditions, and restrictions:

A. Vacation. Immediately following the approval of this Ordinance, the Village agrees to vacate a portion of East Avenue, just north of Lake Street, to the District, on the terms set forth in the vacation approval ordinance.

B. Safety and Security Plan (Football Games).

1. Oak Park and River Forest High School ("OPRFHS") shall provide ALS (Advance Life Services) on site rather than on call. OPRFHS shall pay actual costs (2009 costs are \$140.00 per hour) if it requests the Fire Department to provide this service.
2. For initial Friday night football game, OPRFHS will provide a total of 15 Safety and Support Team members (SST) as follows, with subsequent school and public safety night game deployments to remain a high priority and adjusted based on experience and reviewed by OPRFHS, VOP and Stadium Neighborhood Advisory Committee:
 - a.
 - NE entrance – visitors (1).
 - NW entrance – visitors (1)
 - SE stadium stairs (1)
 - SW entrance – stadium (1)
 - Stadium – student section (2)
 - South gates to mall (2)
 - Scoville patrol (1)
 - Erie patrol (1)
 - Mall patrol (1)
 - Linden patrol (1)
 - Lake St. (mall to Linden) (1)
 - Parking garage (1)
 - South Fields (1)
 - b. All team members shall wear orange jackets or vests and be equipped with two-way radios.

- c. SST members shall walk to Ridgeland to the east and to Oak Park Avenue to the west with the post-game crowds.
3. Two OPRFHS administrators shall also be on police bands.
4. OPRFHS shall prohibit glass and cans in stadium.
5. The Village Police ("VOP PD") shall patrol alleys routinely throughout and immediately after event.
6. OPRFHS shall monitor the Pilgrim Church lot.
7. OPRFHS shall identify and communicate to staff and police "hot spots" where traffic and parking may require direction and/or monitoring.
8. OPRFHS Administration shall remain mobile with radios so as to be able to respond to incidents quickly and with manpower.
9. VOP PD shall treat Friday night football games as large events.
10. VOP PD and OPRFHS will provide continuing evaluation of events, with Stadium Neighborhood Advisory Committee, during the week following the first Friday night football game, and as needed thereafter.
11. OPRFHS shall provide separate entrances and stands for visiting team spectators.
12. OPRFHS shall supervise the alley between garage and high school and the bus traffic therein.
13. VOP PD for the first Friday night football game shall provide OPPD Officers and Crossing Guards on duty from 5:00 p.m. to 10:30 p.m., as follows (with subsequent adjustments based on experience):
 - a. 4 School Resource Officers (SROs) including OPRFHS and middle schools SRO's to circulate outside of stadium before games and inside stadium during games and outside stadium after games. The VOP PD shall provide 1 squad car for this purpose.
 - b. 1 OPPD Officer: Lake and Scoville (pre and post-game).

- c. 1 OPPD Officer: Lake and Ridgeland (with squad car).
 - d. 1 OPPD Officer: Lake and Euclid (with squad car).
 - e. 1 OPPD Officer: alleys in neighborhood around school (in squad car).
 - f. 1 OPPD Officer: Lake and Oak Park Ave. and Business District –foot officer.
 - g. 1OPPD Officer/Supervisor.
 - h. 3 Crossing Guards/Lake and Scoville and Lake and East.
- 14. OPRFHS shall notify businesses of game nights.
 - 15. Neighbors shall notify OPRFHS designated Administrators via email of “hot spots” encountered.
 - 16. Costs for OPPD, Crossing Guards, Parking Enforcement and/or additional public safety costs incurred in implementing these aforementioned conditions and/or accommodating future Friday night football games and/or other nighttime athletic events at OPRF Stadium will be borne by OPRF District 200 and are estimated to be \$2,000 per event. Actual costs will be detailed and invoiced to District 200 on a monthly basis by Village departments through Village Finance Department.

C. Clean-up Plan.

- 1. OPRFHS shall provide 20 custodians from second shift to provide post-game cleanup of stadium and perimeter of entire school property, including the high school mall; Lake Street from Scoville to Linden; Linden from Lake to Erie; Erie from Linden to Scoville; and Scoville from Erie to Lake.
- 2. Custodians shall not use blowers.
- 3. OPRFHS may use Student help for this purpose on Fridays and/or Saturdays. Students may be recruited from a variety of sources, including but not limited to: Huskie Athletic Club; JKB; Class projects; Dudes Makin’ a Difference; Athletic team buddies; turf sports teams; alternative to detentions; activity club groups.

4. Saturdays and next day game clean-up shall be accomplished by 2 custodians (stadium and perimeter of entire school property) and shall begin at 7:00 a.m. with blowers, if necessary, permitted after 9:00 a.m.
5. Cleanup shall occur after night games with reduced stadium light intensity. Lighting intensity shall be reduced as much as possible without impacting safety. This may be accomplished by reducing the number of banks of lights which are on or by reducing the intensity of the lights which are on.
6. OPRFHS and the Village shall work cooperatively to have corner garbage cans at Lake and East Avenue, Lake and Linden, and Lake and Scoville emptied prior to game nights. If special pre and/or post trash collection is required, costs will be invoiced to District 200 on a monthly basis by the Village Finance Department and paid by OPRFHS. Costs are estimated to be \$100 per collection.

D. Traffic and Parking Plan for Friday Night Games.

1. OPRFHS shall develop an aggressive marketing plan to promote good and clear information regarding parking for Friday night games.
2. OPRFHS shall consider use of Village trolleys to shuttle "parkers" from lots/areas to stadium (if they become available and are deemed necessary) with all driver and fuel costs borne by OPRF District 200.
3. OPRFHS shall maximize the use of all garages and surface lots.
4. OPRFHS shall use barricades as follows:
 - a. OPRFHS to purchase 7 "horse" barricades for use and have OPRFHS personnel stationed as follows:
 - i. Linden and Lake (1).
 - ii. Alleys between Linden and Euclid on Ontario (1).
 - iii. Linden and Erie (1).
 - b. OPRFHS shall use regular barricades for drop-off and handicap zone on Lake from East to Linden.

- c. OPRFHS shall temporarily close Linden at Lake when parking is filled for Northbound parking on Eastside of the 200 block of North Linden only. Parking shall not be permitted on the Westside of the 200 block of North Linden. "No Parking by Police Order" signage shall be posted on trees by OPRFHS staff.
 - d. Post-game, Southbound traffic on Scoville from Erie shall be directed eastbound on Ontario by OPRFHS by placing and manning a barricade in that intersection.
5. OPRFHS shall notify VOP Parking Enforcement of game nights for all turf sports and request VOP Parking Enforcement to monitor and ticket.
6. OPRFHS shall notify businesses of game nights.
7. Neighbors to notify OPRFHS designated Administrators via email of "hot spots" which they encounter.
8. OPRFHS shall attempt to amend Pilgrim Church lot lease agreements to permit OPRFHS the use of said lot for Friday night football games.
9. OPRFHS shall meet with OP Park District and American Academy of Music regarding Ridgeland Commons parking availability and Event calendar matching with Cheney Mansion.
10. OPRFHS shall post no parking signs on trees on day of Friday night football games within an 8 residential block area of high school as initially recommended by the Stadium Neighborhood Advisory Committee and determined by the Police Department. Such blocks shall include the west side of East Avenue from Lake to North Boulevard but shall not include 100 block of North Euclid and the 700 block of Ontario. OPRFHS shall post signage by 5:00 p.m. on game day and remove it by noon of following day in accordance with attached Parking Restriction Map marked as Exhibit E.
11. OPRFHS shall pay the Village \$1,000 per game for night game football game garage rental to be adjusted/increased by 5% annually beginning August 2010 to provide free garage parking to game attendees for Friday night football games.

12. OPRFHS shall send updated and re-formatted information to visiting teams with map showing available parking well in advance of games.
13. Inbound traffic will be directed by OPRFHS personnel in orange vests with color coned flashlights to the Village garage, the Pilgrim Church parking lot, along South Boulevard, and to the Avenue Parking Garage.
14. OPRFHS shall require buses to park between the field house and parking garage, and shall prohibit buses from cruising neighborhoods or parking with the engine idling at Scoville or any other location.

E. Sound and Noise Plan.

1. OPRFHS shall contract with a sound design firm to design a new sound system, assist with bidding process, assist with addressing community concerns, and to measure sound post-installation and use.
 - a. The design phase shall include baseline measurement for comparison purposes.
 - b. The design firm shall assist OPRFHS achieve the goal of having an audible system in the stadium with as little impact outside stadium as possible.
2. OPRFHS shall maintain and enforce IHSA rules with regard to piped-in music, band performances, pre-game music and noisemakers.

F. Light Plan.

1. All evening practices shall be conducted under lights operated at 50% of full power.
2. Lights shall not be used on Saturday or Sunday nights.
3. OPRFHS shall bid the installation of "light structure green" technology from Musco as its stadium lights system.
 - a. The system shall be tested by OPRFHS post-installation and in the fall and spring when no leaves are on the system.

- b. Tests shall be conducted once per year by the Village and by Musco.
4. OPRFHS shall review illumination plan by MUSCO to ensure that light spillage is less than or equal to the Musco plan dated June 15, 2009 and attached hereto as Exhibit D. Village staff will compare the two previously submitted plans for compliance with strictest submitted spillage standards.
5. OPRFHS shall buy room darkening shades for homes on 100 and 200 blocks of North Linden for special needs circumstances on a case-by-case basis.

G. Enforcement Plan.

1. A village rep will be designated to monitor the high school's performance and receive any complaint concerning litter, traffic, parking, noise, light trespass, field usage and security.
2. OPRFHS will provide a designated person to receive complaints on an immediate basis.
3. After each season the Village rep and OPRFHS staff will report to the High School Board of Education, the Village Board, and Stadium Neighborhood Advisory Committee with notice to neighbors of each presentation.
4. Stadium Neighborhood Advisory Committee or neighborhood advisory group will be convened by the high school to meet once in spring and once in fall.

H. Usage Plan.

1. Stadium lights may be used a maximum of sixty (60) nights during the first year of operation and shall be further limited to use only during the ten (10) week fall sports season and the ten (10) week spring sports season.
2. At the conclusion of the first year of operation some time after 6/15/10, the Committee shall meet with OPRFHS, the neighbors and the Village to review all aspects of the special use and to determine what, if any, changes to the operation of the special use should be made. The Village retains jurisdiction over this special use for the purpose of such future reviews and the

possible amendment of conditions placed upon the special use in accordance therewith.

I. Landscaping.

1. OPRFHS shall reimburse the Village for the costs of removal of the on-street parking lane on the east side of Linden Avenue adjacent to the football field and its reconstruction as additional parkway, and the Village shall construct same as a part of the Linden Avenue street resurfacing project, for the purpose of creating a landscaped buffer between the OPRFHS football field to the east and the residential neighborhood to the west with the cost estimated to be approximately \$25,000.
 - a. The landscaped area shall include properly spaced trees of a broad, low branching variety such as the American Linden, Chanticleer Pear or Tri-Color Beech.
 - b. The landscaping plan shall maximize the buffering effect of such landscaping and shall be reviewed by the neighbors and Community Design Commission prior to installation.

J. Advisory Committee.

1. Establishment of Committee. The Village Board established an ad hoc committee to be known as the Stadium Neighborhood Advisory Committee ("*SNAC*") to develop reasonable mitigation measures to recommend to the District and the Village in addressing any significant adverse impacts on neighboring properties from the use of the stadium lights for evening stadium events ("*Planning and Implementation Phase*"), to monitor mitigation efforts by the District regarding evening stadium events ("*Monitoring Phase*"), and to recommend modifications to the mitigation measures as necessary.
2. Membership of SNAC. The SNAC shall consist of members that have been self-nominated or recruited by neighborhood associations, the District, and the Village. SNAC will be initially comprised of members and groups representing the immediate neighborhood, Lake Street South of the Stadium, extended neighborhood, a student, Village members, District members and Business District members.

3. Meetings. Meetings will be held by SNAC as needed, but no less than monthly, August through October, 2009, and March through June, 2010. The time and place for future meetings of SNAC will be coordinated by the District Superintendent. The District or a SNAC volunteer will keep notes of the meeting discussions and recommendations. Any recommendation by SNAC will be by consensus of those in attendance at a meeting.

4. Responsibilities of SNAC.

SNAC will monitor the first year of stadium light use, review complaints, if any, and recommend strategies to mitigate any problems, including modifications or supplements to the mitigation plan. SNAC will recommend amendments to existing conditions, policies and practices to OPRFHS and the Village as a result of monitoring the first year of use.

SECTION FOUR. Failure to Comply with Conditions. Upon failure or refusal of the District to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 2 may, at the discretion of the Village Board, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees will not revoke the special use permit unless it first provides the District with 30 days advance written notice of the reasons for revocation, provides the District with an opportunity to cure and to be heard at a regular meeting of the Village Board of Trustees.

SECTION FIVE. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law. Upon this Ordinance having full force and effect, the Village Clerk shall cause it to be recorded in the Office of the Cook County, Illinois Recorder of Deeds.

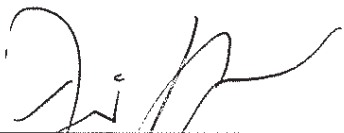
ADOPTED this 6th day of July, 2009.

AYES: Trustees Brewer, Hale, Hedges, Johnson, Lueck and Pate, and President Pope

NAYS: None

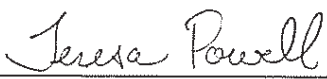
ABSENT: None

APPROVED this 6th day of July, 2009.



David G. Pope
Village President

ATTEST:



Teresa Powell
Village Clerk

EXHIBIT A

Legal Description of Property

***Oak Park and River Forest High School
District 200***

201 North Scoville Avenue • Oak Park, IL 60302-2296

Legal Description for Oak Park and River Forest High School District 200

at

201 N. Scoville Ave.

North Half of Athletic Fields

Lots 1 to 12 inclusive, including the vacant alley within, and also including the north half of the vacant street south and adjacent to lots 6 and 7, and also the west half of the vacant street east and adjacent to lots 1 to 6 squared out, all in block 21 of the subdivision of Lot 21 in James W. Scoville's Subdivision of the west half of the northeast quarter of Section 8, Township 39 North, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-214-021

South Half of Athletic Fields

Lots 22 to 43 inclusive, including the vacant alley within, and also including the south half of the vacant street north and adjacent to lots 22 and 43, and also the west half of the vacant street east and adjacent to lots 33 to 43 squared out, all in block 22 of C. B. Scoville's Subdivision of Lot 22 in James W. Scoville's Subdivision of the west half of the northeast quarter of Section 8, Township 39 North, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-220-004

School Building and Village of Oak Park Garage on District 200 site

Lots 1 to 18 inclusive in block 27, including the vacant alley within, and also including the north half of the vacant street south and adjacent to lots 9 and 10, and also the east half of the vacant street west and adjacent to lots 10 to 18 squared out; and lots 1 to 25 inclusive in block 28, including the vacant alleys within, and also including the south half of the vacant street north and adjacent to lots 1 and 25, and also the east half of the vacant street west and adjacent to lots 16 to 25 squared out; all in the Village of Ridgeland, a Subdivision of the east half of the east half of Section 7, and the northwest quarter and the west half of the west half of the southwest quarter of Section 8, all in Township 39 North, Range 13, east of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-07-221-008

EXHIBIT B

Plan Commission Findings of Fact

Exhibit B

April 16, 2009

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

Re: Application of Oak Park and River Forest High School for a
Text Amendment and Special Use Permit to Permit the Use of
Light Standards at the High School's Stadium, and Request for
the Vacation of a Portion of East Avenue

Dear Ladies and Gentlemen:

By a submittal dated June 12, 2008, Oak Park and River Forest High School (hereinafter sometimes referred to as "the Applicant", "High School" or "OPRF") filed an application for an amendment to the Zoning Ordinance to establish a special use for light standards not exceeding 100 feet for illuminating athletic fields in the R-2 Single Family District and R-7 Multiple-Family District and for the issuance of a special use permit pursuant to the proposed text amendment to permit the installation of four stadium light towers at a height of approximately 80 to 100 feet for the athletic field at the High School Stadium located on the north side of Lake Street between East Avenue and Linden Avenue, Oak Park, Illinois (hereinafter sometimes referred to as "the Stadium" or the "Subject Property").

The two light towers proposed for installation at the north "corners" of the Stadium are proposed at 80 feet high and are located in the R-2 Single-Family District. Section 3.5.2(A)(2) of the Zoning Ordinance imposes a 30 foot height limitation in this district; however, schools, churches and temples may be erected at a height not to exceed

45 feet, provided such school, church or temple is set back at least one additional foot from the required setback for each two feet of additional building height. The two light towers proposed for the south “corners” of the Stadium are proposed at 90 feet (the Applicant reduced its request for the light tower proposed for the southeast corner from 100 feet to 90 feet) and are located in the R-7 Multiple-Family District. Section 3.6.3(A)(2) imposes a height limitation in this district of 45 feet, but allows schools, churches and temples to be built to a height of 55 feet, provided the setback is increased one foot for each two feet of additional building height.

The proposed light tower nearest the southwest corner of the Stadium is located in the 15 foot side yard setback required by Section 3.6.3(B)(4)(a) of the Zoning Ordinance. As part of its special use permit application, the Applicant seeks an allowance to permit the installation of this light tower 4.58 feet from the west property line of the Stadium.

The Applicant also applied for a vacation of a portion of East Avenue, just north of Lake Street. The light tower proposed for the southeast corner of the Stadium would be located in the west half of the East Avenue right-of-way proposed for vacation.

These matters were referred to the Plan Commission, sitting as a Zoning Commission (hereinafter sometimes referred to as “this Commission”) to hold the required public hearing.

A public hearing was scheduled for July 17, 2008, at 7:00 p.m. in the Council Chambers of the Village Hall, Madison and Lombard, Oak Park, Illinois. Notice of the time and place of this public hearing was published on June 25, 2008 in the “Oak Leaves,” a newspaper of general circulation in the Village of Oak Park. A notice was posted at the Subject Property and letters were also mailed to owners of record within

500 feet of the Subject Property as provided by the Applicant, advising them of the proposal and the public hearing to be held.

On July 17, 2008, this Commission commenced the evidentiary hearing on the High School's application and continued this case for additional testimony and later, for deliberations, to August 21, September 18, October 2, October 30, November 6, November 20, December 11, December 18, all in 2008; and to the following dates in 2009: January 15, January 29, February 5, February 19, March 5 and April 16, 2009. Prior to commencement of the evidentiary hearing, Commissioner Guarino was excused from hearing this case, because over the years he has received compensation from the High School for serving as a starter at track meets sponsored by the High School.

A quorum of this Commission was present on each of the foregoing hearing dates and any members who were absent on any of the hearing dates have read the transcript of proceedings for those dates and are therefore eligible to vote on this matter.

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

FINDINGS OF FACT

Background.

1. That the foregoing paragraphs are incorporated herein as findings of fact.
2. That the Applicant is a consolidated public high school district which is governed by the Board of Education for District 200.
3. That the Stadium is located at the southwest corner of the High School's north campus, which is a zoning lot bounded by Erie Street on the north, Scoville Avenue

on the east, Lake Street on the south and Linden Avenue on the west. The south 150 feet (approximate) of this zoning lot is zoned R-7 Multiple-Family District (including most of the Stadium) and the rest of this zoning lot is zoned R-2 Single-Family District. A portion of the Subject Property is located in the Frank Lloyd Wright Prairie School of Architecture Historic District.

