### University Park



Joseph E. Roudez III MAYOR

Dorothy R. Jones, MMC VILLAGE CLERK

### **BOARD OF TRUSTEES**

Shirley A. Bolding Theaplise Brooks Sonia Jenkins-Bell Donzell Franklin Karen L. Lewis Janelle D. McFadden

Village Treasurer
James H. Ellis

Elizabeth Scott VILLAGE MANAGER

### VILLAGE OF UNIVERSITY PARK BOARD OF TRUSTEES

Special Meeting In-Person

Tuesday, February 14, 2023 6:30 p.m. 90 Town Center Drive, University Park, Illinois

Visitors are always welcome to all public meetings of the Board of Trustees. To comment on an issue, persons wishing to speak will be called upon by the Mayor during Section D, General Public. The interested party will stand, identify themselves and make their comment.

In order to give proper consideration to all items on this agenda, the Mayor will limit participants in a debate and will close off protracted, repetitive, irrelevant, or abusive remarks. Public Comments will be limited to a total of thirty (30) minutes.

### **AGENDA**

- A. CALL TO ORDER.
- B. ROLL CALL.
- C. PLEDGE OF ALLEGIANCE.
- D. GENERAL PUBLIC COMMENT.

General Public Comments Will Be Read Into The Minutes. This is a comment forum, and if response is necessary, Board members <u>may elect</u> to respond formally at the next regular Board meeting.

- E: NEW BUSINESS
- **E-1a:** Swearing In Of New Chief of Police.
- F. ADJOURNMENT.

### University Park



Joseph E. Roudez III MAYOR

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### BOARD OF TRUSTEES

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Elizabeth Scott VILLAGE MANAGER

James H. Ellis VILLAGE TREASURER

### **OATH OF OFFICE**

I <u>Dale Mitchell</u>, having been appointed to the Office of Chief Of Police, in and for the Village of University Park, Counties of Will and Cook, Illinois "do solemnly swear or affirm that I will uphold and support the Constitution of the United States, and the Constitution of The State of Illinois, and that I will faithfully discharge the duties of the Office of Chief Of Police according to the best of my ability."

Dale 1	Mitche	ell			
Sworn before February, 2023	me	this	14th	day	O)
Dorothy F Vill	R. Jon		MC		

Joseph E. Roudez III Mayor

Village Hall • 44 Town Center Drive • University Park, Illinois 60484-2708 (708) 534-6451 • Fax (708) 534-3430 • Website: <a href="https://www.university-park-il.com">www.university-park-il.com</a>

### **EMPLOYMENT AGREEMENT**

**THIS AGREEMENT** entered into as of this 14th day of February, 2023 by and between the Village of University Park (hereinafter referred to as "the Village"), and Dale S. Mitchell, (hereinafter referred to as "Employee"). The Village and Employee are hereinafter sometimes jointly referred to as the "parties".

### Recitals

WHEREAS, the Village of University Park is a home rule municipality possessing the authority to enter into agreements with respective personnel for the performance of certain duties and functions necessary for the operation of the Village;

WHEREAS, Dale S. Mitchell has worked for the public safety field serving in various capacities including but not limited to achieving the rank of Deputy Chief of Police;

WHEREAS, the Village desires to appoint Employee as Chief of Police for pursuant to the terms and conditions as set forth herein; and

WHEREAS, the Parties hereto desire to memorialize their respective understanding of the terms and conditions of employment with the Village of University Park.

In consideration of the mutual promises hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

### Section One - Term of Employment

The Village hereby employs Employee as the Chief of Police, and Employee hereby agrees to continue employment with the Village in this capacity, commencing on February 14, 2023 and subject to all of the terms and conditions contained in this Agreement. Employee's employment and this Agreement shall continue until \_\_\_\_\_ unless sooner renewed or terminated in accordance with this Agreement.

### Section Two - Duties and Responsibilities

As Chief of Police, Employee shall be responsible for the operations of the Police Department, to establish policies and procedures, to oversee and direct all functions and activities of the Police Department, to report to the Village Manager, or her designee on the functions and operations of the Police Department, and perform duties as assigned by the Village Manager. Duties within this context shall be further definable by the Village Manager. Employee shall report to the Village Manager.

### Section Three - Compensation

As compensation for services rendered under this Agreement, Employee shall be entitled to receive a salary of \$110,000.00, effective February 14, 2023 per year payable in accordance with the Village's usual and customary payroll practices, less applicable withholding for taxes and

other deductions required by law or court order or requested in writing by Employee. The position of Chief of Police is an exempt position as defined under the Fair Labor Standards Act.

### Section Four - Benefits

- a) Insurance and Pension: Employee shall be entitled to participate in any qualified pension plan, medical or dental insurance plan, group life insurance plan, disability plan, or any other employee benefit plan which is presently existing or which may be established in the future by the Village, which is generally made available to the Village's non-union employees. Specifically, Employee is also entitled to participate in the University Park Police Pension Plan. Such right to participation shall be in accordance with the terms and conditions of the particular plans in force and effect at the time and in accordance with federal and state law pertaining to the subject matter thereof.
- b) Vacation Leave: Employee shall be entitled to 25 vacation days annually and which shall accrue upon execution of this Agreement. Except as otherwise approved by the Village Manager in writing, all vacation time must be used during the year in which is granted and at such times and in such increments as are approved in advance by the Village Manager.
- c) Personal Days: The Employee shall be entitled to 1 personal day each year. Personal days that are not used during the term of the Agreement may be paid each year, upon request, in accordance with Village policies and procedures.
- d) Sick Leave: Employee shall accrue 12 days (8 hours per month) of sick leave during the term of the Agreement. Sick leave shall be used in accordance with the terms of the Village's personnel policies. Employee shall be allowed to accumulate sick leave days up to a maximum of 12 sick days.
- e) Holidays: Employee shall be entitled to holidays on those days and under the terms specified in the holiday schedule in the Village's personnel policies.
- Tuition Reimbursement: Upon written approval of the Village Manager which shall be in the sole discretion of the Village Manager, Employee is eligible for tuition reimbursement for courses that will enhance her current job skills and which Employee successfully completes with a grade of B or better. Said written approval will occur after the Village Manager reviews a written request by Employee containing the course description.
- g) Other Benefits: Employee shall be allowed such other privileges, leaves and fringe benefits not specifically enumerated herein, as are extended to all other Village employees, except as otherwise modified above.
- h) Uniform Allowance: Employee shall be entitled to receive the sum of \$1,000.00 annually, to be used for the purchase of uniforms or accessories necessary in the performance of her duties as Chief of Police. Employee must provide receipts to the Village Manger which represent purchases of uniforms, belts, shoes, or other uniform related accessories.

### Section Five - Village Vehicle

Employee is considered to be on call for various emergency responses and, as such, shall be provided with a Village vehicle and gas for emergency and routine job duties, within or outside the Village of University Park. Because Employee is considered on call at all times, such vehicle is also available for personal use by Employee. The provision of a Village vehicle is not a benefit, but is assigned as a necessary tool for Employee's job responsibilities.

### Section Six - Outside Work/Activities

Employee shall devote such time, skills, labor and attention to the business and affairs of the Village as is necessary to properly perform her job responsibilities and administer the business of the Village. Employee shall not engage in any activities or perform services as an employee, independent contractor or consultant for her own business or the business of a third party not already approved or unless approved in advance by the Village Manager and further provided such activities or services do not conflict or otherwise interfere with her duties and obligations to the Village. Permission for outside work or business activities may be revoked at any time if the Village Manager determines, in her sole discretion, that such work or activities interferes with her duties and obligations to the Village or presents a conflict of interest.

### Section Seven - Employee Organizations

- a) The Village encourages Employee to participate in the activities of professional organizations to the extent such involvement will be beneficial to her performance as Chief of Police. In this regard, the Village shall pay the annual membership dues for such organizations as the Village Manager agrees results in such benefit to the Village. The Village reserves the right, in lieu of paying the cost of an individual membership for Employee, to secure any such memberships in the name of and for the Village of University Park in such organization(s).
- b) Each calendar year during the term of this contract, and with the prior approval of the Village Manager, Employee may attend conferences of a professional organization whose activities are related to her job responsibilities. The Village shall pay all reasonable costs and expenses necessary for Employee to attend such conferences, in accordance with applicable Village policies, as amended.

### Section Eight - Termination of Employment by Employee or Village

- a) If Employee's employment with the Village under this contract shall continue after the probationary term said Employment shall be subject to periodic review of Employee's performance by the Village Manager, which may be used to determine her continuation in her position. Should the Village Manager deem Employee's performance less than satisfactory, the Village may terminate Employee as Chief of Police. The parties acknowledge that if the Village terminates Employee as Chief of Police, she is entitled to revert to her previously held civil service rank.
- Employee may terminate her employment with the Village upon fourteen (14) calendar days' written notice. In such event, Employee will continue to render her services and

receive her normal compensation up to and including the date of termination. Employee shall be paid all earned and accrued but unused vacation days.

c) In no event shall the term of this Agreement extend beyond the term of the Mayor.

### Section Nine - Assignment

The parties agree that this Agreement is personal to the Village and Employee and cannot be assigned by either party without the prior written consent of the other.

### Section Ten - Amendment and Waiver

This writing represents the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements and understandings either oral or written of the parties; it may not be altered or amended except by a subsequent agreement in writing signed by both parties. The Village and Employee agree that the failure to enforce any provision or obligation under this Agreement shall not constitute a waiver thereof or serve as a bar to the subsequent enforcement of such provision or obligation or any other provision or obligation under this Agreement.

### Section Eleven - Severability

If any provision of this Agreement is held invalid by any court of law, such provision shall be deemed eliminated from this Agreement or shall be so modified. The invalidity of any provision of this Agreement shall not affect the force and effect of the remaining provisions.

### Section Twelve - Notices and Written Consents

Any notice or written consent required to be given under this Agreement shall be deemed properly given if in writing and sent by personal delivery or by registered or certified mail, return receipt requested. When sent, notices of written consents shall be addressed to the Village at Village Hall and to Employee at her last address listed in Village records. Personal delivery to the Village of any notice or written consent may be effected by personal delivery to the Village Manager. Notice shall be considered communicated, and consent shall be considered given, as of the date it is actually received, in the case of personal delivery and five business days after mailing in the case of delivery by registered or certified mail.

### Section Thirteen - Binding Effect

This Agreement shall be deemed binding on any successor members of the Village Board or their agents, for the purposes stated herein.

### Section Fourteen - Construction

The headings and paragraphs in this Agreement are for convenience only; they form no part of this Agreement and shall not affect interpretation.

### **Section Fifteen - Counterparts**

This Employment Agreement may be executed in counterparts, each of which shall be deemed to be an original and of which taken together shall constitute one and the same instrument.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day and year first above written.

Village of University Park:	Employee:			
Village Manager	Dale S. Mitchell			





### University Park

Joseph E. Roudez III MAYOR

Dorothy R. Jones, MMC VILLAGE CLERK

### **BOARD OF TRUSTEES**

Shirley A. Bolding Theaplise Brooks Sonia Jenkins-Bell Donzell Franklin Karen L. Lewis Janelle D. McFadden

Elizabeth Scott Village Manager

James H. Ellis
VILLAGE TREASURER

### VILLAGE OF UNIVERSITY PARK BOARD OF TRUSTEES

<u>Committee Of The Whole Meeting</u> In-Person

Tuesday, February 14, 2023 7:00 p.m. 90 Town Center Drive, University Park, Illinois

### **COVID-19 Protocol Will Be Strictly Enforced**

Visitors are always welcome to all public meetings of the Board of Trustees. To comment on an issue, persons wishing to speak will be called upon by the Mayor during Section 4, General Public. The interested party will stand, identify themselves and make their comment.

In order to give proper consideration to all items on this agenda, the Mayor will limit participants in a debate and will close off protracted, repetitive, irrelevant, or abusive remarks. Public Comments will be limited to a total of thirty (30) minutes.

### **AGENDA**

- 1. CALL TO ORDER.
- 2. ROLL CALL.
- 3. PLEDGE OF ALLEGIANCE
- 4. GENERAL PUBLIC COMMENT.

This is a comment forum, and if response is necessary, Board members <u>may elect</u> to respond formally at the next regular Board meeting.

### 5. BUSINESS DISCUSSION ITEMS:

- **5-1a:** Presentation Discussion 2023 TOD Plan. Robert Morris, Senior Analyst for RTA and Nicholas Pryor, of SCB (Solomon Cordwell Buenz).
- 5-1b: Presentation and Discussion By Cleo Downs President Production Distribution Companies Relating To Lighting Project For Municipal Street Lighting.
- 5-1c: Discussion Presentation A Resolution Approving And Authorizing the Bass Group As Lobbyist.
- 5-1d: Discussion Resolution State of Illinois Enterprise Zone Modification (IGA
- 5-1e: Discussion Resolutions for MFT funds For Rock Salt 2019.
- **5-1f:** Discussion Resolutions for MFT funds For Rock Salt 2020.
- **5-1g:** Discussion Resolutions for MFT funds For Rock Salt 2021.
- **5-1h:** Discussion Resolutions for MFT funds For Rock Salt 2022.
- 5-1i: Discussion Ordinance Lease Agreement for Unit #38 & 40 with United Dental Resources Corporation (They are requesting a 4-year agreement at \$700/month with the option to renew.
- **5-1j:** Discussion Ordinance -Lease Agreement for Unit #34 with Our Steps Are Ordered, NFP.
- **5-1k:** Presentation Discussion Of A Request For A Liquor License.
- 6. **EXECUTIVE SESSION (If needed)** (Appointment, employment, compensation, discipline, performance, or dismissal of certain employees; Litigation, pending and probable, sale/lease/disposal of Village Property).