4. That the north campus zoning lot comprises approximately two square blocks. The four-story school building, field house and parking structure occupy the east half of this zoning lot; playing/practice fields (three baseball/softball diamonds), eight tennis courts (north end) and the Stadium (south end) occupy the west half of this zoning lot.

5. That the Stadium includes a brick and concrete grandstand constructed in 1924, which backs up to the Lake Street right-of-way and faces north, overlooking a playing field for football, soccer and other “turf” sports. There are also portable bleachers at the north side of the stadium field for visiting teams. There is no track which surrounds the stadium field.

The High School’s Proposal for Installation of Stadium Lights.

6. That the High School proposes to install stadium lights to permit the illumination of the stadium field for practices and games. Currently the High School varsity football team plays its home games on Saturday afternoons. The High School proposes to play its home varsity football games on Friday nights, as do most teams in its conference. The High School proposes three or four Friday night home football games which would begin at 7:30 p.m. and end around 10:00 p.m., with an additional half hour to an hour (approximate) for clean-up. If the High School football team qualified for the

state playoffs, the High School would also expect to host a Friday night playoff game. On average, approximately 1,300 people currently attend Saturday afternoon football games at the Stadium.

7. That the High School also expects to use the lighted Stadium for other Friday night games for other varsity sports which would begin at approximately 7:00 p.m. and end at the latest by 9:00 p.m. Using 2008 as a guide, these sports include the fall sports of boys' soccer (two games) and girls' field hockey (one game) and the spring sports of girls' soccer (two games), girls' lacrosse (two games) and boys' lacrosse (two games and one practice). According to a High School representative, there may be up to six non-football Friday night games in the Fall and six in the Spring. There are additional non-football games scheduled during the week. These sports generally have lower attendance than football—in the range of 100 to 300 persons.

8. That the High School anticipates using the lights, as needed, for Monday to Thursday practices in the Stadium from 6:00 p.m. to 8:00 p.m.

9. That based on the High School's proposed schedule for lighting the Stadium, the proposed stadium lights would be lit for approximately 66 hours (assuming the lights go on at sunset) over 60 school days as follows: August (lights on .5 hours over 1 school day); September (lights on 17 hours over 14 school days); October (lights on 25 hours over 11 school days); March (lights on 13 hours over 13 school days); April (lights on 8.5 hours over 17 school days); and May (lights on 2 hours over 4 school days). The High School does not propose to use the Stadium lights during the winter months.

10. That the proposed stadium lights will not increase the number of games or practices (but will increase the number of proposed on-campus practices), nor will they

increase the number of student-athletes playing sports. The proposed stadium lights will free up Park District fields currently being used for High School practices and will save the High School approximately \$14,000 per year by not busing student-athletes to off-campus practices. Additional costs which may be incurred by the High School are not known. An on-campus trainer would also be available at the Stadium, but is not currently available at off-site locations.

The Surrounding Neighborhood, Zoning Districts and School Use.

11. That the High School's north campus (zoning lot) is surrounded by the following uses:

- a) To the north (north side of Erie Street): single family homes located in the R-2 Single-Family District;
- b) To the east (east side of Scoville Avenue): single and two family dwellings, except Pilgrim Congregational Church and parking lot at the northeast corner of Lake and Scoville; the residential uses are in the R-2 Single-Family District and the church is in the R-7 Multiple-Family District;
- c) To the south (on the south side of Lake Street): east of East Avenue is the High School's south campus or South Field, which is a square block sized open field which is used for turf sport games and practices; the South Field is illuminated by light towers, similar to those proposed for the Stadium, pursuant to a special use permit which was granted in 2002; west of East Avenue is a planned development consisting of single-family townhomes. The underlying zoning for the

South Field is B-3 Central Business District; the underlying zoning for the townhome planned development west of East Avenue is B-1/B-2 General Business District. The special use permit authorizing the South Field light towers is restricted to property in the B-3 or less restrictive district; and

- d) To the west (west side of Linden Avenue): single-family homes with the exception of the condominium building at the southwest corner of Linden and Ontario, and the condominium building at the northwest corner of Lake and Linden; these residential uses are zoned R-1 Single-Family District north of Ontario and R-2 Single-Family District south of Ontario, except the 52 foot lot (condominium building) at the northwest corner of Lake and Linden, which is zoned R-7 Multiple-Family District.

12. That the closest single-family home to the Stadium is 27 yards from the closest point of the playing field in the Stadium. There are approximately 240 residences, including residences in multiple-family dwellings, within 120 yards of the closest point of the playing field in the Stadium.

13. That Section 3.5.1 of the Zoning Ordinance characterizes the R-1 Single-Family District as follows:

The regulations of this district are intended to preserve and protect the unique character of existing estate-type lots improved with single-family dwellings, many of which are historically and architecturally significant structures, and to permit compatible development.

14. That Section 3.5.2 of the Zoning Ordinance characterizes the R-2 Single-Family District as follows:

The regulations of this district are intended to preserve and protect low-density neighborhoods characterized by single-family dwellings on large lots and to permit compatible development.

15. That Section 3.6.3 of the Zoning Ordinance characterizes the R-7 Multiple-Family District as follows:

The regulations of this district are intended to protect multiple-family dwellings, to provide guidelines for development of modern multiple dwelling units in buildings of a moderate density and to permit compatible development.

16. That Section 3.8.1 of the Zoning Ordinance characterizes the B-1/2 General Business District as follows:

The regulations of this district are intended to protect the predominantly office, service and retail character of certain areas, to provide guidelines for development of similar business uses and to permit compatible development.

17. That Section 3.8.2 of the Zoning Ordinance characterizes the B-3 Central Business District as follows:

The regulations of this district are intended to identify the Central Business District and to provide for concentrated retail, office, and service uses.

18. That the Summary Use Matrix (Section 3.1 of the Zoning Ordinance) provides that "Schools (high school & elementary), public and private" are permitted uses in the B-1/2, B-3 and all residential districts, including the R-2 and R-7 Districts. Under the Summary Use Matrix, schools are classified as "Institutional/Community Service Uses."

19. That Section 9.94 of the Zoning Ordinance defines "Institutional Use" as:

A non-profit or quasi-public use such as a religious institution, library, hospital, schools, or government-operated or owned structure or land used for a public purpose.

Thus the High School (and its Stadium) is a permitted institutional/governmental use in the R-2 Single-Family District and the R-7 Multiple-Family District.

20. That Section 4.2(B) of the Zoning Ordinance sets forth the constraints for governmental uses as follows:

Unless otherwise specifically provided in this Zoning Ordinance, any government activity, owned or operated by any governmental agency, is a permitted use in any district. However, such use must conform to other requirements set forth herein for the district in which it is located.

Thus, pursuant to the Zoning Ordinance, the Applicant, a public high school (including its Stadium) is an institutional use which is permitted in the R-2 and R-7 Residential Districts.

The Proposed Text Amendment.

21. That toward the end of the public hearing, the Applicant amended the proposed text amendment by inserting the phrase “public high school” to further restrict the applicability of the proposed special use. Thus, the proposed text amendment, as revised, reads:

Light standards not exceeding one hundred feet (100') in height for illuminating athletic fields in the B-3 Central Business District or less restrictive district, and for illuminating public high school athletic stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District.

Because the Applicant is the only public high school in the Village, the insertion has the effect of limiting the special use to the Applicant's Stadium.

22. That map amendments, and even text amendments, are analyzed by using the so-called LaSalle factors which are set forth in Section 2.2.2(D) of the Zoning Ordinance entitled “Factors To Be Considered In Requests For Rezoning”.

23. That because it made little sense to consider a text amendment for a special use unless there was at least one site in the Village where the proposed special use would be appropriate, this Commission chose to first deliberate on the question of

whether the Applicant satisfied the standards for the proposed special use at the Stadium.

The Standards for a Special Use.

24. That the Section 2.2.43(D) (“Standards”) of the Zoning Ordinance sets forth six standards for a special use, all of which must be satisfied before a special use may be granted. These standards are:

1. The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
2. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
3. The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;
4. The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 and 4.5 of this Zoning ordinance;
5. The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan or the Village of Oak Park; and
6. There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.

Voting Requirements.

25. That Section 11.4 of the Commission’s Rules of Procedure states that the concurring vote of five (5) members shall be necessary for any recommendation in favor of a zoning amendment or a special-use permit. If the motion fails to receive five (5) votes in favor of the application, a motion denying the application shall be formally

entered on the record. Although all seven eligible members voted on the Applicant's request, no motion received five votes in favor of the application. As noted earlier, Commissioner Guarino was excused and did not participate in this case; there has been one vacancy on the Commission during the pendency of this case. Three motions were made and seconded on March 5, 2009.

Failed Motion #1 – Recommended Approval of the Special Use, Subject To the Applicant's Proposed Conditions.

26. That on February 19, 2009 the Commission began its deliberations by addressing each of the special use standards, but no votes were taken. The Commission also discussed the Applicant's list of proposed conditions (admitted as Applicant's Exhibit 19 at the hearing) in the event that the Commission recommended approval of the proposed special use permit. A copy the list of proposed conditions and is attached.

27. That on March 5, 2009, the Commission continued its deliberations. Commissioner Moran moved and Commissioner Ruszczyk seconded a motion to approve the proposed text amendment and special use permit, subject to the conditions proposed by the Applicant (see attached Exhibit 19). There was some discussion about changes to the list of conditions. Before the motion was voted on, the Commission agreed that the list had been modified in the course of the hearing in the following respects:

- a) Paragraph 2(a) was amended to state: "Varsity Friday night games will begin at 7:30 p.m., and be completed (including exiting and cleanup) by 10:30 p.m., unless the game goes into overtime."
- b) Paragraph 2(b) was amended to state: "All other Friday night turf sports, (Lacrosse, Soccer, and Field Hockey) will start no

later than 7:00 p.m. (most games will begin by 6 p.m.), and be finished by 9:00 p.m., including exiting and cleanup.”

- c) Paragraph 6 was amended to state: “The stadium will be used with lights only by OPRF High School for its teams, groups, and events. No other external group(s) will use the stadium at night with or without lights, except July 4th.”

Prior to the vote, the Commissioners also agreed that the Applicant must meet the light intensity readings set forth in the Applicant’s illumination summary (Applicant’s Exhibit 5). Late in the hearing it developed that this Applicant’s illumination summary, Applicant’s Exhibit 13, was flawed, in that it showed the southwest light tower 35 feet from the west curb line on Linden, whereas, the survey drawing shows the same light tower 25 feet from the curb line. Thus, the illumination summary has the lighting levels shifted 10 feet east of where they actually would be with the consequence that the illumination levels along Linden and a number of adjacent homes would be higher if the light tower was properly placed. The Commission did not receive any testimony that the Applicant’s contractor, Musco Lighting, would be able to meet the same light levels as set forth in the illumination summary, if the southwest pole was moved 10 feet closer to Linden.

28. That most of the discussion on this motion and the discussion on February 19, 2009, focused on the second standard; that is, whether the proposed use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. A number of Commissioners indicated that they

believed that the Applicant had met this standard. Some Commissioners felt that the Village needed to strike a balance between the public good of installing the lights versus the adverse effects which the neighbors would bear, and that on balance, the special use permit should be granted as conditioned above.

29. That other Commissioners indicated that the Applicant did not meet its burden by providing sufficient evidence to demonstrate that the proposed special use would not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions and other matters affecting the public health, safety and general welfare. Among the reasons cited by these Commissioners were:

a) The Applicant's traffic study was flawed. In his parking and traffic analysis, the Applicant's traffic expert, Robert Hamilton, of DeWalt Hamilton Associates, assumed that there would be 2000 people attending a Friday night varsity football game. This is half the maximum attendance which the Applicant projected for such games in response to information requested by the Commission. It is less than half the number of fans which Evanston experienced when it held its first ever Friday night games last year. The head of security for Evanston Township High School, which has an enrollment slightly less than OPRF, testified that after the school installed light towers (70 – 80 feet high, designed by Musco Lighting) in its stadium, they had "huge crowds" (his words) at the two Friday night football games which the school has had so far. He estimated that in excess of 5000 or 6000 people showed up, so many, in fact, that they were concerned about too many people being in the stadium. The school had planned for 4000 to 5000 people. Fortunately Evanston's experience with lights was positive, as they had done a lot

of planning ahead of time with the neighbors and the police department; had four off-duty police officers, 14 security personnel and a dozen volunteers to manage the crowd; and had contingency plans for crowd control, safety, litter and noise. A number of the Commissioners believed that OPRF did not sufficiently reach out to its neighbors to attempt to mitigate the impact of the proposed lights and did not plan sufficiently for the significant traffic and parking problems which likely would result from Friday night football games.

b) The Applicant's proposed traffic plan failed to minimize parking and traffic in residential areas. During the hearing, there was some brief discussion about making Linden one-way prior to Friday night games, but there was no traffic study analyzing the effect of this change on the surrounding area. Page 30 the Comprehensive Plan discusses the goal of minimizing traffic volumes on residential streets and encouraging through-traffic and internally-generated traffic to use primary arterial streets. The Applicant did not adequately address this goal. The brunt of the traffic and parking for Friday night games would be absorbed by the residential areas. There was no mention about using structures in commercial areas for parking. Nor did the Applicant have any agreements for free parking at the Village parking structure at Scoville and Lake or the Pilgrim Church lot across Scoville Avenue, which likely would push more traffic and parking into the "free" on-street parking in residential areas.

c) The Applicant did not adequately address mitigation of noise from Friday night football games. The objectors called a noise expert which the High School sought to discredit. Regardless of the credibility of the objector's expert, the Applicant did not present any empirical evidence on the issue of noise levels before Friday night games and

the expected noise level during Friday night games. The High School was urged by one or more Commissioners during the hearing to address the noise issue in detail and it chose to respond in a cursory way.

30. That when the question was called, the motion to recommend approval of the text amendment and the special use permit as conditioned above failed on a vote of three ayes (Moran, Ruszczyk and Fausch) and four nays (Sokol, Quinn, Roberts and Bolte).

Failed Motion #2 – Recommend Denial of the Proposed Text Amendment and Special Use Permit.

31. That the second motion was made by Commissioner Sokol, seconded by Commissioner Moran, to recommend denial of the proposed text amendment and special use permit. This motion failed on a vote of three ayes (Sokol, Quinn and Roberts) and four nays (Moran, Ruszczyk, Fausch and Bolte).

Motion #3 – Recommend Approval of the Proposed Text Amendment and Special Use Permit, Subject To Additional Conditions.

32. That the Commission next turned to drafting additional conditions which would secure compliance with the standards for a special use permit.

33. That the Commission started with the list of conditions, as amended, which it voted down in the first motion. It then added these amendments:

a) Add paragraph 7a. as follows: “Establish a neighborhood advisory committee which will meet with the High School administration, including at least one member of the Board of Education, to monitor the impact of the High School athletic facilities.”

b) Amend paragraph 8 to read as follows: "In consultation with the neighborhood advisory committee, the High School shall cause a qualified industry professional to design a public address (PA) system to minimize sound impact on surrounding property. Will redesign and update PA system, post speakers on light poles so as to direct sound towards field and away from residences, adjust PA system to reduce volume and quantity, turn-off long throw switch, and use as many speakers as necessary to achieve maximum noise reduction. The qualified industry professional shall explore other sound reduction measures to minimize the sound."

c) Amend paragraph 10 to read as follows: "OPRF will work with neighbors and the Oak Park Police Department to develop and to implement a plan to ensure limited disruption and flow of traffic. It will create a plan that minimized the use of residential streets and concentrates traffic and parking on arterials, consistent with pages 29 and 30 of the Comprehensive Plan. (Moving games from Saturdays to Fridays will reduce Saturday traffic congestion in the vicinity of the stadium.)"

34. That Commissioner Fausch moved to direct counsel to prepare a report to recommend approval of the proposed text amendment and special use permit, subject to the above conditions. The motion was seconded by Commissioner Moran. The vote was four ayes (Fausch, Moran, Ruszczyk and Bolte) and three nays (Sokol, Quinn and Roberts). As noted above, the Commission's Rules of Procedure provide that that if the motion to approve a special use permit fails to receive five (5) affirmative votes, a motion to deny the application shall be formally entered on to the record. Accordingly, the Commission directed that findings of fact and a recommendation to deny the requested text amendment and special use permit be drafted.

Recommendation on Text Amendment and Special Use

That because the Applicant High School failed to receive five affirmative votes by this Commission in favor of its application for a text amendment and special use permit, this Commission, pursuant to the authority vested in it by the statutes of the State of Illinois, the ordinances of the Village of Oak Park, and the Commission's Rules of Procedure, hereby recommends to the President and Board of Trustees that the application of Oak Park and River Forest High School for a text amendment authorizing a special use for light standards not exceeding one hundred feet (100') in height for illuminating public high school stadiums in the R-2 Single-Family District and the R-7 Multiple-Family District and the issuance of a special use permit pursuant to said text amendment for light standards 80 feet and 90 feet high at the High School's stadium on the north side of Lake Street between East and Linden be DENIED.

That this Commission makes these further findings of fact and recommendation with respect to the proposed vacation of a portion of East Avenue, just north of Lake Street.

35. That the statutes of the State of Illinois require that the corporate authorities determine whether the public interest will be subserved by vacating any street or alley or part thereof within their jurisdiction.

36. That the Area Proposed For Vacation is essentially the stub of East Avenue, approximately 150 feet north of Lake Street. The East Avenue right-of-way

north of this stub to Erie Street was vacated earlier by the Village and this area is owned and used by the High School for its “mall” and other purposes.

37. That the High School is the owner of the property on both sides of the Area Proposed For Vacation.

38. That the evidence indicated that the Area Proposed For Vacation is not used as a vehicular throughfare.

39. That no one testified in opposition to the proposed vacation.

40. That the evidence indicated that the Police, Fire and Public Works Departments do not have concerns about the feasibility of the proposed vacation.

41. That vacating the Area Proposed For Vacation will relieve the Village of the costs of maintaining this street stub.

Recommendation Regarding Partial Street Vacation

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Plan Commission hereby recommends to the President and Board of Trustees that the Area Proposed For Vacation be vacated pursuant to the attached Plat of Vacation, PROVIDED THAT the Village Board determines what compensation is due the Village for this vacation.

ADOPTED by a 7 to 0 vote

of the Plan Commission, sitting as a

Zoning Commission, at a public meeting

on this 16th day of April, 2009.

EXHIBIT C

Excerpt (Pages 7-27) of Minutes of Village Board Meeting of May 18, 2009

Exhibit C

VILLAGE OF OAK PARK TRANSCRIPT OF THE REGULAR MEETING OF MAY 18, 2009

We also have notable vacancies on the Public Art Advisory Commission and the Retail Support Grant committee, as well. And so if there are individuals interested in serving in those capacities they can contact us through the Village Clerk's office at 358-5670. We don't have any specific citizen appointments this evening. And so that takes us to our regular agenda. You know I'm noticing right now that I skipped our agenda approval. My apologies. To everybody. Okay. Is there anybody who wanted to pull anything off of the consent agenda? Okay. Seeing none, then we would move to the regular agenda. We have before us Item D which is a Tom, we have with us this evening Craig Failor the Village planner and Linda Bolte the chair of the Plan Commission.

>>VLG. MGR. BARWIN: We've asked them to introduce this item.

>>PRESIDENT POPE: Thank you. So Linda if you could come forward. John?