### 7. ADJOURNMENT.

### VILLAGE OF UNIVERSITY PARK

### **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1a:			
Presentation - Discussion – 2023 TOD Plan Pryor, of SCB (Solomon Cordwell Buenz).	. Robert Morris, Senior Analyst for RTA and Nicholas			
SUMMARY OF REQUESTED ACTION COW	MEETING OF: February 14, 2023			
Presented For Discussion and Your Co The Village of University Park.	onsideration Is The 2023 TOD Plan For			
APPROVED:	Elizabeth Scott Village Manager			
BOARD ACTION: Motion By:	Seconded By:			
Ordinance Number:				
Comments:				

Village of University Park

### TOD PLAN

DRAFT TOD PLAN

Draft January 2023











GOODMAN WILLIAMS GROUP --- REAL ESTAFF RESEVECTI -

University Park TOD Plan update is the culmination of a planning process that included participation by Village leadership, residents and business owners. Many stakeholders volunteered their time to attend interviews and community meetings. We would especially like to recognize the involvement of individuals listed below for their guidance throughout the process:

### STEERING COMMITTEE

Joseph Roudez, Mayor, Village of University Park Ernestine B.Beck-Fulgham, Dirctor of Economic Development, Village of University Park

Shirley Bolding, Trustee, Village of University Park

Will Davis, Governors State University

Corey Bradford, Governors State John Potempka, Governors State University

Curtis Witek, Antero Group University

Randal Stephens, Antero Group John McFarlane, Metra

David Tomzik, Pace

Judy Ogalla, Forest Preserve District of Jessica Rybarczyk, Pace Will County

Doug Pryor, Will County CED Pat Oddo, Federal Signal

Justin Marchant, DOT Foods

Daniel Hoeft, Avatar Corp

University Park Code Enforcement Officer Deborah J Stroud, Former Village of

## REGIONAL TRANSPORTATION AUTHORITY

Michael Horsting, Manager Robert Morris, Senior Analyst

### CONSULTANT TEAM

Management, Planning and Urban Solomon Cordwell Buenz - Project Design Goodman Williams Group - Real Estate Market Analysis Sam Schwartz - Connectivity Analysis and Vision Zero Toolbox

Reggie Greenwood - Executive Director, Business Incubator at Governors State Supply Chain Innovation Center and University

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PROJECT INTRODUCTION	VISION AND ENGAGEMENT	REAL ESTATE MARKET ANALYSIS	CONNECTIVITY ANALYSIS	DEVELOPMENT FRAMEWORK	FINAL CONCEPT PLAN	IMPLEMENTATION STRATEGIES	CONCLUSION AND NEXT STEPS
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# FOUL ON THE STATE OF THE STATE

The Village of University Park in partnership with Regional Transportation Authority (RTA) prepared this TOD Plan for the area surrounding the existing Metra Station. This Plan builds-off the 2002 TOD Plan recommendations, and identifies economic development opportunities associated with local real estate market trends, significant federal investment in the Metra Electric train station and porking upgrades.

SCB led and managed this plan update with RTA and received local guidance and input from Village leadership. The primary goal of this TOD plan update is to encourage transit oriented development, improve local economy and strengthen community core assets. This plan proposes to leverage the Metra Station infrastructure improvements as well as Metra and Pace services to enhance multimodal connectivity and roadway safety in University Park and area surrounding the station.

# EXECUTIVE SUNDARY

This plan provides a unique opportunity to support economic development that will positively transform the ½ mile area surrounding the University Park Metra Station, and specifically the 77 acres of vacant land on the east side of station into a sustainable Transit Oriented Development 1700)

coordinated with development phases. The Village of University Park is actively working to expand the utilities in this area, identifying funding resources, and approaches towards implementation with the appropriate utility providers.

sewer, power, and road infrastructure that is

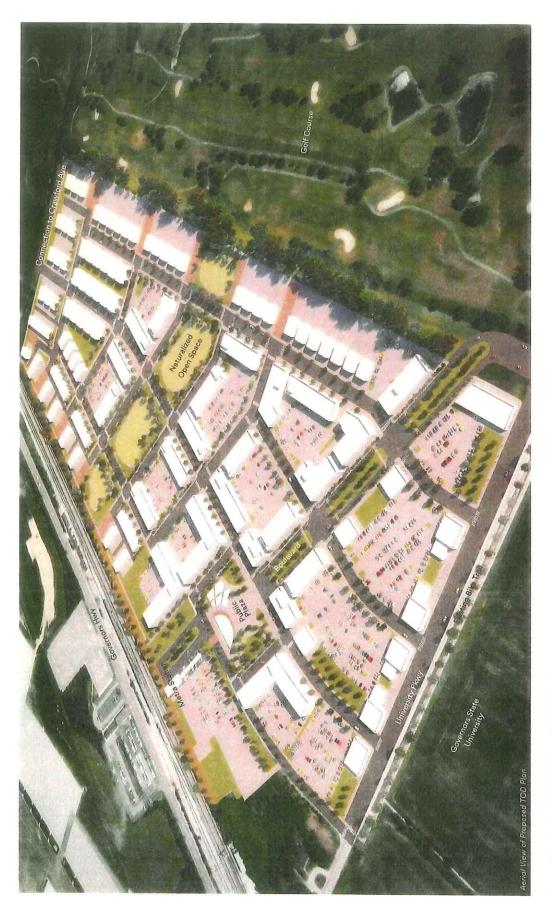
A cohesive district is designed with complimentary land uses including a variety of residential, mixed-use, and commercial buildings with an interconnected open space network. The plan incorporates the existing landscape and conditions that takes advantage of the natural stormwater, drainage patterns on site, creating inviting recreational amenities for the local community.

The street network is planned to support automobiles, transit, bikes, and pedestrians with connections to the nearby Governors State University, Thorn Creek Woods Nature Preserve, Gateway Industrial Park, and University Park Town Center.

This plan envisions a new and exciting district adjacent to the train station that will attract people and businesses into the Village. Continued collaboration between Governors State University (GSU), businesses in Industrial Park, Metra. Pace and the Village are vital for the success of this plan.