>> David as she's coming forward I would just like to note in the spirit of full disclosure I had the opportunity for having a short phone call discussion with Terry Lieber yesterday. And we discussed those items that were enclosed in the materials that we received. So I just wanted to make sure we knew that.

>>PRESIDENT POPE: Thank you. I'll offer one quick disclosure which may cover all of us. But there is an issue of exparte communication where individuals members of the Board are precluded from having substantive conversations with individuals who have an interest regarding an issue that's coming before the Board. In coming through a process where there's a hearing in front of the Plan Commission. For example. And then offering an opinion on that prior to it coming to the Board. The Board at the same time and individual members of the Board have the clear ability to hear from residents and interested parties. But that is intended to be one-way communication from interested parties or members of the public to the Board and all of us have received significant amounts of input with respect to this particular issue over the course of these last several months. And so that's a general sort of blanket disclosure that many, many of us have had conversations which by you know all rights are essentially one-way conversations with individuals providing information to us. Ray?

>>TRUSTEE JOHNSON: To the extent there are two way conversations like what Trustee Hedges mentions I too will go on the record as dig closing a conversation with Ms. Borders and Mr. Ulsted Ms. Borders is a friend of mine for 20 years so I met with her to Trustee Hedges' point we can continue to deliberate and discuss this with a fair and open mind. But sometimes meeting with an individual does help them to provide more information that they might otherwise do in an e-mail.

>>PRESIDENT POPE: Okay. Thank you. Linda?

>> PLAN COMMISSION CHAIR LINDA BOLTE: We're going to tag team this. I'll start off. Basically to give you a little bit of history, you went over the request before you tonight but just to give you a short history here, back in June of 2007 the School District asked for the similar requests before the zoning Board of Appeals asking for a variation of very different aspects of the zoning code. And then the conclusion of that hearing was a 3-3 vote from the zoning Board of Appeals which came to the conclusion that it was a denial because they didn't have the majority vote from the zoning Board of Appeals. And then the application was refiled in June of 2008 to the Plan Commission a similar request but a different route asking for a variation -- excuse me asking for a special use and a text amendment and also a vacation of the East Avenue right of way. And that public hearing process concluded with a 4-3 vote which is the recommendation of denial because the Plan Commission needed 5 votes of the 9 seats that were there. So that comes to you with two recommendations of denial from two different Boards.

>> Thank you.

>>PRESIDENT POPE: Linda if you could pull that mic toward you. Thanks very much.

>> CHAIRPERSON BOLTE: I'll push it up there. From July to mid March we met 14 times. I just wanted to make sure you all got that. 14 times. Twice a Monday. On my birthday. And we approved our findings of fact on the third or really didn't approve the findings of fact by a majority vote after three tries which you have seen in the material that you've received so far. We had 7 of our 9 commissioners seated for the hearings and I want to make that point because we had one vacancy at the time we had one that asked to recuse himself from the deliberations so we were already operating in a difficult situation. The school made a fairly significant presentation. And we had a lot of witnesses that the -- they filled 14 meetings to two and a half to three hours each in the school's application they pointed out and I want to mention a few things because it's in the context of these we looked at the impacts as we looked at the requests for change. The school proposed to have practices Monday through Thursday in the fall and in the spring from -- until around 8:00 o'clock. And then they had seven games in the fall. Possibly six to seven games in the fall that would go beyond that several to 9 and three of them would go to possibly 10:30 with all things being completed by 9 to 10:30 depending on whether it was a soccer or football game six spring games with the same kind of conditions of being completed by 9:00 o'clock. In the calculations that we did and I believe these are all from the findings of fact about 66 hours of light use over 60 days. During the whole time period. The school also pointed out that there would be no entries in number of sports nor teams that would result from the benefit of having the lights at the stadium. They also calculated approximately \$14,000 in savings that they would be able to achieve by not having to bus students from the main campus to the various locations where they were holding practices. One of the positive points that they identified was that they would have an -- the onsite trainer would be available to all the teams. And all the time because they would all be on campus. Finally when we looked at the number of sports that the OPRF has, they are probably if not the most

intensive tough sport team in the league that they participate in but in number of schools within the larger metropolitan area. Very, very active sports program. And these are the reasons that they gave as the need behind their request. The things I mentioned. Some of the problems that we had in our findings, these are the things I wanted to just point out to you so you could appreciate why we couldn't come to a resolution I think one of the reasons we couldn't come to a resolution at the last minute we found out that the elimination study that the schools consultant had prepared was based on an incorrect schematic of the field. Which in fact assumed a track around the field. Shifting all of the light spillage further to the east. While the consultant in the final hearing or so indicated that they would abide by the light illumination summary and if they couldn't then they wouldn't proceed with the project we didn't feel that that was really a good way of proceeding. And we wanted to see an ultimately correct illumination summary before we would make any kind of recommendation of approval. Also we focused on some of the substantial or the substantial or undo adverse impacts that might result from having the lights on these 66 hours of lights over 60 days. And we really focused on a few areas. One was a traffic study while one was done for the project, it was really incomplete. It was probably what the school requested. But through the testimony we received, it didn't cover a number of things. It didn't cover some of the impacts on parking. Particularly the night impacts of parking around the school. Linden was particularly identified as a problem area. The pedestrian movement, significant pedestrian activity that goes on coming to a game and away from a game, particularly children. That went we didn't feel fully addressed in the traffic study. The traffic flow. Also the use of the traffic flow around the stadium and how that would be impacted because one of our standards is to minimize impact on locale streets and neighborhood streets and we felt that really was not done adequately. Also, recognition of some of the neighboring businesses. Even though they were not immediately adjacent to the school, they really weren't looked at in terms of their schedules in how having night games might impact their ability to hold functions in their organizations. And then general parking while there was a recognition there was a parking deck and pilgrim had parking and other on street parking there had been no effort to pursue those as to whether they would really be usable for night games. Whether they be football games or any of the others. While there was a recognition that there were some recommendations in the traffic study that was very good. And we felt that were very important and should be included in any kind of a final approval, these are just some things that stood out that needed to be looked at and again the commission didn't feel that we could approve something without knowing what the cost and the feasibility of some of these traffic issues would be. Another issue was noise. While we heard from an acoustic specialist we didn't hear -- we heard from an audiologist we didn't hear from an acoustic engineer or someone who was truly academically trained in dealing with some of the sound issues that would either come from the loud speakers or just in ways of mitigating noise either through sound walls or other kinds of things. We didn't know the answer. And no one had that answer. The school did, though, make a recommendation that they would put in their budget and had put in their budget some money for an improved sound system but again we had no idea if that was a good number, a bad number, what it would get us again so we didn't feel we could put something forward that we had too many questions about. One of the things that we saw in the Board's approval, the School Board's approval that did not appear in the application was a creation of an Advisory Committee with the neighbors that would meet periodically to go over issues and concerns and have dialogue about how things were working we felt that needed to be in place as well.

>>PRESIDENT POPE: Can you say that again about the advisory --

>>CHAIRPERSON BOLTE: The School Board had in its initial minutes the creation of an advisory Board of the citizens to work with the school to discuss whatever issues were appropriate that would come up and we felt that was a great idea because one of the examples, one of the people that we heard that the school brought in was an expert from Evanston. And they did have an Advisory Committee. They did have some very extensive work with their neighbors to -- before they put the lights in. And they felt that that had a lot to do with the success. And so we felt this was a good idea. It was a good idea probably not just for lights but for any kind of operations at the school. Then as I said we felt we needed a sound professional to design a system that would minimize the impact. We weren't looking for eliminating an impact it was to minimize the impact and we would have an idea then of what that impact was. And let's see. We did approve as I think Craig said we did approve the vacation of the street. Because we felt that that was part of the school campus and really with or without the lights was something that was a reasonable thing to request. We did prove that vacation. Those I think summarize the concerns that we had. And the -- we can probably translate those into conditions but again we didn't feel like we had enough answers even to include those in -- some commissioners didn't feel that they were comfortable enough to knowing what the actual impact would be if those things were done to come to that 5 majority that we needed to approve it. So hopefully that -- I did it as quick as I could of those meetings. Any questions.

>>PRESIDENT POPE: Linda, Craig, thank you very much for that presentation. What we'll do is just a very quick summary of the options in front of us, get a motion on the table to as presented to us accept the Plan Commission's recommendation. Then hear from the three individuals in favor and three individuals opposed. And then the Board will come back and we'll ask questions of you. Okay. And just a summary procedurally, Mr. Heise, my understanding is that we have four different options as alternatives here this evening. One is to accept the recommendations of the Plan Commission to -- and the findings of fact as proposed to deny the applicant's request. So we can accept that recommendation. We can reject that recommendation without conditions. We can reject that recommendation with conditions. Or we can refer it back to the Plan Commission for further hearings generally or with regard to designated elements of the process.

>>VLG. ATTY. HEISE: I guess just to make it clear for the audience, it would be rejecting the recommendation and approving the Special Use Permit either with or without conditions.

>>PRESIDENT POPE: Great. Okay. Thank you. So -- and to do that, thank you, would require a super majority of five votes of the Village Board.

>>VLG. ATTY. HEISE: That's right. A recommendation from the hearing body are rejecting a Special Use Permit requires super majority vote of the Village Board or five votes to then approve that special use.

>>PRESIDENT POPE: Okay. But the first place to start is with the motion that's in front of us which is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Lake Street to deny the applicant's request for special use and Zoning Ordinance and text amendment approval and approve the vacation of East Avenue.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Can I have a motion to accept the Plan Commission's recommendation? Understanding that we'll go through a whole bunch of discussion and then come back and act on it. Moved by Jon Hale is there a second? Second by Glenn. Okay. Now we have again this is an item that's been heard in front of commissions that serve as hearing body in such cases we accept public comment but we limit that public comment to three individuals on each side. The side that is in favor of the recommendation or in favor of the motion goes first. And since this motion is to accept the Plan Commission's recommendations, we have three individuals who will go first to support that position. They are in order John Beak, Terry Leber and Valerie De Priest if you would come forward. I'm sorry? And as you come forward if you could give us your name, address and please limit your comments to three minutes.

>> I'll do my best. And I think at least I've got the blue part of the dress code down tonight. I couldn't find an orange tie. My name is John Beak I live at 440 Linden Avenue and I've been an Oak Park resident for more than 14 years I'm speaking on behalf of our wife Tina and ten year old son Michael and I think most of our people in the neighborhood like us don't view the high school lights issue as just the problem for the unfortunate people who live adjacent to the high school stadium as everybody I think is probably aware this high school stadium lights issue has been going on now for at least three years. It's been carefully reviewed and rejected by the zoning Board of Appeals. Twice by the historic preservation commission who I might point out whose work everybody really seemed to appreciate tonight and most recently by the Plan Commission these I think were hard decisions for the citizens on those three bodies to make but they came to the determination that the high school had not carried it's burden of proof to first of all show that the high school had a real need for a lighted football field and that there would be a community benefit if those lights were installed. The high school also didn't show that the light glare noise traffic and other detrimental issues arising from the lights wouldn't have an adverse impact on our neighborhood. Yes, I'll concede that the ZBA and the Plan Commission votes were close. But I think that they deserve the respect of the Board of Trustees. That a popular applicant like the high school could not win those votes decisively I think shows that the high school lights proposal has some real recognized problems and I would also submit that if this Board overrides and ignores the votes of the ZBA, the historic preservation commission and the Plan Commission, what message does that send to citizens of Oak Park who might actually volunteer their time to sit on these Advisory Boards. I sat through all of the meetings. Ms. Bolte was right. People put a lot of time into hearing all of the evidence and the testimony. And I think this Board should defer to that. I hope that each of you has been able to carefully review the record in this case. And if you have I think you'll already know that many schools in the high schools conference and western suburbs that have lighted fields don't use them for weekday practices just for Friday night football games I think you'll also be aware that no school has more than one lighted field as Oak Park River Forest already has with the south field. So I would submit that there has not been a showing by the high school that the installation of the lights is really going to make them more competitive as they put it but I don't think they really explained what that meant. Meanwhile the installation of lights at the high school stadium I think would clearly have a detrimental impact on our neighborhood. I hope that you've been able to see Steve Ulsted's aerial photos of high school fields in the area that had liabilities, how far away the houses were from these fields and contrasted with what that aerial photo of the Oak Park River Forest field would look like with houses in some cases just 27 yards from the end zone. Light glare is a real problem that the high school has never been able to resolve or show would not be a problem, the halo effect. Noise is also a problem. In my yard we can easily follow the action in football games on Saturday afternoons and we live four blocks away from the high school. Dr. Tom thunder one of the really great things about these proceedings is everybody has an allegorical name but he testified Friday night football games would be much louder and I hope that you've had a chance to listen to that audiotape of the Saturday afternoon football game recorded in Lisa Thornton's house you could barely hear her children in the living room where that recording was being made and consider how much louder it would be if the Friday night football games have the types of crowds that the high school is wanting. So in summary because I can catch on, you know, I would -- I ask you to respect the decision of the lower bodies. I also would ask you not to think that just with a few tweaks of the high school's proposed conditions that you can successfully mitigate the detrimental impact on the neighborhood. The high school was never able to do it. I would submit it's because there aren't any successful and certainly easy solutions. Thank you.

>>PRESIDENT POPE: Thank you very much. Terry?

>> Good evening, Terry Lieber 147 Linden. I have been involved in this for a long time and you know that. President of

April an organization representing hundreds of people who are opposed to the lights we all know this is not an easy decision. It's a decision that requires you to closely examine non-compatible uses and weigh the benefits against the harm. Inflicted. But it's not about any deficiency in the OPRF athletic facilities which are state of the art and the envy of many of its peers. It's been recognizing excellence. The excellence we have "One Book, Two Villages" lit field and artificial turf fields with as much field space and as much as field space and practice time as most other high schools. Excellence when we offer as many opportunities for competitive turf sports participation as any school in our conference and more than most. This is not about a community benefit that would result in some greater public good. The high school has not presented a clear argument that there are tangible benefits to offset the harm. Not clear to the Plan Commission or to the ZBA before it. Does it fill some absolute need for our community? No. The answer is no. This is not about a few neighbors objecting to a modest proposal. It is about citizens relying on our zoning laws, Comprehensive Plan and Democratic processes and -- to protect the residential and historic character of Oak Park. It's also about having realistic expectations we understand that. The athletic fields are busy all of the time. While I don't like getting woken up early on a Sunday morning for nonstop day of athletics, this is a burden I accept as a neighbor of the high school. So what is reasonable and acceptable for evening activity in a residential District? You know by the record of the substantial negative impacts that would accompany high intensity lighting I have to make a slight correction to Linda's testimony. The proposal -- the proposed plan that the high school presented showed games Monday through Thursday. Most of the activity Monday through Thursday is for games not just practices. It's not a mere incremental change for the neighborhood. High school events are intense. And the field is within sight and ear shot to hundreds. This proposal involves a major change to the quality of life for everyone who lives here. The field is nestled in the middle of a residential neighborhood. While it's home to the huskies who I applaud, everyone who is here to be involved in this I really appreciate both the -- appreciate both the people here in -- from the high school in support the lights as well as the athletes here in opposition to the lights. It's also home to young families and senior citizens, renters and homeowners, 240 residences within one block. I have a paragraph and a half. So more telling perhaps is that despite testimony of the negative impacts of the neighborhood during the ZBA hearing the high school did not attempt to decrease the intensive use they originally proposed it's about long term consequences other communities not with similar historic or architectural considerations and none so close to so many have installed lights many with restrictions via a Special Use Permit. And their experience is that these restrictions are eroded over time. Oak Park is no exception because we stand here before you debating a second lit's field years after lighting the first one neighbors would be placed in an ongoing adversarial relationship with the high school. It's about dinner times and kids bed times and the expectation of returning home from work to a quiet evening at home. It's how we live side by side with consideration and respect for each other and our Village processes. We urge you to support the Plan Commission recommendation and vote against the lights. Thank you.

>>PRESIDENT POPE: Thank you, Terry. Next we have Valerie De Priest. Valerie?

>> I'm Valerie De priest and I live at 312 northeast Avenue where I've lived for 16 years. My husband and I moved to Oak Park in 1986 for its diversity, it's location, its fine schools and family friendly neighborhoods. When we bought our present home within a block of the high school, we chose an environment that was busy and lively during the day. And quiet and peaceful at night. We've come to realize that this is an essential trait of our community. And something that most Oak Parkers treasure. In this neighborhood we raised our child, developed friendships, remodeled our home, planted gardens and invested in our community. Being Oak Parkers has become an important part of our identities. I have to tell you that this battle over the lighting of the stadium has shaken that identity to its core we moved into a neighborhood that enjoyed a cooperative relationship with our high school. In a Village that had shown a deep commitment to the needs of families and for their investments in their homes. It has been hurtful to be publicly vilified for defending a way of life that most Oak Parkers enjoy and few would give up. It takes so little empathy to stand in the front yard of a home on the 100 block of north Linden and imagine the unfair burden these lights would create for families living there. It takes so little empathy that I've heard proponents of the lights say they can understand why the neighbors propose them would you choose to live next door to a neighbor who some 60 nights a week blocks one's view with the evening sky with high powered lights would you choose to live next door to a neighbor who has loud parties every week during the spring and fall or regularly creates noise and traffic congestion during the evening hours. I have never had it happen to me and I hope it never does. More importantly I wouldn't wish it on anyone. I have no new information to add to what you already have before you. But I do have a few questions for you to consider. What is the meaning of our Comprehensive Plan if we ignore its central tenet of maintaining the livability of our residential neighborhoods. What is the point of having Zoning Boards -- zoning standards to guide land use and protect the residents if we choose in the end to ignore them why do we convene as the Zoning Board the historic preservation commission if we don't respect their research and findings and finally why should a family choose to make a life here and invest in a home if we are unwilling to maintain the livability of their property, their street their neighborhood. My neighbors and I understand the desire for these lights. It is not wrong to wish for things. But I would submit that every day we are faced with decisions in which what we want is in direct conflict with what we know to be right and to be best. A wise philosopher said the chief cause of unhappiness is giving up what we want most for what we want at the moment. What do we want most? I hope it is to continue to be a Village that preserves what works for us. That looks out for each other in a spirit of empathy and that maintains environments for families to thrive. The character of our community will be evident in this decision. It should not be a difficult one. Help us put this behind us and let the healing begin.

>>PRESIDENT POPE: Thank you very much. [Applause.] We now have three individuals who are opposed to the motion to accept starting with Donna Wigel. And then we'll have Mara Blesoff and then Attila Wieninger.

>> Good evening I live at 170 North Elmwood I've lived there for 15 years five children two of whom have graduated from river park -- Oak Park and River Forest and senior, a freshman and ten year old all athletes I would like to thank you the Village Board for giving me the opportunity to speak in favor of the stadium lights my family and I have already e-mailed you in the earlier part of this week and I will not reread that e-mail. Therefore to respect of your time my speech will not be all three minutes. But once again, I am asking you and encouraging you to vote yes to light the stadium. Not only for the good of our students and many of them who you see here but for the good of our own community. I am a neighbor close to the high school. And as you know not all the neighbors are against the lights. In fact the majority of our neighbors that live on the 100 and 200 block of north Elmwood are in favor of the lights and have signed a petition to support the lights. As neighbors who live in close proximity to the high school we wholeheartedly support the stadium lights not only for adding the much needed practice space for our student athletes but more importantly for creating an important sense of place for the high school. And our community at large. We firmly believe that the addition of stadium lights will not alter the character of our neighborhood. Our neighborhood. It and always will be a busy and bustling place. We live on the Farmer's Market block. The site -- despite the perceived inconvenience of a 7 a.m. start and 7 hour long market days with constant car and foot traffic, my family and I love the Farmer's Market. You may ask why and I will tell you because it's a great community event. Here we get to see our family and our friends. Meet new people from the community and meet our children's friends. The same goes for all of the ball games and sporting events along with the ice show at Ridgeland commons and the other many events that are held at pilgrim church these are all wonderful community events and so will Friday night games at our stadium. Our duty is to make you're community a better place. We wholeheartedly believe that lighting the stadium will allow the villagers of Oak Park and River Forest to experience another sense of place. By watching our children play sports in a lighted stadium. We thank you the Village Board for your time and effort on this issue. And wish you the strength to vote yes and create a new sense of place for our community. [Applause.]