The implementation of this plan will require on-going planning and construction of water,

SALES OF TRACE SECTION FOR JOINTHAN DRAFT TO SALES



VIllage of University Parts | RTA TOD Plan DRAFT TOD PLAN



athan Manifew Sculture Park, GSU

# UNIVERSITY PARK OVERVIEW

The Village of University Park is located in the northeastern part of Will County, with a small portion in Cook County. The Village offers a healthy environment to live which can be attributed to its natural open space, close-knit community, and educational facilities.

The Village is home to Governors State University (GSU), a significant public university with 5,000 students and 1,000 employees. In 2014, GSU transitioned from a 2-year to a 4-year program offering bachelors and masters programs.

The geographic location of University Park is key to its economic growth and success. The village is well served by highways and is 50 miles from O'Hare Airport, 40 miles from Downtown Chicago, and 30 miles from Midway Airport.

The location of the Metra Station adjacent to the Industrial Park and Governors State University is beneficial for people commuting to and from work and the University.

The opening of the I-57 / Stuenkel Road Interchange in 2015 created direct access to Chicagoland from the Gateway Industrial Park, which is located in Will County and offers lower tax rates compared to neighboring Cook County. As a result, Gateway Industrial Park has attracted growing companies like Amazon and Carvana who are building large distribution facilities, and transforming the Industrial

Park into a regional distribution and transportation hub.

This economic growth has also attracted retail and commercial developments along the Stuenkel Road to provide services to businesses and their employees.

University Park has current population of 7,145. Chicago Metropolitan Agency for Planning (CMAP) projects a population growth of 10,793 by the year of

The Village's projected population growth could be attributed to the significant numbers of new jobs that are being created in Industrial Park and the articipated housing demand. To accommodate employer growth and rising housing needs, the Village is actively seeking workforce housing, retail, and commercial development to meet current and future demand.

This information is as per CMAP Papulation Forecasts 2020-2050 (updated in October 2022). The services forecast (adopted in October 2018) projected the population growth of 20,000, which is used in Real State Market Analysis.

Village of University Park | RTA TOD Plan DRAFT TOD PLAN



# UNIVERSITY PARK HISTORY

University Park was founded as part of the New Communities Movement in 1967, as an extension of Park Forest and was originally named Park Forest South. The development trends from this time period which are evident in University Park include:

- Establishing residential neighborhoods that are connected to civic uses via a network of pedestrian pathways.
- Land uses and employment centers that are separated geographically.
- A defined employment center for business and light industrial uses.
- Arterial roadway system that connects major land uses with limited secondary roads.
- Significant mass transit options serving the community

In 1969 Governors State University was established on 750 acres within the newly named Village of University Park, and the Manilow Sculpture Park was developed to compliment the vision for this new community. The ideals of new community planning supported the assembly of substantial forest preserves with naturalized wetlands, and prairies to support a high quality of life.

During the 1970's, the Illinois Central Railroad agreed to extend the train line south to University Park based on a population growth projection of 100,000 which

unfortunately never materialized. With a population of 7,145° residents today, University Park has not achieved its anticipated potential.

## TRANSIT-ORIENTED DEVELOPMENT

University Park faces many of the trends of outer ring and south-western suburbs. The market study indicates that University Park is well positioned to capture workforce housing growth that can support the rapid employment growth with the Gateway Industrial Park and expanding logistics industries.

The east-side of the Metra Station area is a greenfield site and provides a significant opportunity to develop a wide range of housing products and price points, that will be the foundation of a new transit-oriented neighborhood. With the new 1-57 Stuenkel interchange, University Park's industrial base has experienced significant growth and is a major employment center in Will County, where the taxes are lower.

Post Covid-19 pandemic, Governors State University (GSU) enrollment numbers have continued to grow, and the University embarked on a campus master plan which identifies an increase of on-campus housing and potentially off-campus housing for students, faculty and staff. Ongoing coordination with the Village regarding convenient access to the train station for pedestrians, bikes, shuttles, and automobiles is important to the University.

The state of the s

Village of University Part: | RTA TOD Plan - DRAFT TOD PLAN

Village of University Park | RTA TOD Plan - DRAFT TOD PLAN



Site with half-mile radius

Gilage of University Park | RTA TOD Plan - DRAFT TOD PLAN

90

# **UNIVERSITY PARK TOD PLAN**

University Park Metra Station is served by the Metra Electric commuter rail service. It is terminus station on this line and therefore attracts a wider reach of commuters from points further south than a typical rail station.

The station is located on the east side of Governors Highway, near Stuenkel Road. It is an at-grade station, with a center platform between the train tracks. The rail platform is accessed via pedestrian tunnels from parking lots on both sides of Governors Highway. In addition, Canadian National Rail Road GOVERN track is adjacent to the west-side of the Metra track. CNRR does not provide passenger rail service and continues south.

Average weekday boarding at the station fell from 907 in 2016 to 808 in 2018 . 80% of these passengers were driving alone to access the station. The station is also served by Pace Bus 367, which connects Metra, GSU, Town Center, Orchard Park Plaza and downtown Park Forest. Potential exists to increase multimodal access to the station as well as ridership with support of this TOD

The RTA University Park TOD Plan builds off the 2002 TOD Plan and the 2014 Comprehensive Plan to create a vision for transportation, land use, housing, economic growth, and the natural environment around the Metra Station. This plan considers area within a half-mile radius of the station, a standard 10-minute walk distance as defined by the Federal Transportation Administration

The TOD Plan will identify potential new development on the vacant parcels surrounding the station, which will best serve the needs and goals of the community.

(FTA) for transit oriented development. This proposal will provide opportunities for equitable development to address demand for affordable, mixed income and market rate housing. It will also support retail, commercial, and public activities for both Village residents and students.

The station is in close proximity to Gateway Industrial Park and Governors State University, both of which are major contributors to the local economy. The Metra Station's location is ideal for locating new residential mixed-use development.

This plan proposes development on the 77acre vacant parcels east of the Metra Station. This land is directly across the street from Governors State University and provides the opportunity to strengthen the connection between the station and University, and connect to Thorn Creek Woods Nature Preserve and Pine Lake Park. The southern edge of land along Stuenkel Rod provides an opportunity for commercial development that can activate both Stuenkel Road and Governors Highway.

# **EXISTING SITE CONDITIONS**



# STUENKEL RD STUEN

# **EXISTING SITE ZONING**

Existing zoning on the east side of the Metra Station has several large scale parcels that can support mixed-use development. The parcels north of the University Park Golf Course and on the southwest side of Stuenkel Road and Governors Highway intersection are unincorporated County land, but could be annexed into the Village's jurisdiction and extend the TOD alternatives.