>>PRESIDENT POPE: Okay. Mara Blesoff.

>> Hi, I'm Mara. I live at 318 South Humphrey Avenue. I've lived there for 18 years. You might be wondering why I'm a little overdressed. My -- I just came from the -- my softball game and we won just so you guys know. [Applause.] Which yeah I'm still kind of excited about because we effectively clinched the West Suburban silver softball conference Championship. [Applause.] Just explaining my attire. But speaking of the West Suburban conference some things you may or may not know is that Oak Park and River Forest High School is tied for the most sports out of a 14-school conference. We are also tied for the most turf sports in that same conference. Something else you may or may not know is that we rank 12th in the number of turf facilities available for those sports so what does this mean? This means that we have the most sports and almost the least amount of facilities available. That puts an enormous burden on our athletes. And you know being one of them I've played field hockey and softball won't even be affected by the lights but just being a student and being an athlete there's a tangible result that can happen there. The lights would provide additional game and practice times. Safer field conditions than using the Park District fields as well as opening up the Park District fields for other activities and use in the communities and other events. It would save money on buffing and also it -- bussing and also it would allow an onsite trainer to be there all the time. I cannot stress to you as an athlete how important that is. I mean these are -- these are your children. Not my children. Your children. Maybe one day. I am the children though. But it's really important. That's a huge safety thing. Is additionally it provides other athletes in season having a 5:30 or 6:00 o'clock game start allows them to come support their fellow athletes and not it allows athletes to come but other students I'm student Council President and our previous speaker mentioned that it's -- there are no tangible results with these lights and I can tell you that having time to go see a play or go see our orchestra stand show or to go see a club that I'm not a part of because of my athletic commitment is a huge benefit to me and other athletes and the same goes to those same people who are dancing or acting or in a language club or any kind of club to be able to come out and support their friends while maintaining their commitments in the school. That's a tangible result. I can honestly tell you that it doesn't just open up time for other students and athletes but families, as well. It's really important you know the ultimate goal of leaders is to build community. You guys know that probably better than anyone. And to be able to incorporate students and families into these games, that's so important on so many levels. Emotional and as well as on the fields. Working parents who can't make their kids games. Siblings who are in school or have other activities. These are tangible results. I don't know where I'm at three minutes but in conclusion --

>>PRESIDENT POPE: You're all set.

>> All right. You know, it's -- you can't please people. You can't please everyone when trying to do the right thing and that's very hard and as my capacity -- my short time as student Council President that's a lesson I've had to learn and I can only imagine what it's like for you. But I would really like to stress to you the importance of this not just for athletes. Not just for students. Not just for families. But as a community. And I address you tonight not just as an elected representative students not just as an athlete not just as a student but as a member of this community. You can see the youth has turned out in numbers. I've been at meetings before and it's consistent. And you can't put a price on that. [Applause.]

>>PRESIDENT POPE: Thank you, Mara. Atilla?

>> Good evening Village of Oak Park trustees on behalf of Oak Park and River Forest High School we appreciate your service to our community and thank you for the care and diligence that you're taking as a public body in the process of rendering a decision regarding your community's high school requests and application. Simply we are requesting a text amendment and Special Use Permit for the installation use of light poles not to exceed 100 feet and lights for the high school stadium only while at times a bit contentious and political this is our Democratic process and this is Oak Park. And you're serving both the process and your community well. In June of 2007 when I returned to the community after a 22 year hiatus someone told me that the community had changed and they said that it had changed in this way: They said that not everything about everything had been said by everybody in Oak Park yet. Well I can tell you after one year it's actually a year and two days when I submitted the initial application there has been exhaustive testimony about this issue and I think everything about everything about these lights has in fact been said. On behalf of our community high school we want to be very clear with you as trustees and with our neighbors in the community we understand the issues on the one hand we see a significant benefit for kids in the high school for the larger Oak Park community with the installation and use of stadium lights. We the high school have need for the lights. To expand the use of our stadium field for the growing number of athletes and teams over the past few decades so that we will remain competitive with comparable high school athletic programs. Progress often requires change. Lights on the stadium is the progress that comes with an increased number of athletes, the highest number of team levels in our conference. More practices on a quality field. Additional practices on campus rather than off campus and even marching band practices on that field. The benefits of the school also includes increased community involvement with the school. On Friday nights and other game nights. Savings on transporting students to other field sites, increased student spirit and morale. A revenue generator for the high school. A revenue generator for Oak Park businesses in the immediate area, including the Avenue. On the other hand we also see the concerns of our schools neighbors with the installation and use of stadium lights. The impact of the lights. The light spillage into the front yards and onto homes. The number of late night events per year. Light shutoff times, litter traffic and safety. In filing the application we outlined what we have and will continue to do to make any adverse conditions as minimal as possible. To that end specifically these are but a few of the steps we have taken during the course of the past years Plan Commission hearings in our initial applications we imposed on ourselves 11 conditions and then through the process added a 12th condition and revised the others. The conditions included but were not limited to 9 fall games and six spring games shutoff lights by 10 p.m. for the football games shutoff lights by 9:30 p.m. for other games shutoff lights for 8 p.m. for practices which is consistent with the current south fields no evening practices games or events on Saturday or Sunday nights no use of the lights by any non-OPRF group or event and the development of a lighting policy which applies to both south field and the stadium which we submitted. In addition to the above we stated very strongly our intent to work closely with our neighbors and the Oak Park Police Department to develop a security and safety plan a comprehensive traffic and parking plan a cleanup plan and the replacement of the current stadium sound system which we have put aside \$25,000 in this year's budget for that purpose. All of these to mitigate the adverse impact for our neighbors. We will do everything in our power to work with our surrounding community. Especially our immediate neighbors, the Village, students, spectators teams and visitors to ensure safe clean orderly and least disruptive days and evenings when the liabilities are used my professional experience is with a close working collaborative experience with the schools and agencies such as the police most issues are resolved and satisfactory accommodations are made while there's a period of adjustment during the first year especially in the fall schools learn to be respectful of the neighbors and neighbors find the lights not to be the large nuisance they imagined so there's a balance between the high school's need and the impact on our neighbors of the but there is also a greater good. The benefit for this community lights are a public benefit because it will benefit the greater number of citizens. Finally because everyone involved has a strong desire to resolve these issues, we believe that stadium lights will meet the high schools needs benefit the greater and larger community and that we can together with our neighbors successfully meet the challenges that lights in the stadium have and make it a positive addition. We are committed to making that benefit a reality. Thank you. [Applause.]

>>PRESIDENT POPE: Thank you. Okay. I'm going to ask Chairperson Bolte of the Plan Commission and Craig Failor the Village planner to return to the mic. And again just highlighting the motion that we have in front of the Board is a motion to accept the Plan Commission's recommendations and findings of fact as proposed for 130 Linden Street to deny the applicant's request for a special use and zoning ordinance text amendment approval and approve the vacation of East Avenue and again that's option 1 out of the 4 options that we have. Option 1 is to accept the motion to deny. Option 2 is to reject the motion to deny without conditions. Option 3 is to reject the motion to deny with conditions and option 4 is to refer back to the Plan Commission for further hearings. With that I want to open it up to my colleagues to go around and ask questions for clarification purposes here. And I will start on my right with Trustee Johnson. Ray?

>>TRUSTEE JOHNSON: I am the lucky one. Should I call for a break now? Let's see. I want to go back to what seems to be a bit of a pattern in that we have some contradictory evidence before us and I think we just heard an allusion to that by Mr. Whitener who referenced a comprehensive parking plan but you mentioned earlier that Planning Commissioners actually had some concerns about the traffic and parking issues in that the study that was completed did not actually address all of the concerns that may -- may not be in fact quote-unquote comprehensive can you elaborate on that point, please?

>>CHAIRPERSON BOLTE: Certainly first off it didn't look at any of the pedestrian movements. And what kind of additional -- maybe this isn't a traffic issue maybe this is more of a police issue. But for example the -- we mentioned that the

Farmer's Market has crossing guards I'll call them for lack of a better term. So those pedestrian issues really weren't addressed. The fact that the residents on Linden particularly have the whole street is made up of cars on the Saturday games. And some of the concerns were well during the day that's a very congested and a hazardous area to try to maneuver it would be even more so in the evening but then what about the prohibition of parking on those streets as part of an evening -- so that the residents themselves might be able to have visitors and whatever those kind of things weren't addressed plus it really wasn't -- we didn't feel that the standard of minimizing impact on locale streets, the Comprehensive Plan standard was fully addressed in that regard. We should have gotten a discussion and we didn't want to become traffic engineers on site so we felt maybe some more counts, maybe some more observations were necessary before you could -- you knew what the right strategy would be. There was no conversation with the Village. Nor pilgrim about the availability of those parking lots for evening games. It was just assumed that they were there. And they were sort of free. We know that's not true. So that needed to be done. Plus there was -- one of the businesses I think it was -- it was a dance studio on South Boulevard I think it was.

>> Between Lincoln and South.

>>CHAIRPERSON BOLTE: The coordination of what their events might be and the impact of their having -- they are having available parking for any of their performances really wasn't explored. And there was no attempt to hide it. It just wasn't addressed. So we felt maybe that was something that could be looked at, as well. And then just general need if at all for parking prohibitions like I mentioned Linden. Those -- just that sort of thing so that those --

>>TRUSTEE JOHNSON: Did the Plan Commission walk through some potential conditions that would indeed address some of those things that were not addressed.

>>CHAIRPERSON BOLTE: We mentioned a few of them but we didn't want to get into the role of being presuming how the traffic should flow or anything else we felt we needed traffic engineers to do that so we felt that needed to be -- I guess I would characterize the traffic study as being -- what it did, it did modestly well except for some of the follow-up on parking availability but it needed to be expanded so there are some things it needed to do. Some of the recommendations were to have a drop-off zone. Was to have written communications and guidelines for students and parents visiting the student from other parts of the region who were familiar with where parking was so those things were great and they were part of the initial study and we said we didn't think there was anything wrong with those recommendations. There just weren't enough of them and enough detail.

>>TRUSTEE JOHNSON: One more question I know you're going around. The other question in regards to the actual impact of the lights themselves. Did the Plan Commission feel that the technology provided by the vendor for the lights is indeed state of the art which would reduce the spill of lights onto homes to the greatest extent possible? Or were there other factors that should be taken into account to limit that impact?

>>CHAIRPERSON BOLTE: Well I think we -- most everyone -- I think every one of the commissioners went to one of the locations that was suggested by the vendor. Some of them were not the recommended lights. There were like several generations the newest generation which was what they were proposing for the high school. Those were available at Evanston. I happened to see a version that I guess was a previous version that was at oak lawn. And if you went to that school and then went to some other school that just had sort of I'll call it open lighting you can really see a significant difference. I happened to walk around the houses at oak lawn. I mean it was -- it was a significant I want to say protection from the residences but these were supposed to be even better. I think the problem we had with the illumination study as we said at the last minute we realized they had the wrong plat they were working with so everything had to be moved I think it was 25 feet -- 10 feet. So while the lighting people thought that they could meet the illumination study that we saw, we would have felt more comfortable if we would have had it you know in front of us to really see. So I think that needs to be ensured.

>>TRUSTEE JOHNSON: Thank you.

>>PRESIDENT POPE: As we go around is to give each member of the Board roughly three minutes to kind of ask questions and get answers and things so keeping questions tight and answers tight is much appreciated. Colette?

>>TRUSTEE LUECK: Sorry; one quick question first. The placement of the lights as described in the finding of facts, is that the accurate placement? Or is that the placement that's in the application that's wrong? It's in the --

>> It's in the application because we don't know where they need to be.

>>TRUSTEE LUECK: So there is no final determination of where the exact placement of the lights would be.

>>PRESIDENT POPE: Craig?

>>CRAIG FAILOR: The application was ten feet off so we know that it's ten feet from where they are actually proposing the lights to be.

>>TRUSTEE LUECK: In which direction.

>>CRAIG FAILOR: Is needs to go further east.

>> East, right?

>>CRAIG FAILOR: I'm sorry --

>>PRESIDENT POPE: Which standard are we talking about? Which light standard?

>> CRAIG FAILOR: The southeast --

>>PRESIDENT POPE: The southeast corner.

>> Southwest corner.

>>TRUSTEE LUECK: Moved which way.

>> CRAIG FAILOR: It showed the light ten feet further east so it needs to go ten feet further west.

>> But they designed the location based upon the illumination study and the stands and the existing structure that's there. So I don't know that we are in a position to presume that just moving it ten feet will do the job. They may have to look at it -- I don't want to speak for Mosco.

>>TRUSTEE LUECK: I know that it's the high school's responsibility to prove their case. I also know that there are times where the Plan Commission earlier on in the process will look at the record and say: There's information missing here that we're going to need to make our final determination. Was there ever a time when you considered asking for some of the things that you felt weren't completely addressed? And how do you resolve that balance?

>>CHAIRPERSON BOLTE: One of the commissioners early on asked several times for a noise -- more information on noise. And in fact and particularly on the sound system. And the response that we had was as the superintendent mentioned that they put in money into the budget of the for the development of the sound system but there was never any study done to determine what kind of mitigating factors that Mr. So I think for that particular commissioner she repeatedly said when we were having our final negotiations that that was a big turning point for her. She had asked several times and didn't feel that she had any response.

>>TRUSTEE LUECK: So how do you understand that the application came to you without that level of detail being flushed out?

>> You're asking me why they resubmit it had without addressing that?

>>TRUSTEE LUECK: Yeah.

>> I don't know the answer to that. I suggest you ask the school.

>>TRUSTEE LUECK: I know. But I can only ask you.

>>CHAIRPERSON BOLTE: I don't know. And we did not accept any of the testimony from the ZBA hearings. So one of the reasons we weren't going to you know go over 1600 pages or whatever it was but we also felt you can't cross-examine the written word so we asked for fresh testimony in all cases.

>>TRUSTEE LUECK: One more question because I'm probably running out of time. The thing -- the application is -- is written as if the stadium would only be used for sporting events but there's no language that I saw that would rule out other kinds of events that you might host in a lighted stadium.

>>CHAIRPERSON BOLTE: Those were some of the conditions that the school put on their original application was it would only be for the sporting events.

>>TRUSTEE LUECK: Well but when I read what's in there, the list of conditions, what it says is teams, groups and events. So I wasn't sure that that actually meant only sporting events. Because you could have an event -- an event could be -- I don't know. You could go graduation at night. I don't know. Drum and bugle corps.

>>CHAIRPERSON BOLTE: We were only assuming the sporting events that were mentioned and that were requested.

>>TRUSTEE LUECK: Okay. That's all.

>>PRESIDENT POPE: Jon?

>>TRUSTEE HALE: Thank you, President Pope. Ms. Bolte here is the thing that I don't get. I spent a lot of years on the Plan Commission. Several of us actually up here have. And I read through the entire set of materials that we got over the last couple of weeks. And I guess my general question is: Be that as it may in terms of what was presented and what you felt that you did or didn't have in front of you, my experience has always been that a Plan Commission can nonetheless use the information that they have in front of them to put conditions on an approval. So I'm a little unclear as to why there was a sense that you couldn't do that. Or -- I'm sorry to ask a two-part question or is it the case and I don't know that it's been that clear in what you all have said so far. Or was it the case that you have here you have seven commissioners. You need five votes out of that seven in order to approve the application with conditions let's say. You had four that supported that idea as I understand it.

>>CHAIRPERSON BOLTE: That's correct.

>>TRUSTEE HALE: So you had three that were essentially saying: No go. We don't want to go through conditions. That's it.

>>CHAIRPERSON BOLTE: Right and I think if you look at the first vote which was to -- was it maybe the second vote to deny, it was 3-4. The 4 -- did not want to deny the application. So we did have 4 votes with -- we had 2 -- what was the first

one? 3-4.

>> 3-4.

>>CHAIRPERSON BOLTE: Okay. I can't remember which one was that. 3-4 to approve as is.

>>TRUSTEE HALE: Without conditions.

>>CHAIRPERSON BOLTE: Right. 4-3 we went with some conditions. So we still -- we couldn't get a fifth voted to approve the conditions. But we were much farther away from having a no vote you know just a simple no vote. Am I making myself clear? I'm not sure.

>>PRESIDENT POPE: Craig.

>> CRAIG FAILOR: I was going to say in the last vote that was taken there was one commissioner who was interested in voting with the conditions. But she felt that she didn't any information back from the high school to make any kind of support for that with conditions. She felt that they didn't even listen to her. So that was one of the concerns that she had and that's why she didn't vote in support of that. Had there been some interaction with her on that request, she may have voted differently. But because she didn't get the answer that she did at that time she didn't feel -- if she didn't get it now she didn't want it later or if it would even work so she wanted the answer before she voted.

>>CHAIRPERSON BOLTE: And that was the sound system question that you raised earlier. That was asked several times and very early on in the presentation and the presentation of materials. And in fact in the applicants case.

>> And was it ever --

>>TRUSTEE HALE: Was it officially asked of the applicant.

>> Yeah.

>>TRUSTEE HALE: I mean the chair did you say we would like to have more detail on sound.

>>CHAIRPERSON BOLTE: Yes, we did. And we sound it several times. And even as we got closer to the end of the discussions, the same commissioner made it very clear that she wasn't getting an answer and she wasn't very satisfied that -- and very -- leaning towards the school at all in terms of her concern -- addressing her concerns. But you point you made, trustee, is we were operating on a two member shortfall.

>>TRUSTEE HALE: So just to summarize, there would have -- there were four members of the commission that were prepared to move forward by specifying a set of -- by conditioning approval.

>> Correct.

>>TRUSTEE HALE: On a set of conditions. But never got to the point of saying exactly what those conditions would be because you didn't have the votes.

>> We made them the ones I summarized in my opening remarks and the ones listed in the findings were the ones we identified the more comprehensive traffic study for example so those were conditions but we still couldn't get the five votes.

>>TRUSTEE HALE: A more informational traffic study whereas the high school should submit a study or was the condition we want to see a comprehensive traffic plan in place before the lights are . . .

>>CHAIRPERSON BOLTE: Right. One of our conditions was to establish a neighborhood Advisory Committee which would meet with the high school to monitor the impact of the athletic facilities. We also had a condition with the advisory committee that the high school would hire a qualified industry professional to address a public address system that was -- the list goes on and on. I won't go into it the OPRF would work with the neighborhood and neighbors to eliminate the disruptive flow of traffic and we previously had some more specific elements on the traffic study itself and what it should include. I'm trying to find it. I'm not finding it. But it was in our original findings a little more honing in on what we expected that traffic study to be but the key thing is you have an Advisory Committee that helps you identify the concerns. And those are the concerns that then that traffic study would be responding to. Not some unending limit of concerns that come up so you had to have some scope to it. Restrictions.

>>TRUSTEE HALE: All right. Thank you.

>>PRESIDENT POPE: Jan?

>>TRUSTEE PATE: I had kind of a comment question for the chair. And then I have a question for manager Barwin. But chair Bolte, I think that something that we can take from this for down the road and I think it applies to the ZBA, as well. And this was something that I came across in one of the e-mails that I was reviewing up to this event. It does -- does it -- I don't want to put words in your mouth. So can you just speak to the situation of trying to work on a decision like this when you were down several members of your commission? Because I think we really need to as a Board try to make sure that the commissions that have hearings before them are as fully staffed as possible at all times. Because in both cases those issues have created further issues which I think have just made this that much more difficult.

>>CHAIRPERSON BOLTE: Yeah and I think one of them is just in a scheduling of meetings because we have to have a quorum or five persons in attendance to hold the meeting and we did have double meetings almost every month. We would

have been able to have more frequency of meetings perhaps in that time period if we would have been able to get the five required in attendance. So that's one issue. And that plagues us any time we're down on the number. But I think it is -- it is very difficult. Because -- and then the people who aren't there of course listens to the tapes and everybody did listen to every tape they weren't able to be at but when you deal with complex issues it really comes into play than going over something in one or two meetings because it's an ongoing discussion so you want that continue news for participation and we would have been in terrible straits if we would have lost a number for any reason because we were already sort of on the edge. But I think because the votes were really close and I think the ZBA had the same situation, they were down members. They were not able to reach their required majority in their case as well as ours and I think if we would have had two more members or the one more member because we had the recusal we would have perhaps had a fifth vote on any kind of votes.

>>TRUSTEE PATE: I think that's something we need to really think about in terms of process and lessons learned.

>> Particularly those that come to you to make decisions that have hearings.

>>TRUSTEE PATE: Manager Barwin, related to costs, I know that you surveyed a number of different departments in the Village that might be impacted by any additional cost or anything vis-à-vis what we normally do in support of the high school can you speak to that a little bit about what you found.

>>VLG. MGR. BARWIN: Assuming that night games would attract more visitors than the day games have we are estimating that each game would probably require between 1500 to \$2,000 worth of Village community cost to police the event, put out barricades if those are warranted. Hire back additional police power to deal with traffic and the sounding neighbor and to move pedestrians before and after the game. So I'm pretty solid on that estimate of 1500 to \$2,000 per night game.

>>PRESIDENT POPE: Okay. Thank you, Glenn?

>>TRUSTEE BREWER: Thank you, David. My question I guess goes right along in line with that because my chief concern is basically the impact on Village resources. So as part of the traffic study, was there any acknowledgement of the use of Village resources in order to effectively mitigate any traffic issues in the community? I mean I noticed that Dr. Wieninger in his presentation just a few moments ago and forgive me if I mispronounced that name talked about working with police in order to mitigate such issues. And I would like to know if in the traffic study that was actually mentioned.

>> I don't believe that there was any calculation of a cost or you need three more officers. You need you know five of those or six of those. Pardon me? No. And Craig's recollection is that it didn't, either. It talked pretty much about attorney moments and parking who was on the street parking and that kind of thing. So I think that is a question that when we heard the report from Evanston, the representative from the high school there told us about the number of ambassadors in the school that they used and the number of additional traffic control people and so on. And I don't know what those numbers are, they are in our report but not in the findings of fact but they did share with us some calculation of the number of people they needed.

>>TRUSTEE BREWER: I believe it was because after reading the information about Evanston that's what raised the question for me if this information might have been available to you as the Plan Commission and also to the high school, basically why wasn't that at least looked at as a possibility.

>> Yeah, it wasn't.

>>TRUSTEE BREWER: Thank you.

>> They did share with us some information that we did have some discussion and opposing system on how much electricity would be used by the lights.

>>TRUSTEE BREWER: Okay, thank you.

>>PRESIDENT POPE: Thank you. John?

>>TRUSTEE HEDGES: Thank you, David and thank you and your commission. For spending so many hours on this. It's commendable. I had it's -- kind of questions on a different area. But what's been discussed here as intrigued me a little bit. The lack of completeness I guess in the application. Are those kind of things correctible? I mean one of the options we have is to send it back. Is something like that correctible in a second round if they were -- and I'm not quite sure if there was a reason they didn't do a sound study. I mean was there a cost factor or was it just -- it apparently didn't tell you why they wouldn't do it.

>>CHAIRPERSON BOLTE: I don't know if I would use the word correctible. I think more complete sound study, a design proposal for a speaker system. More traffic analysis can give us a better handle on the impacts. Then it's a question of the benefits. Are they -- are they compensated for by the -- or are the impacts compensated for by the benefits? And I don't think we can answer that. Until we know what those are. I think that everything can be addressed, though. I think there is a possibility of providing more information and more complete information on the impact.

>>TRUSTEE HEDGES: One of the things I think was mentioned by one of the speakers that's also kind of created an interest in me when I was reading the material but I didn't see anything specific on it was the economic impact of the businesses in Oak Park and Lake. It could go either way. There could be so much traffic and people are say well I'm not going

to go down there for dinner this Friday night because there's a football game or there may be a who will bunch of people going to football games that are going to stop to have dinner beforehand and/or afterwards was there any material I missed in reading through the material on that.

>>CHAIRPERSON BOLTE: We didn't have any testimony from the Avenue businesses. But that is one of the points that the superintendent made that he felt was -- would be of an economic benefit to the community would be that that would impact happen.

>>TRUSTEE HEDGES: Also the football game could take up all of the parking in the area and could be a negative, too. I called Craig a couple of days ago and asked him this question. It was if there's some context of comparing this quite a few request to the other kinds of requests that the Plan Commission made. Is this a reasonable request? Does it fall into the category of things that may normally be approved or does it fall off the scale.

>> You mean the lights or some of the shortcomings?

>>TRUSTEE HEDGES: The project itself.

>>CHAIRPERSON BOLTE: I would say it's definitely unique usually we are dealing with a bus that doesn't exist and it's being rehabbed and there's a question of you want to build 18 units when the underlying zoning says 12. Or you want a variance from a setback requirement because you're building a multiple use building instead of overlying zone but those are easier to evaluate.

>>TRUSTEE HEDGES: You're going to be looking at the Walgreens those kind of things and the mixed use building that would have been just west of there that hasn't been started. The Plan Commission went through all of that. Is that the same concern concerns and you -- concerns you get from -- is.

>> A larger scale the Walgreens was a big example of a project that the developer and the applicant did an exceptional job working with the neighbors okay.

>>PRESIDENT POPE: Thank you, John. I share John's concerns about the question of how to be able to address some of the issues that you've identified as kind of outstanding issues and share that question of whether if it were to be referred back to the Plan Commission if that's something that could be reasonably addressed. One of the concerns, though, that I think that exists is this process through multiple venues has gone on for a significant amount of time. And I think that the interest of the community is well served in bringing it to a conclusion one way or another after an expeditious timeframe here. And so I guess one question might be if there was a referral back to the Plan Commission from your perspective having sat through all of these hearing processes, what -- what might that look like in your mind? And what would be involved in that sort of consideration process that might move forward toward a decision?

>>CHAIRPERSON BOLTE: Okay. I think there are three pieces because I don't think -- and I don't think you will just sort of throw it back and say, you know, try again. Because you may have nine members of the Plan Commission gone. No. Seriously, though, I think there are three key things that a referral could include that maybe there's -- well there's four excuse me. One is this Advisory Committee. I think we heard from Evanston and all my professional experience is that when you have a group working with you, it's a lot better. When everyone is told they must sit down at the table. And so -- and then you raise the questions, what are the concerns, here is a list, here is a list we're working on. We're moving on. So the Advisory Committee and that became an ongoing activity I think it's beneficial because we heard questions about the south field lights not being monitored so I think that was a little bit of a concern. The second one would be this improved traffic plan, traffic study. And there is where you would also -- you would have things coming out of the hearings but I think you give the residents and the school or anyone else who has a thought what the list of additional things looks like so that's a quick scope of work development task. The third is the speaker system. And speaker/sound impact. Because I think there's the speakers but then there's also something that we raise that the individual that the opposition was presenting I don't think had the expertise in that is sound kind of mitigating development or walls or whatever that could be -- greeneries, whatever it might be to help the general sound because everyone agreed that speaker sound is different than crowd sound so we want somebody that's a professional in that field and maybe it's the same professional that can do the sound system but maybe not so maybe that's two separate pieces. And then the third -- the fourth one is the illumination study. We really do need to see that as Mosco's claimed they could the light spillage is minimized and that even by moving the poles wherever they have to move them that there's no significant increase in light impact. So those are the things that I think would be a narrow focus. I mean it's still a pretty strong list of things to accomplish and then of course the direction from you all as to how much you want the Plan Commission to be involved as a monitor of that or anything else.

>>PRESIDENT POPE: Okay. Regarding the issue of the Advisory Committee just a quick comment that that -- that is in fact the way that things worked when we set up the clean indoor air subcommittee with the Board providing direction that we were going to adopt a clean indoor air ordinance and we wanted the parties on both sides to figure out how that ought to work and what the recommendations ought to be. That's helpful. One other question which is we've heard and it's in the testimony, as well. Individuals indicate that some of the neighbors believing that 60 nights is too much in terms of the use of the lights. But a question about whether the high school considered decreasing the intensity of use as a result of the opposition and a suggestion here tonight that they didn't offer that at all, is that something that came up to your recollection during the course of

the hearings.

>>CHAIRPERSON BOLTE: I don't recall.

>>PRESIDENT POPE: Because the split between games versus practices, I mean, the question here was raised about games, again, one side suggests there are more games another side suggests there are nine spring games and six fall games that's 60 -- that's certainly not a majority but one side is representing it potentially as a majority and so the question is was there any substantive consideration of the possibility of reducing the total number of lights by cutting back for example on practices.

>>CHAIRPERSON BOLTE: We didn't discuss cutting back on practices. It wasn't raised. And I think the practices except for the very late evenings and I don't know that we have it here. The -- they gave us a calendar with sunset times. And so some of those early evening, early in the season as you would think you know the lights may be on a half an hour, 15 minutes, depending if at all if there's a cloudy day or not of course as you get later into the winter then it would be different and the fall.

>>PRESIDENT POPE: In September it was like one day or something, one hour.

>>CHAIRPERSON BOLTE: Yeah, something like that. Yeah to some extent you know the school could have the students there practicing until it was dark without any light discussion at all. And I think that -- I think we were sort of -- some of us were thinking that the light is not that big of a deal on some of those lights.

>>PRESIDENT POPE: We've gotten a chance to go through questions why don't we take a five minute break we'll do comments and then direction. Okay? Thank you.

(Five-minute recess)

>>PRESIDENT POPE: Okay. We're back. Thank you very much for continuing to hang with us through this short break we've had a request actually from each side in this discussion to take three minutes to provide clarification with respect to some of the items that have been presented here this evening again just for everyone's benefit the Board's responsibility is to make a determination based on the information that's already provided in the record. It is not even permitted should it so desire to accept new testimony or new facts being presented so this is merely an opportunity for each side to be able to provide clarification in light of what's been discussed here this evening and the questions that the members of the Board have raised. So with that I would start with the group that is in favor of the motion to accept the Plan Commission's recommendation to deny and ask you to come forward please introduce yourself and your affiliation or connection to this process.

>> Thank you, Mr. President and members of the Village Board I'm Mark Sarges I represented the residents group twice, both at the Zoning Board and at the Plan Commission and now briefly here. I think some great questions from this Board about why wasn't more information asked for on certain points. Is this incomplete application correctible? I'll say this: From my standpoint having represented groups and also being on a Zoning Board myself in DuPage County, I've never seen a text amendment and a special use application be brought to the decision makers without even critical input of a land planner. I mean this is a major change in your community and your residential and historic District no land planner twice. We had essentially a school having a sneak preview before the Zoning Board of the process of having the issues brought not just lights but also noise. And I think twice the school has not brought a noise consultant or engineer into the process. We asked at the beginning of the Plan Commission because of the great expense that was undertaken by the residents we asked in a formal written request I think those were in your packets for independent experts to be brought into the picture. Whether it be paid by the Village or in most communities paid by the applicant at the request of the commissioner Board. Those requests were denied. So as the residents we asked for the type of information that I think you're seeing was not in this record. And I guess our point there is that there's been ample opportunity not just before the Plan Commission but before that and in our requests for this very kind of information to try to really analyze this application and weigh these competing interests. The fact is this school has grown over the years but the point that was made at the very end of the hearing is that the school activities and the growth has never encroached upon the evening of this community of that residential neighborhood it has never encroached this would be a major change and it was never addressed by the school. Finally I think as a matter of process that was mentioned by a couple of Board members, there are no specific light or noise standards that you have in Oak Park. Now I don't know how that's played out in the past but for something like this of a high intensity use the Village will be at a major disadvantage to not have specific standards that you could apply and enforce if necessary. The applicant even without those standards in place, the applicant had an opportunity to bring south field measurements that were actually in place. You have to wonder why the applicant didn't make those measurements to prove out whether the light spillage was there or not. So in terms of process, we think there's some real questions there. This is a unique situation so we've asked those important questions at the beginning of our second hearing we never got answers there's been ample opportunity.

>>PRESIDENT POPE: Thank you very much now we would ask those who are opposed to the motion to accept the Plan Commission's recommendation to come forward, as well.

>> Thank you to the Village trustees for just allowing both April and ourselves to maybe respond to a couple of things. There was a question about whether or not the conditions included just athletics or other events. The conditions are very clear. Only athletics. So there shouldn't be any mistake about that. Secondly it is true that the plat that was used by Mosco originally was one that was a developed one that had a proposed track around it. However, Mosco has said that they will absolutely stand

I think as Colette said, Trustee Lueck said, we need to -- I think everyone needs to understand that when we get a decision especially like the one that we have, which is frankly a mixed decision from the advisory body that the respect for the process is built into the process. That's one of the reasons why we have to have five votes to do something different from what the Plan Commission suggests. So I think the respect is built into the process. When you have something coming up to us from the Plan Commission, it's, you know, you can accept what they recommend or if you're going to go the other way, it has to be a super majority. You know, my view is that we should approve lights with conditions because I do think that the high school has established the desirability of lights and that it will contribute to the general welfare of the community. And you know we could go into that idea further. But I think that that's the clear conclusion that I draw from this. But at the same time we need to make sure that we mitigate the serious concerns that have been raised. And hold the high school as Trustee Johnson said responsible to living up to some pretty high standards of behavior and management of the light situation. So you know talk is going to turn to conditions. I think -- I don't disagree with anything that's been said so far. I do think that the high school's 12 conditions that they have outlined are a good start. In addition to parking plan and paying the costs of all the mitigation efforts and working it out potentially through some sort of Advisory Board that -- or advisory group that's going to flesh out these conditions as we move forward.

>>PRESIDENT POPE: Great. Thank you, Jon. Jan?

>>TRUSTEE PATE: Well again as you move down the row here so many good things have been spoken so I want to take a little different tact but I do also want to thank everybody who is here this evening, everybody who put in hours and hours at the various commission meetings and hearings and to everyone who did take the time to e-mail us. I think that public participation really is a Hallmark strength of our Village. And it's not always easy. It's often very time consuming but I think it's something that we can all be very proud of. And I'm particularly happy that we had so many young people with us this evening. Because I think it's important for you to see how and why these decisions are made. And the time and effort that folks do put into it when it's something that affects your lives and you're at the high school for a certain number of years and then you move on but all of the rest of us sometimes think about the community in different ways. And it was good to have you here tonight. And some of what I want to say this evening will reflect on you. And I know some of your colleagues had to go because you have classes tomorrow but I hope you'll take the message back to them. I personally in -- am in agreement with my colleagues because I don't like to base my decisions on fear. And a lot of the content of the e-mails and the conversations that I've received were about individuals who were very afraid of things happening. And that's why I think the conditions are so important because I don't want people to be fearful of what's happening in their communities and in their neighborhoods and in their homes. I don't think that fear has been a part of this community's history in terms of how we've moved forward making other difficult decisions. I also have a lot of faith and this is where the young people come in. Because while you hear people talking about the traffic studies and the lights and all of the things that are out of your control, a lot of what happens at these night games and the way it's perceived by the neighbors by your neighbors because when you attend the school you not only have your neighbors at home but you have your neighbors who live around the school. A lot of what happens is going to be based on how all of you I don't want to say behave but how you attend those games and the way you leave the stadium at night and the way you treat your neighbors when you go to and from the game and you will set the tone from that. A lot of you were here in your football jerseys and football players are leaders so I hope you take that seriously. I work with young people every day so I don't want to be -- to fail to be supportive of our young people and let them know that this is an opportunity that -- that we have really put a lot of faith and trust in them and hopefully once you see this citizen process you'll come back to Oak Park to live because you'll see it's a place where you were educated and where your thoughts and inputs are welcomed and appreciated. I think that's really important. But I also have a lot of faith in the neighbors, too. And I think that I've just seen Oak Park work through so many things that I think we can do this. And it's been a very interesting evening this evening. I also want to say that I came into this meeting this evening a little bit fearful. And I just really do want to thank everybody for the tenor and tone of the way this meeting was handled this evening. It's made it a whole lot easier from my standpoint.

>>PRESIDENT POPE: Thank you, Jan. Glenn?

>>TRUSTEE BREWER: Thank you, David again I would like to echo comments from all of my colleagues thanking everyone for your attendance here tonight and for all of your passion and time you have spent on this issue. I understand and appreciate the idea of precedent. It is important as a theory that we acknowledge the work of the bodies below us. However, I am concerned when asked to make a decision based on an incomplete record and that's what I believe we have before us I believe we have an incomplete record and I believe we have one that doesn't allow us to make a reasonable right hand decisions based on what we see before us. I am of the find that I think that I agree with the idea that this possibly should go back to the Plan Commission and look for the additional information and -- to touch on the idea of fear so that -- and I believe residents bordering the high school should not fear going back to the Plan Commission because it may also present the opportunity for providing greater guidance to the high school and in fact we may find out that some of the things that the high school intends to do as it relates to putting in the lights cannot be done or will have to be done at such an expense that the high school may not want to do it. So I think that by sending this back and answering some of the information that we've already discussed, would in fact allow us to make a more right hand decision. And would actually give the residents the opportunity to

find out what are those answers to those questions that remain open at this time. That's it. Thank you.

>>PRESIDENT POPE: Thank you, Glenn. John?