### **8-2 COMMUNITY SHOPPING**

The B-2 zoning designation is intended to accommodate larger-scale commercial development, with a wide range of uses for both daily and occasional shopping. It also allows multi-family residential as one of the special uses. FAR shall not exceed 0.8 and building height shall be not more than 15 feet one story. Front yard shall not be less than

### B-3 COMMERCIAL

The B-3 zoning designation is intended to accommodate a wide range of specialized commercial and business uses, including highway-oriented service and commercial recreation types of establishments, to serve a trade area embracing the Village and intercommunity traffic through the Village. FAR shall not exceed 1.2. Front yard shall not be less than 12 feet.

### F PUBLIC FACILITIES

The public facilities zoning designation is intended to accommodate the location of current and future public facilities, e.g., schools, universities, libraries, community centers, and auditoriums. Front yard shall not be less than 30 feet.

## R-4 MULTIFAMILY RESIDENTIAL

The R-4 zoning designation is intended to support and maintain the character and stability of single-family attached, semiderached (townhouses), and multifamily residential development. Within a framework of standards, it is designed to encourage the employment of modern, efficient land planning design techniques, with minimum networks of streets and utilities. The base density is four units per acre and additional density is permitted if the development meets ordinance specified standards.

Lot widths shall not be less than 60 feet for single-family detached dwelling, 20 feet for single-family attached dwelling, 90 feet for multifamily dwelling, and 100 feet for corner lots. Building height for single-family dwellings shall not be more than 27 feet. There is no height limitation for multifamily development. FAR was rescinded for this sliering

Study Area Zoning

### GOLF CLUB GOVERNORS STATE ( O 100 ( CARVANA STUENKEL RD

CICERO AVE

## SITE CONDITIONS

Several site-specific existing conditions pose transit-oriented development and include: consideration in the creation of a vibrant both opportunities and constraints for

land uses, block sizes and densities. Create a

streetscape to support the district

development character.

network should be based on the proposed

Establish development framework for the

introduction of residential, mixed-use and

poor pedestrian connectivity due to a lack of and safe entrance into the Metra Station for all modes (bikes, pedestrians, vehicles and connections. Establish a visible, convenient Governors Highway lacks visibility and has Currently the Metra Station entrance off sidewalks, incomplete bike ways, and trail transit)

east parking lots and 655 in the west parking ridership. There are currently 445 spaces in important. Maintaining access to and right sizing the Metra parking area to commuter increase and having adequate parking is Metra ridership decreased during the Covid 19 Pandemic but is anticipated to

 With the growth of jobs, there is a need for shuttle services to industrial employers, GSU additional public transit amenities and last mile connections. Accommodate and community members.

development. The design of the roadway New roadways are needed to support

FEMA Regulatory Flood Station ½ mile radius FEMA Zone A

 Dangerous intersection of Governors Highway and Stuenkel Road, which is primarily due to the at-grade railroad to that intersection to address safety commercial land uses. concerns.

west movement, that need to be analyzed for crossing. Work with IDOT on improvements There are limited pedestrian and vehicular crossings on Governors Highway for east-

 There are significant existing wetlands on site. Incorporate the existing wetlands and drainage patterns into the district open future transportation impacts space plan.

At grade railroad crossing
 Trails and Bikeways
 Parking

Tunnel (T)

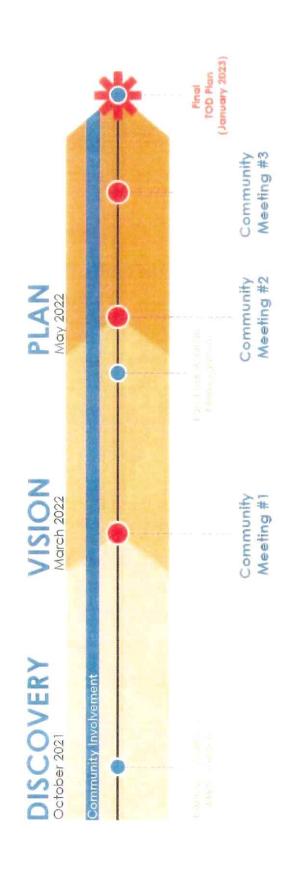
Unincorporated parcels

Truck Access Car Access Carvana Station 110

Village of University Park | RTA TOD Plan - DRAFT TOD PLAN

Area Condit

## PROJECT TIMELINE



As part of the planning process, three community-wide meetings were held for the purpose of identifying critical issues, generating ideas, establishing a vision for the plan, and evaluating proposed a broad group of stakeholders both virtually and in-person when Covid-19 health

mandates allowed group meetings. Each meeting included a presentation and a community input session. The sessions were based on an open house style, providing opportunity for informal discussions with team members by topic. Planning team representatives assisted in identifying issues, facilitating dialogues, answering questions,

and recording comments. The exhibits both on-line and in-person were intended to be interactive, with opportunities for people to provide their preferences, concerns, comments, and ideas. Outcomes of each meeting were posted on the website.

Community Meeting 1: Visioning and Issue Identification Community Meeting 2: Idea Generation and Refinement

Community Meeting 3: Review of Draft Recommendations

# NISION AND ENDAGEN

A critical component of the planning process is collaboration with the community and its stakeholders. We held four Steering Committee meetings and three Community meetings to identify community goals and create vision for TOD site.

The following section shares inputs from various stakeholders.



# COMMUNITY MEETING #1



eliminary Spais



Retail + Community Plaza

isital Preference Survey. Retail Environment

Independent Stores

Village of University Park | RTA TOD Plan DRAFT TOD PLAN

### MEETING AGENDA

Community Meeting #1 was held virtually on Zoom across two sessions, one in the morning (25th March 2022) and one in the evening (30th March 2022), in consideration of increasing participation. This meeting focused on understanding Community Vision and Goals for the Metra Station and surrounding site. The following excercises were conducted:

- Discussion on Preliminary Goals: For understanding community's priorities on various issues like community building, housing, collaboration with GSU, desired businesses, Metra Station development and use of Innovation and Technology in TOD
- Discussion on Site Entrance and
  Connections: For understanding existing
  connectivity and traffic issues on and near
  site, potential site entrances and potential
  immediate and regional connections
- Vísual Preference Survey, via Zoom Poll:
   For understanding community's vision on spatial quality and building density for TOD (refer page 30 and 31)

### MEETING SUMMARY

- Create community gathering and recreation spaces
- Provide multiple housing options, especially for students
- Improve pedestrian and bike connectivity to and from the station
- Provide multiple fast food options
- Partner with GSU

Create sustainable infrastructure

- Create appropriate vehicular circulation to resolve traffic issues during peak hours
- Provide professional and personal services

# STATION AREA PRECEDENTS









A Visual Preference Survey was conducted as part of Community Meeting #1, to understand community's vision on spatial quality and building density. The images shown on these two pages got highest votes in their respective categories.