>>TRUSTEE HEDGES: Thank you, David and also my thank you's to everybody who has participated here this evening. I don't think I've seen a situation that has been at such a clash. I mean you see it -- it's like there is no in between ground and you see it on all of the boats of all of the commissions and everything else. They are all split. I don't think I've seen it in that veracity before either on this Board or in other public service that I've had. I agree with Trustee Lueck. The sound for me is the issue. I think that's the one thing you can't kind of deal with. You can put a new sound system in. And it may in some ways reduce it, the overflow into the neighborhood. I mean the spillover is kind of the next thing. But that just doesn't seem to have the prominence of the others. I think the other issues that have been dealt with or have been discussed were the security and litter and parking although those kind of things can be dealt with if there's enough resources put in to do it. There is a tradeoff here. We're trading I assume Saturday noise for Friday night noise. So you can have quieter Saturdays if that happens. I don't know if that makes much difference. Although there just seems to be so much information missing that questions that I had what I wrote down when I was going through this, some details and sometimes the devil is in the details of terms of how the sound system is going to work is it just going to be for varsity football games those three or four nights a year or is it junior varsity are they still going to have the sound on Saturdays and things like that. So to me -- and I guess to what -- somewhat what Glenn was talking about, it just doesn't seem to be a finished product. It's hard to -- you know to make a decision when you just don't seem like you have all the information. The kind of conditions that I think I would be interested PH seeing if this goes forward would certainly be sound oriented mostly PA system, varsity games only keeping traffic all the way off of Linden from Lake to Ontario. Obviously making sure there's sufficient litter pickup, security, traffic controls and all that kind of thing. And the one thing it's kind of close to my heart is Gary Bowling came and Mike Grandy who are both good friends of mine spoke about the Park District and that's one of the things we haven't said is if the high school moves off of those facilities, that opens up a lot of community use that simply hasn't been available. And also a more quality use because high schoolers are much harder on soccer fields than -- and lacrosse fields and things like that than the 8, 9, 10 year olds so I think that's probably one of the positive things that hasn't gotten too much mention. Our school superintendent mentioned athletics only but I also notice marching band is in there and I don't know if that's considered an athletic event or are they going to practice at night where it's going to be a problem and obviously a new sound system. So I -- you know I just agree with Glenn it's very hard to make a decision when you just don't seem like you have a finished product that you're looking at to try to deal with.

>>PRESIDENT POPE: Thank you, John. Maybe reactions first to a couple of comments that have been made. There was a question raised about kind of the composition of the Plan Commission that's referring it to us that we have this issue of seven people voting, four people voting in favor of the Special Use Permit. Three people voting against it. But that being insufficient to make it a recommendation. That's because the total composition of the Plan Commission is nine members. And so you need a -- an absolute majority of the total number of commission seats, whether those individuals in all nine seats are voting or not. In this case one individual was not voting because they had recused themselves from the hearing process because of a connection to the high school. And another individual had initiated the hearing process and had sat through the first six months and then had a family medical issue that forced them to temporarily step out of their Plan Commission responsibilities. And so when this process started there were nine members. All of whom could have sat to hear it. One of whom elected to recuse himself so we ended up in a situation where there were seven individuals to hear this process. All the way through. And you needed five of those seven to be able to make recommendation. Another issue that comes up that I think is very important because people talk about the zoning Board of Appeals process. And then the Plan Commission process. And it's very important to understand that the standards against which the Zoning Board of Appeals evaluates the type of requests that come in are substantively different than the requirements are that the Plan Commission was using and particularly on a key criteria the variation standards, standard No. 4 is that the proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. And if you split it right at that or the injurious to other property or improvements in the neighborhood raises the question of whether or not it has any -- question of whether or not it has any negative impact at all which is a very different standard than the special use standard which is the application that came in front of the Plan Commission and that standard No. 2 is the proposed building or use will not have substantial or undo adverse effect upon adjacent property the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health safety and general welfare so in that case when you're talking about the neighboring properties you're talking about a substantial or undo adverse effect so we're no longer talking about any impact. We're talking about a substantial impact or an undo adverse impact. That's a much different sort of standard and it makes it easier in this instance for the Plan Commission to hear that and to come to conclusion that while there is an impact -- and I don't think anybody will sit here tonight and deny there isn't an impact to the surrounding neighbor that it doesn't rise to the level of being a substantial or undo adverse effect but it raises the question it gets us to the point about then having a discussion and mitigation. It appears that at the outset the high school was forthcoming with a set of conditions that they would apply to themselves. In my opinion some of those conditions don't go far enough. The ones that my colleagues have ably identified I think are all absolutely appropriate to incorporate. And I appreciate Dr. Wieninger's comment with respect to paying for the cost of the additional police presence. There is an additional item which is a standard part of any alley vacation that would

occur anywhere in the community which is that there's an economic cost associated with vacating an alley and I would certainly expect that would be addressed in the same way with any other applicant who would be asking us to vacate an alley that there would be a limited appraisal to be done to identify a dollar amount and that would be a cost that would be associated. There is another question because I agree with the comments that have been raised here. Regarding sound. That in some cases you're not going to be able to mitigate the sound. And I think that's a real material impact. That to me doesn't mean that the intent of the application to install lights ought to fail. But it does mean that there ought to be other benefits that flow back directly to those affected and impacted neighbors. And I would recommend just a suggested set that would include some physical infrastructure improvements regarding street scaping and landscaping and other things immediately around the high schools property and in particular around the stadium and the area on Linden to be able to help improve the quality of the physical infrastructure and the esthetics of the street that impact people on a daily basis. I think that those sorts of efforts to reach out by the high school and to be a good neighbor to all of its surrounding residents would be very well received. And the last one has to do with this question of intensity of use. In the findings of fact that we have, it actually -- the comments notwithstanding the 66 hours, it's 66 hours but it is over 60 days is the way that it's laid out in the findings of fact that we have. It's one day in August, 14 days in September, 11 days in October, 13 days in March and 17 days in April and 4 days in May. And so I think there's an impact there that we ought to be thinking about and I'm not sure that going from 0 to 60 is the right answer here. I agree with everything that I've heard from the -- in particular from the very able President of the student body who was communicating about the importance of fostering school spirit, fostering the opportunity for students, parents to be able to come and watch games all of that makes a lot of sense to me and I think the idea of helping to support games that can be conducted at night can have a very important community spirit and family and neighborhood impact. At the same time I'm not sure that I'm completely sold on the idea that all of the other days that are required for practices to be able to extend practices into the evening are as important in terms of community impact. It seems that there's some kind of broad based agreement around the idea that some sort of advisory input ought to occur and some sort of connection between the school and the community on an ongoing basis is helpful. Another area where there's agreement I think are the elements that were identified by Chairperson Bolte regarding the speaker system and being able to work effectively to be able to mitigate the sound issues, with the illumination study and make sure that the modifications are as Dr. Wieninger mentioned minor with respect to the study as it was presented. And that as John Hedges mentioned the traffic and parking plan addresses some of the key needs of the residents immediately surrounding as well as the broader sort of area during the times when there would be significant impacts. We have in front of us a motion to accept the Plan Commission's recommendations and findings of fact as proposed to deny the applicants request for special use and zoning ordinance text amendment approval and approve the vacation of East Avenue. It would seem that the first item here tonight, Ray, would be based upon what I've heard from everyone to vote on this item. And then subsequent to that to put a motion on the table reflecting what we've heard from my colleagues.

>>VLG. ATTY. HEISE: It's an appropriate place to start.

>>PRESIDENT POPE: Okay. So with that motion on the table I guess let me just make sure that people feel comfortable with that but the idea would be to vote on the motion to accept the Plan Commission's recommendations, to deny the application. If that is voted down, as I envision it would be based upon the comments of my colleagues, then we would move to a subsequent motion to act in a different fashion. So there are questions first about that. John?

>>TRUSTEE HEDGES: So if we voted to accept the Plan Commission's, that would just send the discussion.

>>PRESIDENT POPE: That would end the discussion full stop and there would be no lights. Any other questions on this item? Okay. Terry, if you could call the roll, please.

>>TRUSTEE HALE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HEDGES: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: No. So it raises the question and I think I heard two or three people who were open to the idea of referring to the Plan Commission to address the conditions issue. But I guess I want to get clarity around that first. Because having decided not to accept, we have three remaining options on the table. As possibilities. One is to reject without conditions. Another is to reject with specific conditions and we've articulated a significant number of those and a third is to refer back to the Plan Commission for hearings and -- at which we could provide some specific direction. And I just want to ask about that last one first and see if that kind of goes off the boards, if it does. So why don't we just kind of run around the table and just see if folks are interested in referring it back to the Plan Commission or not.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE LUECK: No.

>>TRUSTEE PATE: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE HALE: Yes.

>>TRUSTEE HEDGES: Can I ask a question? If that happened can the Plan Commission look at this in a limited way rather than a full blown -- yeah I think I would like to --

>>PRESIDENT POPE: If we direct it that way then yes. And that would be how I would go about it, as well. But with the majority not preferring to do that so we'll take that off the table. So now we have reject without conditions and then reject with conditions. I assume I know the answer about reject without conditions. But let's run through that one, too, reject without conditions which means we going to just move forward.

>>TRUSTEE JOHNSON: No.

>>TRUSTEE BREWER: No.

>>TRUSTEE PATE: No.

>>PRESIDENT POPE: Okay. So we are all in the same position or page with respect to rejecting but with explicit conditions. We probably ought to start with -- yeah, I'm sorry. No to reject the Plan Commission's recommendation to deny. And in so doing we -- no. Well, we did reject but we haven't applied specific conditions.

>> Mr. Heise it's rejecting the Plan Commission recommendation. And approving the application for the Special Use Permit. With conditions.

>>TRUSTEE PATE: Don't we have to direct Ray to write findings of fact.

>>PRESIDENT POPE: Yes.

>>VLG. ATTY. HEISE: This is a direction.

>>PRESIDENT POPE: So right now all we need to get clear on is exactly what elements are included in those conditions. So I'm sorry; Glenn.

>>TRUSTEE BREWER: Quick question so you can help clear this up for me. Who would be responsible for making sure that the conditions actually occur and were put into place?

>>PRESIDENT POPE: The attorney will write them up for us based on the direction that we provide here tonight. They will come back to us. We would vote for approval. And then there would be -- they would have the force of requirements of the Special Use Permit. Should those things not be carried out the Special Use Permit is then immediately on its face null and void. And so it's incumbent upon the applicant to carry out the specific elements that are required under that Special Use Permit and at the same time there are likely to be interfaces with Village Staff or others who would help to facilitate the carrying out of those continues. Mr. Heise is that a fair assessment.

>>VLG. ATTY. HEISE: Yes it is. And in terms of who is going to administer that, that's really a determination that the manager would make to fulfill the Board's direction.

>>PRESIDENT POPE: Okay. All right. So in terms of conditions, we probably start with the ones that were agreed to and identified and proposed by the high school in their initial application, which is included in the materials that we've received. I'm sorry; thank you it's applicant Exhibit 19 from the original hearing process. Mr. Heise, would it be for me to read these into the record. Okay. So Item 1 and I'll read these and look around the table and see if there is concern about any of these concerns and we'll try to get clarity on these. Sorry, John.

>>TRUSTEE HEDGES: Just a question is there intent here to make the exhaustive list of conditions tonight? I have a concern about that. I have a concern that we're going to leave out a whole bunch of people who might have input into this that we're not going to hear. And I think that if we have an advisory commission or something like that, they ought to be our partners in putting this together, this list of conditions.

>>PRESIDENT POPE: Okay. Why don't I go this way first in reverse order since we've been going the other way all night. Jon and Colette and Ray.

>>TRUSTEE HALE: It seems the idea that's kind of going through my mind is that the conditions that we would step through, there are a number of them that would need to be fleshed out. I mean we're not going to sit up here and do the parking plan tonight. Right? So we can -- there are still guidelines we can provide in the conditions. And then the -- the advisory group is to help arrive at the specifics of that condition. I mean that's a fairly normal -- I mean the advisory group is not necessarily a normal outcome of conditions but it's or not the case that if there's a condition saying you need to develop a parking plan that's workable you know with some guidelines. So there are going to be a number of I think these conditions that an advisory group could work on and come up with. You know, the specifics on.

>>PRESIDENT POPE: John.

>>TRUSTEE HEDGES: What my fear is it's going to leave me with the same problem that I had the first time around is we're not going to have the information, the detail that I'm looking at to go ahead and approve this plan or you know approve the lights. And I agree that maybe we shouldn't micro manage this. But you know I guess I'm having a hard time getting by

that. I would rather see a set of conditions and have -- make sure that everybody who should be involved in it is involved in it and then be able to vote on that. But maybe it doesn't work that way.

>>PRESIDENT POPE: That would have been provided if we would have referred it back to the Plan Commission but we didn't do that.

>> It was going to be my point it would be -- we avoid micro-managing so the commission takes it back and then can establish that Advisory Committee in conjunction with the residents and the high school in order to come up with a set of workable conditions rather than us sitting here tonight and trying to piecemeal you know one by one by one what exactly guidelines we should come up with not understanding all of the issues exactly.

>>TRUSTEE LUECK: I think we'll get to the same point in the end. I think -- I think it would be difficult for the Plan Commission to do that work. Because they can't convene the body that includes all of the representatives that they have to do. Because they are the hearing body and you can't be the hearing body and do the work at the same time. So they couldn't convene that work. The high school or somebody would still have to convene the work to do the work of developing the conditions and then it would come back before us so the process of who develops the conditions ends up the same to me no matter which direction we go. And you still you are approving it upon conditions. If you don't feel that the conditions have sufficiently been met by the time it comes for the final vote, you don't have to vote for it. So the -- this really puts the onus squarely on the high school to develop a plan that fleshes out all of the areas we've expressed concerns about and what they said was they didn't want to do it without the approval well we can give them the approval but they have to do that work or the approval doesn't stay.

>>TRUSTEE HEDGES: What's the function of the next step that approval you're talking about I mean if we approve the lights and say okay we've approved them. Is it contingent? When do you get the next bite of the apple to come back and say well no these conditions don't meet my approval and I don't want to vote for it. So how do you do that?

>>PRESIDENT POPE: Well this won't be a final action until we get something back from the attorney. Because he's got to redraft findings of fact that would be consistent with the direction that the Board provides. And a piece of that will also be definition of what those conditions are. Now if your question is does that happen in the next say four weeks but then at that point you still haven't worked through some of these other issues so those were attached as sort of conditions but they need to then be followed up at some point in the future, that's probably right in terms of where we are right now. And Mr. Heise, maybe the question is appropriately addressed to you that if we were to go down that path, what steps could be taken if any in terms of actually moving forward based on that understanding, based on the approval until you have all of those conditions addressed.

>>VLG. ATTY. HEISE: I don't know if this answers Trustee Hedges' question or not but it's certainly possible. You've got a lot of flexibility here. You can create this advisory group. They can manufacture solid recommendations that can come back to the Board for final approval. That can occur. You can leave that authority ultimately with the neighborhood group. You have a lot of choices you can put timeframes on this if we have open issues looking at how much time certain things might take. What is going to require a technical assistance that might take a little longer. Certainly all doable And controllable.

>>PRESIDENT POPE: Okay. Colette?

>>TRUSTEE LUECK: The ad hoc group doesn't end when our vote ends. It's ongoing so you can put a traffic plan in place and the first football game you realize it has major flaws in it. Well you want the group to realize that and correct the plan. So I don't think your conditions are going to lock you into something that you have to live with for the rest of your life. I think you want your conditions to be -- there's a group and a process that is going to be responsive ongoing to whatever issues come up. And we don't know what all those issues are going to be they might be things we haven't even thought of and some of the things we identified may end up being non-issues at all.

>>TRUSTEE JOHNSON: I was going to advocate for the baseline conditions which I think helps us move forward a little bit more expeditiously at least tonight which is to simply include which is already part of the public record Exhibit 19 from the high school which is their conditions in addition to what the Plan Commission created as conditions which is also part of the public record I don't see a need actually to reread those items back into the record but to say that's our baseline the high school and Plan Commission came up with the conditions. Our additional direction, if you will, is to create the environment for this advisory body to form. And I think we can -- we can set very wide parameters about that and move this really to the staff levels so our class which already includes traffic engineers, public safety experts, the high school administration clearly knows their campus better than any of us along with the neighbors working in partnership to work through these issues. And that's what I think we need to do tonight is move it into that direction and then flesh out those details will as Mr. Heise said come back to us with findings at some later date which I think our desire would be to say in the next 60 to 90 days.

>>PRESIDENT POPE: Mr. Heise any limitations with respect to doing that.

>>VLG. ATTY. HEISE: No. And I would like to mention that we're coming close to I think maybe our fourth annual meeting with the neighbors at Garfield and Maple. The more neighbors where we have an ongoing document, we have a point person in community relations up for neighborhood complaints. We have certain tasks assigned air monitoring with the Health Department. They have certain processes that they are required to follow if complaints come in. This is something that we do.

>>PRESIDENT POPE: Okay. Why don't I run around real quick and just ask how people feel about the idea of establishing an Advisory Committee to be able to provide guidance with respect to some of these issues and to set a timeframe for them to work to come back to us with recommendations that would also be associated with findings of fact that would then be available for approval.

>>TRUSTEE JOHNSON: Fully concur.

>>TRUSTEE LUECK: Yes.

>>TRUSTEE HALE: I think we need to make a distinction here normally the way something like this would work is we would approve the application with conditions. Those conditions would include the advisory group to do what we've said it needs to do which is take these conditions, flesh them out, make sure they are going to work and be in place before there's any - you know before some deadline. But I don't think that we should delay approval of the whole thing until every one of these conditions is completely fleshed out in total by an advisory group. That's not a normal -- it wasn't clear. I'm hearing something else.

>>PRESIDENT POPE: You're right because I said something different because I wasn't clear then to what extent can we approve lights at the high school subject to certain conditions to be influenced by an advisory commission but they are not yet articulated.

>>VLG. ATTY. HEISE: We have the right to do that. And we do that on a fairly regular basis. In our planned unit development ordinances where we will prove the plan unit development ordinance and we'll be forwarding landscaping plans or various kinds of plans to community design that are contingent upon community designs approval. I mean we can do that. You can issue the Special Use Permit contingent upon conditions that don't have to be finalized right now. But that we create a mechanism for their development.

>>PRESIDENT POPE: So we could say conditions to be determined by an Advisory Committee welcome up with the composition of the Advisory Committee and then they will be reporting back to us and they will be taking into account the different issues and items that we've identified here this evening.

>>VLG. ATTY. HEISE: Right and we'll pin down what we can. And we'll make those things that can't be determined now subject to that advisory group's approval.

>>PRESIDENT POPE: Can the membership of the Advisory Committee be something that we don't have to pin down to the last detail tonight.

>>VLG. ATTY. HEISE: Yes.

>>PRESIDENT POPE: Okay. All right. Are we okay with that.

>>TRUSTEE JOHNSON: Yes.

>>TRUSTEE LUECK: Yes.

>>TRUSTEE JOHNSON: Yes.

>>TRUSTEE PATE: Yes.

>>TRUSTEE BREWER: Yes.

>>PRESIDENT POPE: Mr. Heise can you help me with a motion do we need a motion or do we just have direction.

>>VLG. ATTY. HEISE: I think a voice vote directing me to put together a set of findings with conditions that reflect the initial dozen amended conditions proposed by the high school in addition to the advisory group, the ad hoc group to implement those things. And we'll work them.

>>PRESIDENT POPE: Let's make sure that we -- I want to make sure that we have it, though, as to consider the conditions that were included in applicant Exhibit 19. That include but shall not be limited to the conditions that are included in applicant Exhibit 19 as well as the other conditions mentioned here this evening related to the speaker system, the -- and the utilization of it. The elimination impact on the surrounding neighborhood. The traffic and parking impact on the neighborhood. The issue of a point person for complaints. The issue of automatic shutoff of the lights. The issue of the overall intensity of use and the number of nights and hours where they would be used. The issue of paying for police presence. The issue of paying for the alley vacation. And the issue of physical infrastructure improvements with the possibility of street scape and landscape and street geometry questions and that's to include those for discussion it doesn't mean all of those are going to come back to us but it just says all of those that have been mentioned this evening will be considered by the group as well as other relevant items.

>>TRUSTEE JOHNSON: Just to be specific in addition to the Plan Commission conditions are already listed in the public record and I so move.

>>PRESIDENT POPE: Great. Is there a second?

>>TRUSTEE LUECK: Second.

>>PRESIDENT POPE: Does everybody know what we're voting on it was the articulation that Mr. Heise gave us with

clarification on the questions.

>>TRUSTEE HALE: We have Exhibit 19. We have in the findings of fact the conditions laid out on motion No. 3, Page 15 which is neighborhood Advisory Committee, qualified industry professional design a PA system for sound impact there's some overlap and this implement a plan to -- disruption and flow of traffic there's something also in here about flow of traffic but one thing that's not really listed in here is parking. So I mean we need to say that we're going to -- OPRF will work with the group and the Police Department to implement and develop a parking plan.

>>PRESIDENT POPE: We have improved traffic and parking plan.

>>TRUSTEE HALE: It's not in here.

>>PRESIDENT POPE: It's the list I just read off.

>>TRUSTEE HALE: I just -- just bear with me for a second because I think we do need to say that the parking plan ought to include the full utilization of the OPRF parking facility.

>>PRESIDENT POPE: No objection to that? Ray, are you okay to just accept that on the motion.

>>TRUSTEE JOHNSON: Yes.

>>TRUSTEE LUECK: Yeah that's fine.

>>TRUSTEE HEDGES: Are we putting constraints on this group by saying they have to use certain things.

>>TRUSTEE HALE: I think they ought to be using -- that thing better be filled up if there's a good football game going on.

>>TRUSTEE HEDGES: You might start getting you have to do this and that.

>>PRESIDENT POPE: Consider full utilization.

>>TRUSTEE HALE: This is my comment about President Pope's description about all of this is it started out pretty specific and then it got into in any issue we raise if only in passing tonight and acknowledge it was an issue the group should somehow hash out and I think that's where we're getting in danger here of opening it up to too wide of a spectrum here. So if there are any issues that the advisory group identifies that they feel they want to bring to the Board as a condition, additional condition, that's fine. Because someone mentions auto shutoff on lights well that's not practical on any of the nights there's games that might go overtime. Intensity of use --

>>PRESIDENT POPE: For practices and stuff it exists today on the south feed.

>>TRUSTEE HALE: But it's impractical to say you're going to do it at a football game and intensity of use is an issue that I think the high school has reasonably established how they would use the field so I would be hesitant to say let's just open all that up for broader negotiation so I think we have to be careful at just making the whole thing too open-ended.

>>PRESIDENT POPE: All of these with consideration and review with the understanding that they will come back with us that -- with recommendations that are seasonable and reasonable and accept real world needs that we can't sit here and anticipate tonight. Motion, second. Any other discussion on is this voice vote. All in favor of the motion as presented please signify by saying aye. (Chorus of ayes.) Any opposed, nay? Thank you. All right. So Mr. Heise, you've got that we will need to come back and provide some guidance with respect to the composition of the Advisory Committee my suggestions we get some input from staff on this as well as if the chair of the Plan Commission has any thoughts with respect to the nature of folks who have been involved here, staff comes back to us with a recommendation. We attempt to get that set up and codified say within the next week. Does that sound reasonable to folks? Okay. All right. Thank you all very much for bearing with us through this very long item. And again also for all of your involvement throughout this entire process. That brings us to the next item which is Item O.

>>TRUSTEE JOHNSON: So moved. I'm sorry; were you done.

>>PRESIDENT POPE: I was going to ask a question.

>>TRUSTEE JOHNSON: Oh.

>>PRESIDENT POPE: I might be able to save us a bunch of time on this item just based on some of the concerns that I know exist. If people are willing to hear something. A number of concerns have been raised about the fact that one of the co-owners of this property has other issues and other items active in the community that require work. That they are currently in violation. And that those need to be corrected. We have received information from staff that indicate that they are potentially in a position to be able to move those things forward. However have not yet done so. One approach to Item O might be for us to table this or to not put it on the table tonight. And to instead premise our reconsideration of this item on the successful and satisfactory completion of the set of outstanding items that exist with respect to the other projects that exist that this applicant has indicated he will address. So that is a suggestion based on some of the comments that I know have been raised up to this point regarding this issue. Mr. Heise, any problem with that?

>>VLG. ATTY. HEISE: No, sir.

>>PRESIDENT POPE: Tom?

EXHIBIT D
Photometric Plan

EXHIBIT E
Parking Restriction Plan

Parking Resources available for Special Events at
Oak Park River Forest High School

DRAFT OF SNAC DISCUSSION
24-Jun-09

Parking Space Capacity	Parking Spaces Available for a Friday Evening Activity	Description																								
300	300	OPRF High School Parking Garage Intergovernmental Cooperation Agreement Adopted 3/10/03 Parking Fees estimate charge for 200 spaces at 50 cents per hour would generate \$400 per football game (4 hr avg) estimate charge for 200 spaces at \$1 per hour would generate \$800 per football game (4 hr avg)																								
540	250	Avenue Parking Garage (located on North Boulevard between Oak Park Avenue and Euclid) 3 block walk Public Parking Garage with following rates <table> <tr> <td>0 – 1 hours</td><td></td><td>free</td></tr> <tr> <td>1 – 2 hours</td><td>\$</td><td>1.00</td></tr> <tr> <td>2 – 2 ½ hours</td><td>\$</td><td>2.00</td></tr> <tr> <td>2 ½ - 3 hours</td><td>\$</td><td>3.00</td></tr> <tr> <td>3 – 3 ½ hours</td><td>\$</td><td>4.00</td></tr> <tr> <td>3 ½ - 4 hours</td><td>\$</td><td>5.00</td></tr> <tr> <td>4 – 10 hours</td><td>\$</td><td>8.00</td></tr> <tr> <td>10 – 24 hours</td><td>\$</td><td>10.00</td></tr> </table>	0 – 1 hours		free	1 – 2 hours	\$	1.00	2 – 2 ½ hours	\$	2.00	2 ½ - 3 hours	\$	3.00	3 – 3 ½ hours	\$	4.00	3 ½ - 4 hours	\$	5.00	4 – 10 hours	\$	8.00	10 – 24 hours	\$	10.00
0 – 1 hours		free																								
1 – 2 hours	\$	1.00																								
2 – 2 ½ hours	\$	2.00																								
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3 – 3 ½ hours	\$	4.00																								
3 ½ - 4 hours	\$	5.00																								
4 – 10 hours	\$	8.00																								
10 – 24 hours	\$	10.00																								
79	79	School Perimeter - school side only of Linden, Erie, Scoville and Lake (Scoville to East)																								
10	10	OPRF Staff Lot (East and Erie)																								
100	80	Lot 22 (Pilgrim Church) subject to Church approval Overnight Permit Parking Starts at 6 p.m. Mon - Fri Overnight Permit Parking is 24 hours on Saturday & Sunday - excluding Farmers Market																								
58	58	On Street Meters on Lake Street (Ridgeland to Scoville) and on Scoville (Lake to North Blvd) Rate 50 cents hour between 8 a.m. and 6 p.m.																								
23	23	west side of Scoville (Lake to viaduct)																								
10	10	north side of Lake (East to Linden) LOADING & DISABLED ONLY																								
7	7	north side of Lake (Linden to Euclid)																								
26	26	south side of Lake (East to Euclid)																								
14	14	south side of Lake (Scoville to East)																								
23	23	east side of East (Lake to North Blvd)																								
85	85	south side of South Boulevard (Ridgeland to Oak Park) Primarily open on-street parking only location for meters 8 am - 6 pm @ 50 cents per hr is between Ridgeland and Elmwood																								
10	10	Lot SB6 (north side of South Boulevard (Euclid to Oak Park)) Overnight Permit Parking Starts at 6 p.m. (only 2 sold) with meters 8 am - 6 pm @ 50 cents per hr																								
31	25	Lot 112 (on street enclave on North Boulevard between Ridgeland and Cuyler) Overnight Permit Parking Starts at 6 p.m. (only 6 sold) with meters 8 am - 6 pm @ 50 cents per hr Overnight Permit Parking is 24 hours on Saturday & Sunday																								
130	130	north and south sides of Chicago (Elmwood to Euclid)																								
1446	1130	total																								

Proposed Event Parking

Proposed areas of Temporary Parking Restrictions during Events

Proposed street barricade locations to restrict parking pre or post event

Current Restrictions in place which prohibit weekday evening Event Parking

Proposed Friday Event shared parking between permit holders and event attendees

(24) - AVAILABLE PARKING SPACES

- ZONES ELIGIBLE FOR STAFF PERMIT PARKING AFTER NEW PARKING FACILITY
- ZONES ELIGIBLE FOR STUDENT PERMIT PARKING AFTER NEW PARKING FACILITY
- IMPROVED PARKING RESTRICTIONS AFTER NEW PARKING FACILITY

LEASING PAYING FOR OFF HIS STAFF

NEW PAYING FACILITY

2015 ELIGIBLE FOR DAYTIME RESIDENT PERMIT PARKING

PROPOSED PARKING

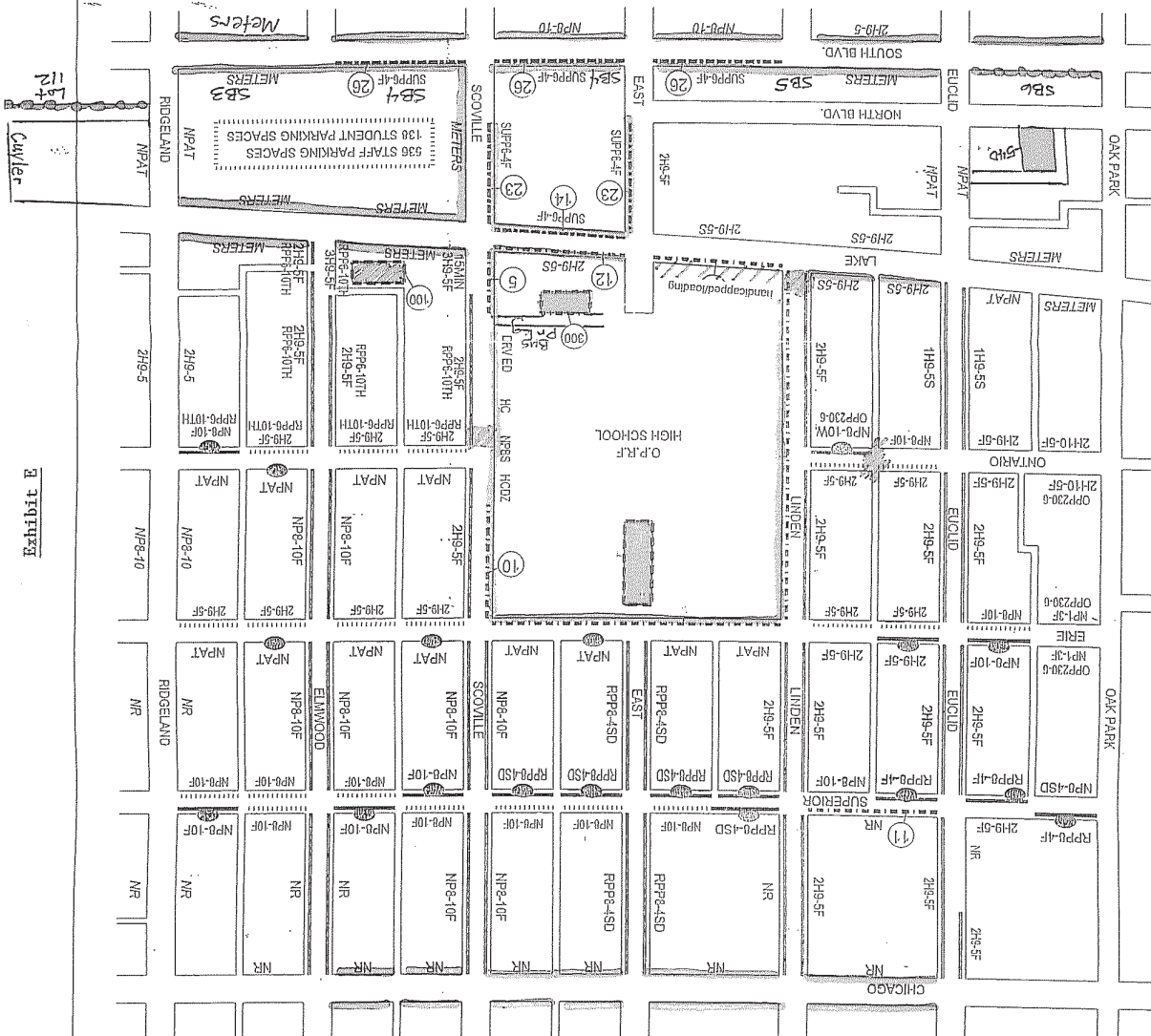
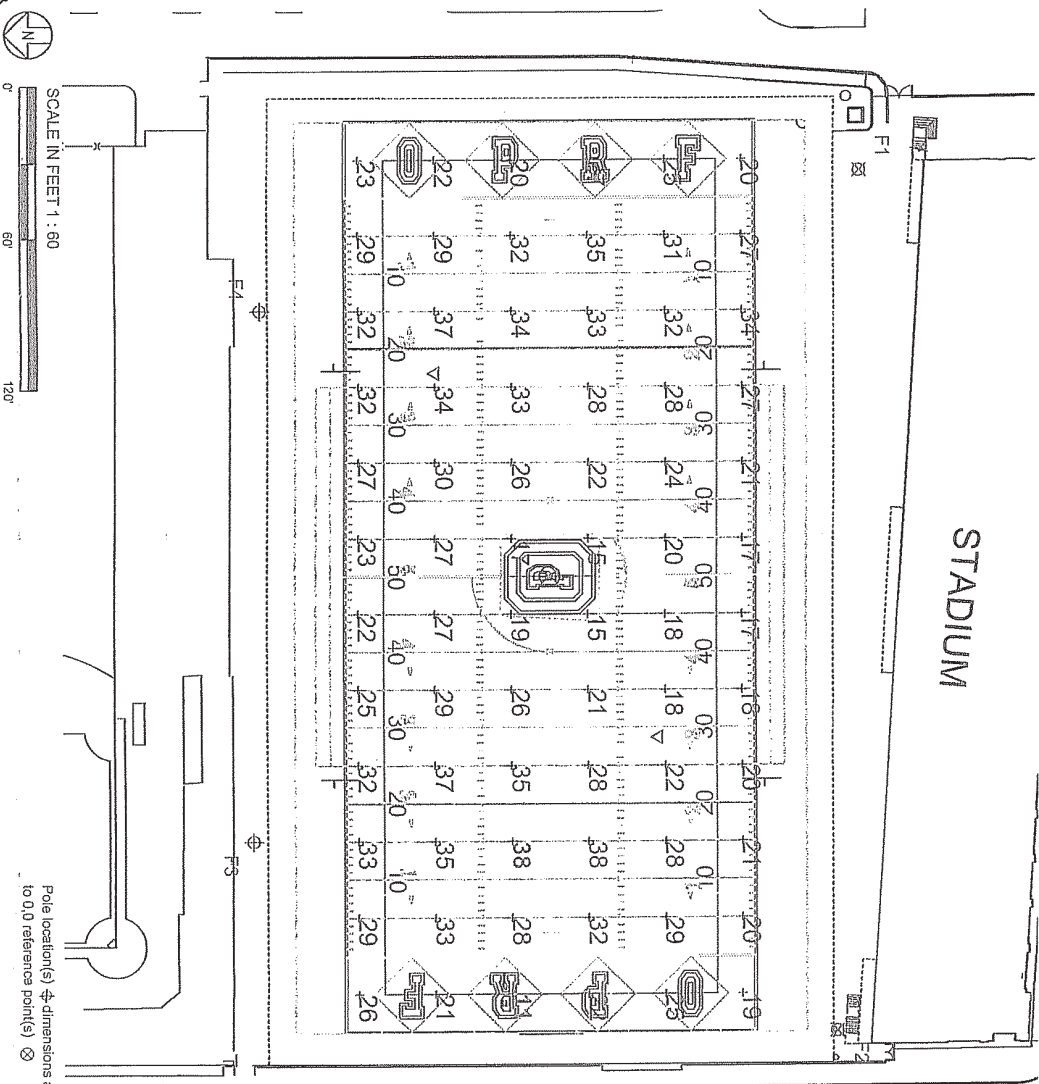


Exhibit E

SNAC Draft
6/24/09

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	SIZE	ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	Luminaires			
						Pole	Grid	Ths	Other
2	F1-F2	90"	-	90'	1500W MZ	10	5	5	5
2	F3-F4	80"	-	80'	1500W MZ	10	5	5	5
4	TOTALS					40	20	20	20



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Football - Practice
Oak Park River Forest HS FB
Oak Park, IL

Football - Practice

- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

Statistical	
No. of Target Points:	Area
Average: 7/2	26.2
Maximum: 38	11
Minimum: 11	2.28
Avg/Min: 3.33	Max/Min: 3.33
UG (Adjacent Pts): 2.46	CV: 0.24
Average Lamp Tilt Factor:	- 1.000
Number of Luminaires:	20
Avg KW over 5,000 hours:	31.28
Max KW:	34.0

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Ryan A. Marsh, LC

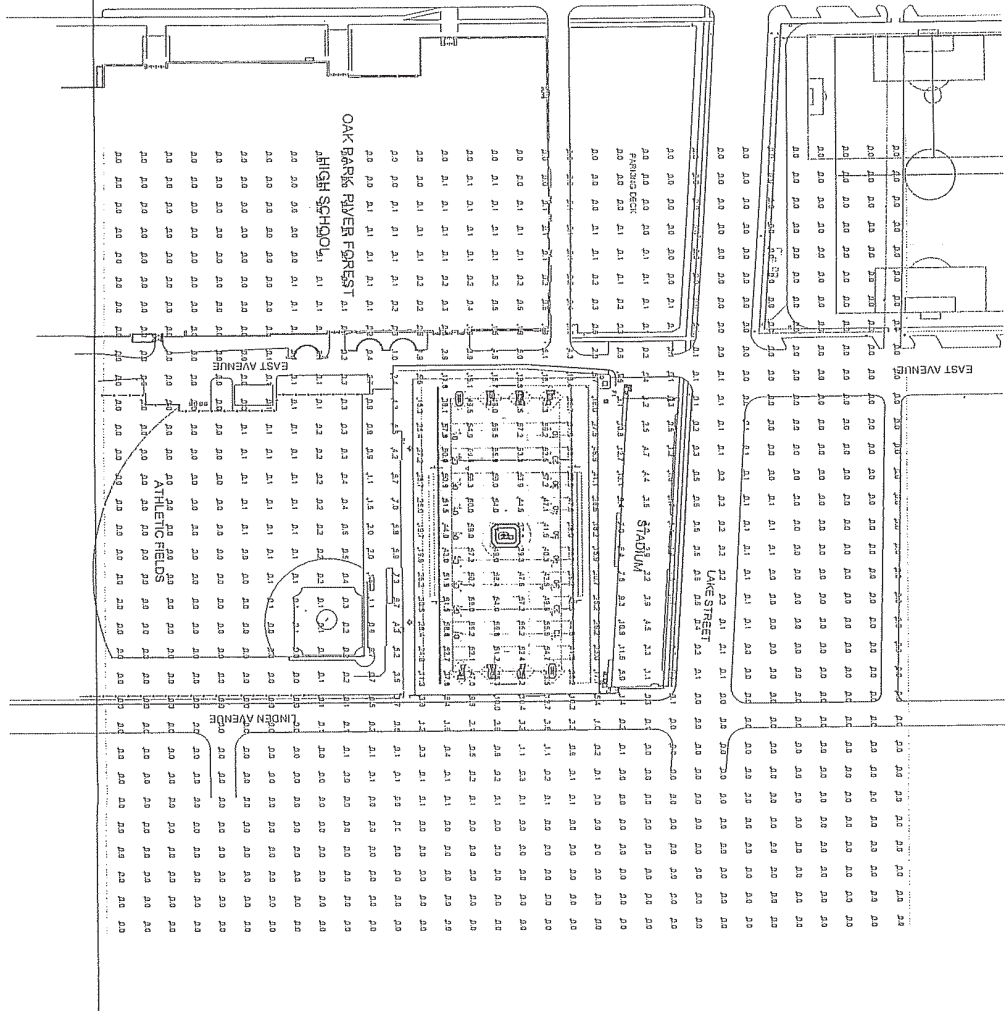
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Date: 15-Jun-09