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As a part of Community Meeting #1, the following vision and goals were developed with the participants to help guide the planning process and subsequent decisions about the TOD

A next generation station that fosters growth and creates a place for the University Park community to gather. It leverages job growth and transit investments to attract people and build a vibrant TOD District.

## はっかりは、されたことがならい



Maximize connectivity between adjacent activities



Provide diverse housing, commercial and other services to serve community needs



Improve traffic safety, access and multimodal transportation options by adopting a Complete Street approach to the built environment



A welcoming public realm that reflects University Park's future

## **SURVEY RESULTS**

A survey was conducted with a variety of stakeholder surveys, via physical survey distribution during community events, Business After Hours event and Survey Monkey to get community's input on various issues like commercial and housing needs. 150 responses were received. These two pages show key takeaways from the survey results.





### KEY TAKEAWAYS:

- GSU is key asset for the Village
- There is a demand for variety of food outlets and sources.
- Community is inclined towards single family dwellings.
- Community wants more pedestrian friendly connections in the Village and around Metra Station
- Community wants natural open spaces in TOD

### 01

# COMMUNITY MEETING #2



rentation by the SCB Team



nmunity Input Session

Village of University Park | RTA TOD Plan DRAFT TOD PLAN

### MEETING AGENDA

Community Meeting #2 was held at the Village Hall on May 17" 2022. This meeting focused on sharing Land Use Strategies for the TOD site (refer page 38 and 39) and get community's input on them. These strategies were developed using preliminary real estate market and transportation.

recommendations, inputs from various stakeholder engagements and survey results. After the presentation, the community members were invited to share their ideas and comments on the presented strategies.

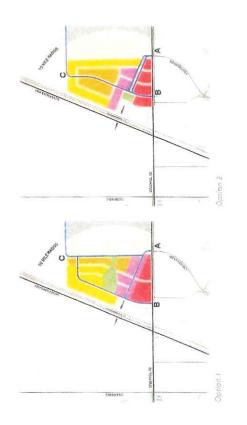
The following topics were presented in the meeting:

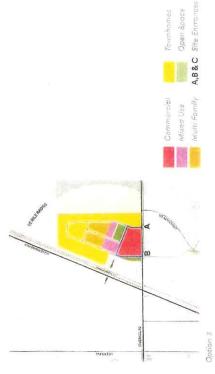
- Real Estate Market Analysis and Key Issues
- Connectivity Analysis and Key Issues
- Community Goals, which were formulated after Community Meeting #1
- Land Use Typologies
- Land Use Strategies and their Development Frameworks

### **MEETING SUMMARY**

- Option 2 of Land Use Strategy is feasible for the site, due to multiple site entrances including northern connection, proximity of commercial spaces to University Pkwy and privacy for residential units.
- Coordinate with Metra and Pace to discuss frequency and timings of their transit service
- Ensure proposed street network resolves traffic issues at the intersection of University Pkwy and Metra Station parking entrance

# LAND USE STRATEGIES





Three options for Land Use Strategies were presented in Community Meeting #2 for feedback and comment from the community. Following are the key takeaways from the meeting:

### OPTION 1

Creating strong northern connection and naturalized open space

### OPTION 2

Creating an active and continuous open space between GSU and Metra Station

Creating strong northern connection

### OPTION 3

Creating a central open space which is surrounded by various uses and can be used for large events.

With the help of community feedback, we selected Option 2 for the TOD Plan.

Following are the key features of Land Use Strategy Option 2:

## RETAIL/COMMERCIAL DEVELOPMENT ALONG UNIVERSITY PARKWAY

To take advantage of the vehicular traffic along University Parkway, the plan focuses the retail and commercial uses here. This maximizes the visibility for those uses and helps attract people to the TOD area.

## CENTRALIZED MIXED USE AREA

The plan places the mixed use developments at the center of the site and adjacent to the Metra Station. The intent is to create an activated center and encourage transit use.

### MAIN BOULEVARD

As a main entrance to the site, the plan proposes connecting the station to the GSU entrance at University Drive with a spacious boulevard.

## RESIDENTIAL DEVELOPMENT

The plan proposes to create a residential neighborhood on the north side of the site.

### NATURALIZED OPEN AREA

Working with the natural topography of the site, the plan proposes a naturalized green area to serve as the recreational center of the development.

# COMMUNITY MEETING #3



tion by the SCB Team



Village of University Perk | RTA TOD Plan - DRAFT TOD PLAN

### MEETING AGENDA

Community Meeting #3 was held at the Village Hall on July 26" 2022. This meeting focused on sharing TOD Plan for the site and get community's input on them. This plan was developed using Option 2 of Land Use strategy that was presented in Community Meeting #2. After the presentation, the community members were invited to share their ideas and comments on the plan.

The following topics were presented in the meeting:

- Development Framework:
- Street Framework
- Open Space
- Land Use and Parcels
- Project Phasing
- Site Programming

### MEETING SUMMARY

- Resolve existing infrastructure issues
- Account for time and funding needed
  to develop new infrastructure on site
  prior to TOD Plan
- Coordinate with GSU Masterplan
   Plan inclusion of green jobs and
   sustainable infrastructure
- Discuss potential collaboration with businesses in Industrial Park for housing and transit services for their employees



The following market analysis presents information on the demographics and employment in University Park and the surrounding communities. It provides an assessment of the current residential, industrial, and commercial real estate markets, and provides recommendations on future TOD development opportunities given the market realities.

University Park, Richton Park and Park Forest are included in the 'Market Area' for the real estate assessment.



## MARKET DRIVERS

## JOBS IN INDUSTRIAL MARKET

Growth of the industrial market has added thousands of new jobs, and continues to attract tenants that will employ hundreds more workers in mid-to high-skilled jobs. The growth of the industrial market has been strengthened by the I-57 interchange at Stuenkel Road that opened in 2015, and I-57 will continue to be a major attraction for transportation, distribution, and logistics tenants in large facilities.

## GROWTH OF GOVERNORS STATE UNIVERSITY

Governor's State University is a major anchor in the Village, and is located proximate to the Metra Station. The University adopted a new Master Plan that will guide growth and development on University grounds over the coming years. Plans to attract more full-time and international students could strengthen demand for new residential development.

## IMPROVEMENT IN METRA STATION INFRASTRUCTURE

Improvements to the University Park Metra Station can bolster ridership, which could

good repair issues at the station and enhance station renovations, scheduled to begin early the station include a rehabilitated pedestrian and warming shelter for Pace riders and Kiss help support added commercial offerings in has the potential to attract commuters from 2023. A tentative scope of improvements at terminus of the Metra Electric Main Line, it amenities, and improvements to the access Program) funding has been awarded to the road. These upgrades will address state of additional commercial development. \$2.5 tunnel to address flooding, a new canopy the rider experience. An additional \$32.4 & Ride passengers, improvements to the a broader market area to support some Village to begin Phase I Engineering for the TOD area. As University Park is the million need has been identified for the platforms, new signage and other rider million in STP (Surface Transportation Phase II Engineering and Construction

## PROJECTED POPULATION GROWTH

CMAP has projected population growth of 20,000 by 2050, attributed to employment growth in industrial market. This may also drive the demand for additional housing.



university rork rorelast at rapaintition, 2020-2030 Sources CAMAP Population Forecasts 2020-2050 (October 2018)

# Tinley Park County Matteson Matte

University Park & surrounding South Suburban Communities Source, Esti Business Analyst, 2020

3km

# **DEMOGRAPHICS AND EMPLOYMENT**

University Park is a smaller-sized suburb in comparison to its neighbors, with a population of 7,145 in 2020. It has the lowest median age and larger household size than its neighboring communities, indicating many children and young people. More than half of it's total population was under the age of 34 in 2019.

The median household income in University Park is on the lower end of the spectrum comparatively.

Enrollment numbers in GSU have fluctuated between 2012 and 2020, and have been declining since 2016. Trends over the same period show a shift to more full-time than part-time students. The University had 1000 employees and 4650 students in 2020. It adopted a comprehensive plan to guide future growth and development in August 2022.

The number of jobs in University Park continues to increase over time, with a net

\$52,250 Median Income 85% Black (Non-Hispanic) Residents

2% of jobs held by residents

1,600 jobs added between 2000 and 2019. Employment numbers are likely higher in 2022, and are expected to continue to grow with the addition of new major employers to the Village. Most recent data estimates there were 3,351 employed residents living in University Park in 2019, with 97% of those workers commuting outside of University Park for work. A large majority of residents work in Chicago, and elsewhere in Cook County, Half of the commuters travel more than 25 miles to work, and many travel by automobile or carpool, while a smaller percentage use transit.

3,832
LIVE ELSEWHERE WORK IN WORK IN

LIVE & WORK
IN
UNIVERSITY
PARK

LIVE IN UNIVERSITY PARK, WORK ELSEWHERE

inflaw and Outflaw Patrerra. 2019 Scurce: US Census Bureau OnThelylap 2018. Population aged 16 veors and older

Village of University Park | RTa TOD Plan DRAFT TOD PLAN

# INDUSTRIAL MARKET ASSESSMENT

### MARKET TRENDS

Strong demand for modern industrial space is anticipated to continue for the foreseeable future in the Far South Suburbs, with the primary limiting factor in the near-term being a lack of supply. University Park and the surrounding areas have excellent access to cross-country interstates, and are in close proximity to large labor pools, which will continue to attract large tenants to industrially zoned land.

### MARKET FINDINGS

Many transportation, distribution and logistics (TDL) companies are seeking large sites to build facilities of 500,000 to one million square feet. In order to make the construction of these facilities feasible, developers require shovel-ready sites, infrastructure in place (such as roads, water, and fiber optic), a large local labor force, and appropriate local property, taxes and tax

### Major tenants in Industrial Park: Amazon (One Million SF), Carvana and Central Steel & Wire

### incentives.

Active developers, such as Venture One, have consolidated other sites that could accommodate additional TDL facilities that could support one million more square feet Other sites within the Gateway Industrial Park could also support additional large tenants.

In order to remain competitive with nearby I-80 Joliet and South Suburbs, University Park must consider local taxes and incentives to continue to attract developers.



versity Pork Industrial Inventory & Vacancy Chart

Scurce, CoStar, May 2022

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# INDUSTRIAL MARKET RECOMMENDATIONS

The TOD area near the Metra Station would be an appropriate location for added residential and commercial amenities.

People who seek shorter commutes, or work in the nearby industrial corridor, could be attracted to some added workforce housing, and utilize new commercial amenities.

industrial tenants to the Gateway Industrial Park under the right conditions, though this will remain west of the Metra Station, between the rail and I-57, mostly outside of the TOD area.

The Village could attract multiple large



Goraway Industrial Park with TIEs

Saurce. Base map created by Antero Group, modified by Goodman Williams Group

# RESIDENTIAL MARKET ASSESSMENT

### MARKET TRENDS

Housing units in University Park make up only 16% of the total housing inventory within the Market Area (University Park, Richton Park and Park Forest). The vacancy rate in the Village is slightly higher than the Market Area as a whole at 12% compared to 10%. Median sale prices in 2021 in University Park for single family detached homes was higher than Park Forest, but less than Richton Park, and sales of single family attached units are highest in University Park when compared to the other communities in the market area.

### HOUSING SUPPLY

Two thirds of the housing stock in the Village were built between 1970 and 1999, and only 9% of all housing units have been built since and only

The number of total detached housing units sold has varied since the 2008 recession, peaking in 2014 with 86 sold homes. The number of total attached housing units sold has varied over the last 15 years, from a low of 11 total units in 2013 to a high of 28 units in 2013.

#### Median Sale Price of Single Family Detached Home: \$180,000

#### Median Sale Price of Single Family Attached Home: \$109,500

Foreclosure rates in University Park remain slightly higher than Will County, which experienced 0.3 foreclosures per 100 residential properties in that same year.

The market rate apartment inventory in University Park consists of garden style, low-rise and mid-rise multifamily buildings, varying in unit size from 20 units to 377 units. The majority of the properties are located primarily south of University Parkway, east of Steger Monee Road, west of Western Avenage monthly asking rent among those properties in the Village, as reported on CoStar, is \$1,200, or \$1.18 per square foot. This is lower than the Market Area as a whole, as well as Will County. The current occupancy rate among listed developments



Housing by Type in University Park, 2020 Source, 2015-2019 American Community Survey 5 Year Estimates

1,600

1,000 1,200 1,400

800 300

400

200

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stands at 99%, the highest rate in the last 20

## HOUSING DEMAND

Three key assumptions were made when developing housing demand model:

- Projected household growth is used as a proxy for potential residential demand
  - Not all potential newly occupied residential units by 2030 will be new construction, a portion will be satisfied by occupying existing vacant units
- The demand model represents potential new housing units throughout all of

half-mile TOD area. It is reasonable to assume that vacanov rafe

University Park by 2030, not only within the

It is reasonable to assume that vacancy rates should decline by 2030 as new households move into University Park. As future vacancy rates are unknowable given available data, an assumption was made that vacancy will drop from 12% to 8% percent in the Village.