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Print Date (15/Jun/2009) & Time (09:23)

DATE	BY	REVISION
10/1/00	W. J. B.	1.0
10/1/00	W. J. B.	1.1
10/1/00	W. J. B.	1.2
10/1/00	W. J. B.	1.3
10/1/00	W. J. B.	1.4
10/1/00	W. J. B.	1.5
10/1/00	W. J. B.	1.6
10/1/00	W. J. B.	1.7
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10/1/00	W. J. B.	1.9
10/1/00	W. J. B.	2.0

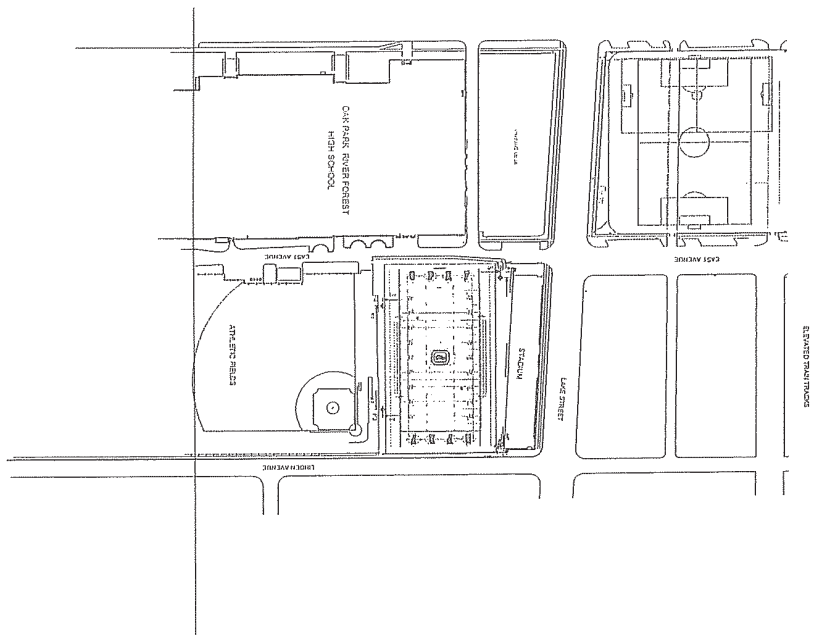


PROJECT: MUSCO CENTER FOR THE PERFORMING ARTS
 LOCATION: 1000 EAST AVENUE, ST. LOUIS, MO 63102
 DATE: 10/1/00
 DRAWN BY: W. J. B.
 CHECKED BY: W. J. B.
 APPROVED BY: W. J. B.

MUSCO
 CENTER FOR THE PERFORMING ARTS
 1000 EAST AVENUE
 ST. LOUIS, MO 63102
 (314) 437-1000
 WWW.MUSCOCENTER.ORG

The Musco Center for the Performing Arts is a 1,000,000 square foot facility that will house the St. Louis Symphony Orchestra, the St. Louis Ballet, and the St. Louis Opera. The center will also feature a 1,500-seat theater, a 500-seat recital hall, and a 200-seat black box theater. The center will be the home of the St. Louis Symphony Orchestra, the St. Louis Ballet, and the St. Louis Opera.

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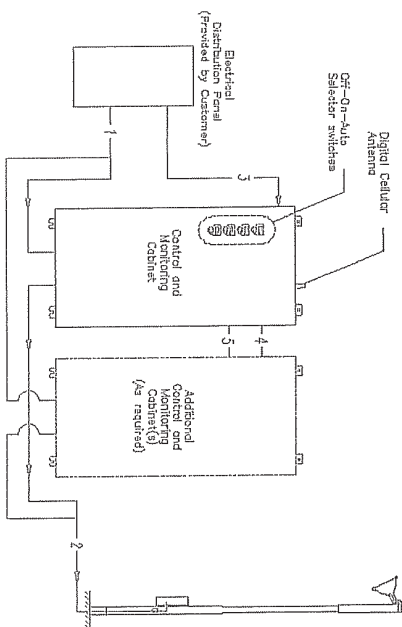
CONTROL SYSTEM SUMMARY

Project Number:	113482
Project Name:	Oak Park River Forest HS FB
Prepared By:	Ryan Marsh
Sales Rep:	Doug Miller
Scan:	113482FB7
Service Location:	1 of 1 Electrical #1

CONTROL SYSTEM TYPE: Control and Monitoring Typical

EQUIPMENT LISTING

DESCRIPTION	APPROXIMATE SIZE
1. CONTROL AND MONITORING CABINET	24 X 72
TOTAL CONTACTORS:	8
TOTAL OFF/ON/AUTO SWITCHES:	8



Service Notes:

WIRE	DESCRIPTION	VOLTAGE	# OF WIRES	TRF. SIZE	NOTES	SUPPLIER
1	POWER TO LIGHTING CONTACTORS (LINE)	NOTE A	NOTE A	NOTE B	A thru E	CONTRACTOR
2	POWER FROM CONTACTORS TO POLES (LOAD)	NOTE A	NOTE A	NOTE B	A thru E	CONTRACTOR
3	CONTROL VOLTAGE (20 AMP)	120V (AC)	3	12	C,D,E	CONTRACTOR
4	CONTROL VOLTAGE (20 AMP)	120V (AC)	—	—	C,D,E	MUSCO
5	MONITORING MODULE COMMUNICATION CABLE	N/A	1	—	C,D,E	MUSCO

Notes:

- Voltage and phasing per the notes on page 2.
- Calculate per load, voltage drop.
- For more information on equipment, see attached drawings.
- Refer to installation instructions for details on equipment mounting and conduit entry points.
- Power circuits (wire #1-4) must be run in separate conduit from non-power circuits (wire #5).



CONTROL SYSTEM SUMMARY

Project Number:	113482
Project Name:	Oak Park River Forest HS FB
Prepared By:	Ryan Marsh
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Scan:	113482FB7
Service Location:	1 of 1 Electrical #1

IMPORTANT NOTES:

1. This design is based on 480 VOLTS 3 phase. If voltage is other, equipment costs may be affected. Contact your Musco sales representative.
2. When 3 phase service is available, all 3 phases are to be run to each pole.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit.
4. If the lighting system will be fed from more than one service location, additional equipment may be required.
5. Entrance hub and locknut materials must be die-cast zinc, copper free die-cast aluminum or PVC and must meet NEMA 4 enclosure sealing requirements.
6. A single 120V control circuit must be supplied to each control system.
7. Size overcurrent devices using the full load amps column of the chart. Full load amps based on an assumed power factor of 0.9.

SWITCHING SCHEDULE

CONTROL POWER CONSUMPTION		Field Type	Zones	Customer Field Name
120V SINGLE PHASE (SEE NOTE e)		Football	2,4,6,8	Practice
VA LOADING OF MUSCO SUPPLIED EQUIPMENT	INRUSH: 645.0 SEALED: 145.0	Football	1,2,3,4,5, 6,7,8	Football

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT NAME	# OF FIXT	FULL LOAD AMPS	CONTACTOR SIZE(AMPS)	CONTACTOR ID	ZONE
F1	Zone 1	5	14.8	30	C1	1
F1	Zone 2	5	14.8	30	C2	2
F2	Zone 3	5	14.8	30	C3	3
F2	Zone 4	5	14.8	30	C4	4
F3	Zone 5	5	14.8	30	C5	5
F3	Zone 6	5	14.8	30	C6	6
F4	Zone 7	5	14.8	30	C7	7
F4	Zone 8	5	14.8	30	C8	8



CONTROL SYSTEM SUMMARY

Project Number:	113482
Project Name:	Oak Park River Forest HS FB
Prepared By:	Ryan Marsh
Sales Rep:	Doug Miller
Scan:	113482FB7
Service Location:	1 of 1 Electrical #1

PANEL SUMMARY

CABINET #	CONTROL MODULE LOCATION	CONT. ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID BY OTHERS	CIRCUIT BREAKER POSITION BY OTHERS
1	1	C1	Pole F1	14.8		
1	1	C2	Pole F1	14.8		
1	1	C3	Pole F2	14.8		
1	1	C4	Pole F2	14.8		
1	1	C5	Pole F3	14.8		
1	1	C6	Pole F3	14.8		
1	1	C7	Pole F4	14.8		
1	1	C8	Pole F4	14.8		

ZONE SCHEDULE

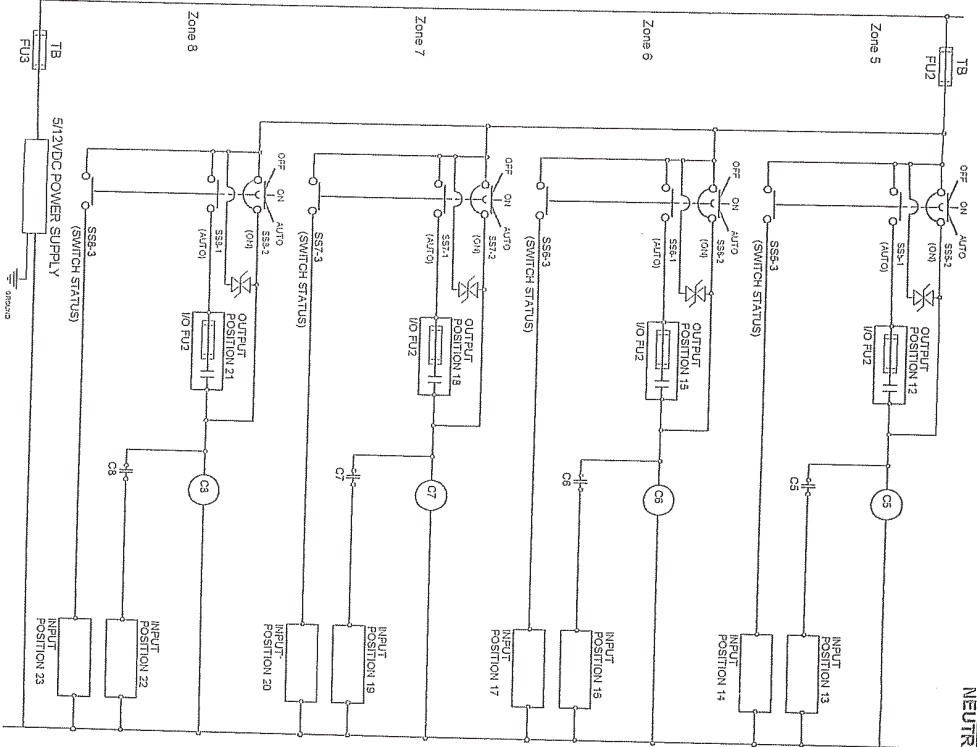
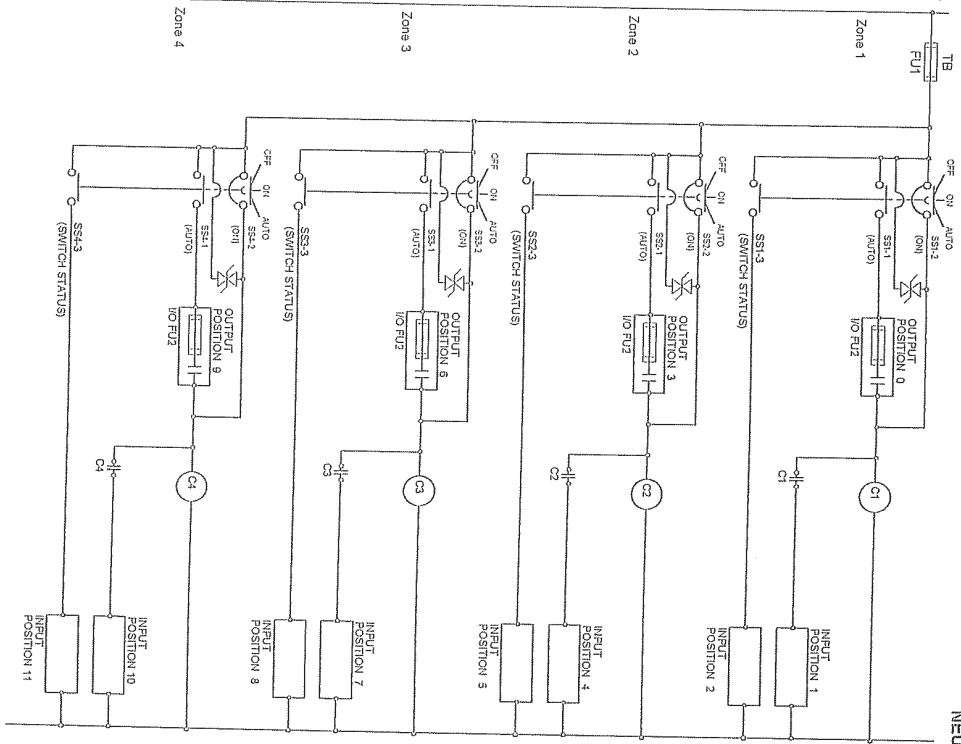
ZONE	Selector Switch	ZONE DESCRIPTION	CIRCUIT DESCRIPTION
Zone 1	1	Zone 1	POLE ID F1 CONT ID C1
Zone 2	2	Zone 2	F1 C2
Zone 3	3	Zone 3	F2 C3
Zone 4	4	Zone 4	F2 C4
Zone 5	5	Zone 5	F3 C5
Zone 6	6	Zone 6	F3 C6
Zone 7	7	Zone 7	F4 C7
Zone 8	8	Zone 8	F4 C8

120 VAC

LADDER LOGIC

120 VAC

NEUTRAL



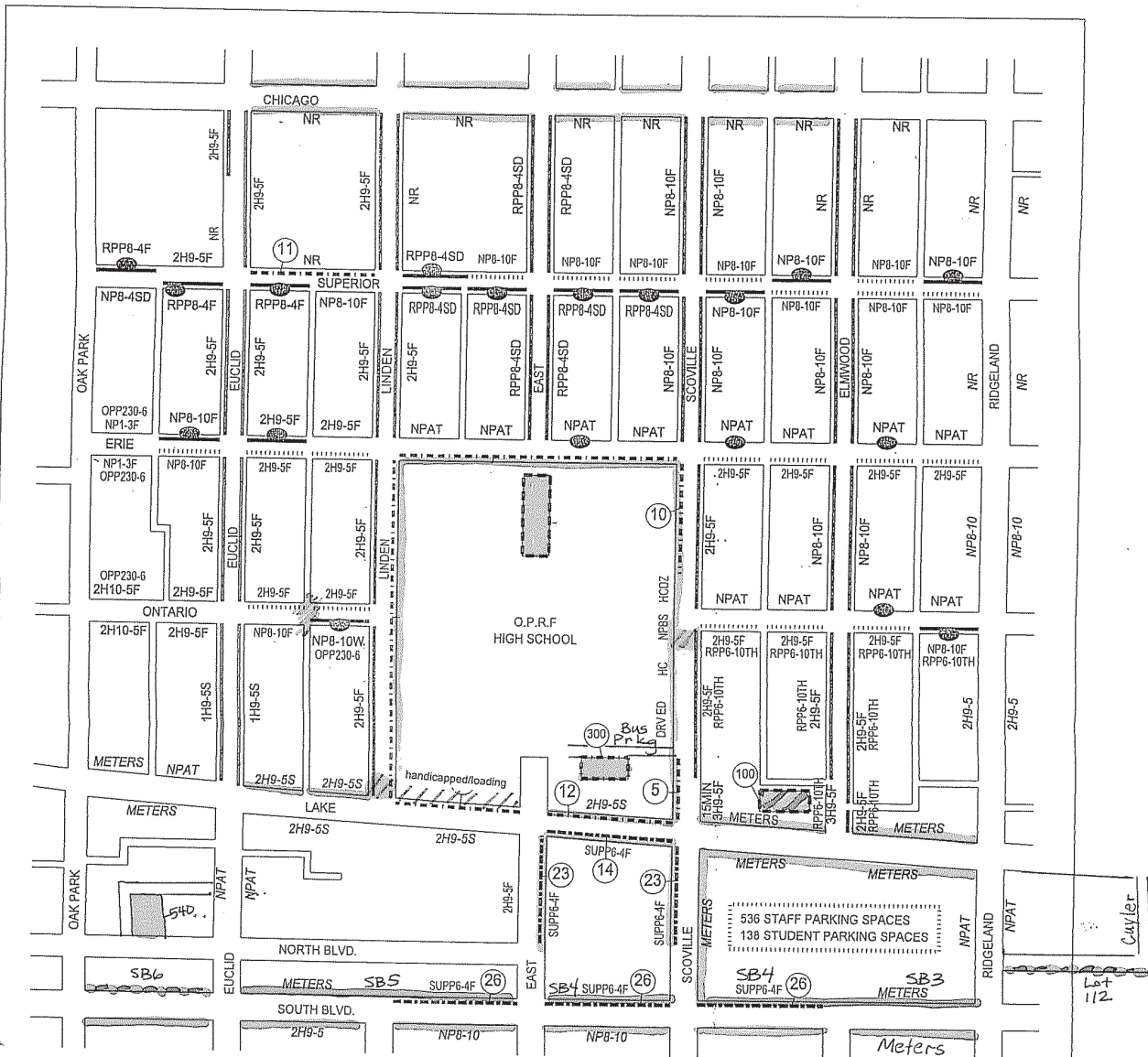
Print Rev: Date: 07/23/2009

Print Date: 08/27/2009 08:15:20:09



Project#: 113482
Project Name: Oak Park River Forest HS FB
Location: Oak Park, IL, USA


Vantage Order: 0
Drawing#: CG-113482-0
Cabinet: 1


SNAC Draft
6/24/09





PROPOSED PARKING

 = LEASED PARKING FOR OPRF HO STAFF
  = NEW PARKING FACILITY

 = ZONES ELIGIBLE FOR DAYTIME RESIDENT PERMIT PARKING

 = ZONES ELIGIBLE FOR STAFF PERMIT PARKING AFTER NEW PARKING FACILITY

 = ZONES ELIGIBLE FOR STUDENT PERMIT PARKING AFTER NEW PARKING FACILITY

 = PROPOSED PARKING RESTRICTIONS AFTER NEW PARKING FACILITY

(24) = AVAILABLE PARKING SPACES

EXHIBIT






(24) = AVAILABLE PARKING SPACES

EXHIBIT B



Engineering
Division

Filename: P:\Parking_and_Traffic\P&T Commission\2002 agendas\12\

-  Proposed Event Parking
-  Proposed areas of Temporary Parking Restrictions during Events
-  Proposed street barricade locations to restrict parking pre or post event
-  Current Restrictions in place which prohibit weekday evening Event Parking
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