Satisfying an influx of future residential demand will take a strategic multifaceted approach and coordination among key stakeholders, including local developers, major employers, the Village of University Park, and key local, state, and other residential funding sources.



Total Households & Households Forecasts, 2000 - 2050

Source: US Densus 2000, 2010, 2020 & CMAP for 2030, 2050 Forecasts (October 2018)

## MARKET FINDINGS

Workforce Housing: The main driver of

These would need to be at appropriate price Student Housing: There will be demand for students, and will soon adopt a Master Plan style, and larger apartments or townhomes university) is attracting more international appropriate, including a dormitory or suite as a guide for future growth on University student housing as GSU (now a four-year points that are manageable for students. property. A variety of options would be for graduate students and their families.

rates despite rising rental rates (though

	Total	Habitable
Total Potential New Households	1,032	113
Total Owner-Occupied Demand	999	62
Total Renter-Occupied Demand	464	51

Residential Demand Model for University Park, 2030

Source: Goodman Williams Group based on CIMAP 2060 Population Forecasts

residential demand will be from the growing own. The target market is moderate income government-subsidized rents. It is common in the United States to consider workforce appropriate, and could be made to rent or workforce in University Park. A variety of housing for those with 80% - 120% AMI. workforce housing types would be earners who are not dependent on

there was more inventory. Affordable median

sales prices in University Park could make it

attractive to potential buyers, and low

competitive with neighboring communities if

For-sale Housing: University Park could be

suggest that new units at appropriate rents

could be absorbed in the Village.

occupancy rates amid rising asking rents

average of \$1,200 per month). Growing

Rental Market: The rental market continues to show signs of strength across different market segments, with very low vacancy rental rates are still very affordable at an

units as a percentage of the total unit mix.

turnaround time on sales highlights the area's to own a single-family home - both attached Affordable Housing: University Park has one many naturally occurring affordable housing growing workforce and student populations, major affordable housing development, and potential desirability as an affordable place residential development will need to be at and could offer some affordable housing and detached - however the age of the appropriate price points to attract the options within the Village. Any new housing stock will remain an issue.

-	Habitable	New
	Vacant Units	Construction
2	113	919
	62	505
	51	414

# COMMERCIAL MARKET ASSESSMENT

### MARKET TRENDS

commercial space, yet continues to struggle

University Park are concentrated on the main residents, and that residents must travel five some freestanding retail buildings, and one destinations. The limited retail offerings in commercial space serving University Park to ten miles to access commercial / retail communities, and therefore collects less arterial that have higher traffic counts in sales tax revenue. There is a shortage of inventory compared to the surrounding University Park has the lowest retail neighborhood shopping center.

## MARKET FINDINGS

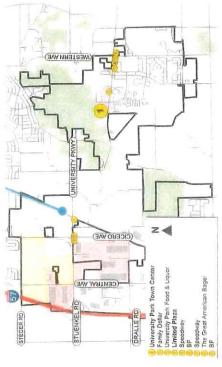
University Park has a very low inventory of

likely to continue to attract more commercial The commercial development west of the with high vacancy rates, especially in the utilizing the I-57 interchange. This area is stations that service trucks and autos commercial space, including two gas Metra tracks is mostly auto-related University Park Town Center.

The Village is working to make infrastructure Center, and fill vacancies. Continued efforts will be required to make this a successful improvements to University Park Town shopping center.

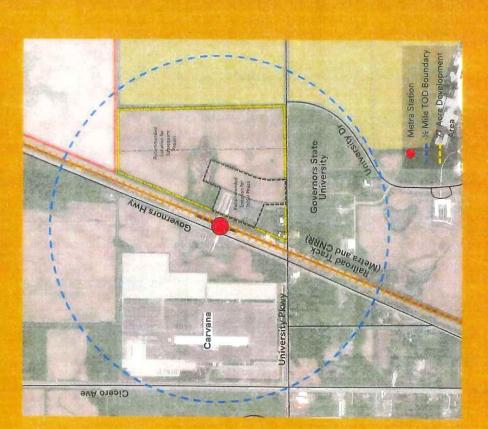
tenants of this variety that serve workers in

the industrial park.



University Park Retall Destination

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## 等你们DEBTASE BARBERT

Variety of housing types to be tailored to workforce and/or student housing.

housing, such as townhouses or condos, on the north end of the

TOD area.

Single-family attached

SUBSEQUENT PHASES

## . INITIAL PHASE

Up to 200 multifamily rental units, with rents ranging from \$1,200 to \$2,200 per month.

Some ground floor commercial that services the tenants, though should not exceed 10,000 square feet.

## 20年20年の第四の大学は、200条を向け CODEの名の日本の共工の発生的

## . INITIAL PHASE

Up to 10,000 square feet of free-standing retail on the north side of University Parkway, with attractive design, pedestrian access and adequate vehicular parking and access

Example: coffee shops, cafes, fast-casual eating places

## SUBSEQUENT PHASES

Ground floor commercial space in mixed-use building with residential above. New commercial space would be limited, and would not likely exceed 10,000 square feet. Example: fitness center, hair salon, medical office, or a fast-casual, convenience or a pharmacy.

# COMMECTIVITY

Multi-modal connectivity is a key element of successful TOD. The transportation network surrounding the University Park Metra Station is primarily one suited for private vehicles, with limited pedestrian and bicycle with limited pedestrian and society.

The following connectivity analysis discusses existing travel patterns and opportunities and uses the following principles for TOD Plan recommendations:

Improve connectivity to support walking, biking, and transit use

Promote transit use with improved connections to the Metra Station

Promote safety and walkability with pedestrian-friendly development and sustainable design standards Support expanded bicycle infrastructure

Provide enhanced street and intersection design



# **EXISTING TRANSPORTATION ACCESS**

Around 3,265 people living in University
Park commute to work outside the
Village and around 3,832 commute to the
Village for work. People from nearby
southern areas also travel to the station
for their work commute. It will be
beneficial to provide multimodal
connectivity to the station, which is
currently restricted due to several
factors.

## TRANSIT CONNECTIVITY

Connectivity to and from the station is constrained by existing Pace Bus 367 routing, stops, frequency, and span (every 45 to 60 minutes, and no Sunday service). However, the GSU shuttle also operates within the 10-minute commute shed, as an option for students, faculty, and staff. It serves stops on campus and connects to the Mietra Station hourly on days. Weekend service also connects to the Richton Park Walmart.

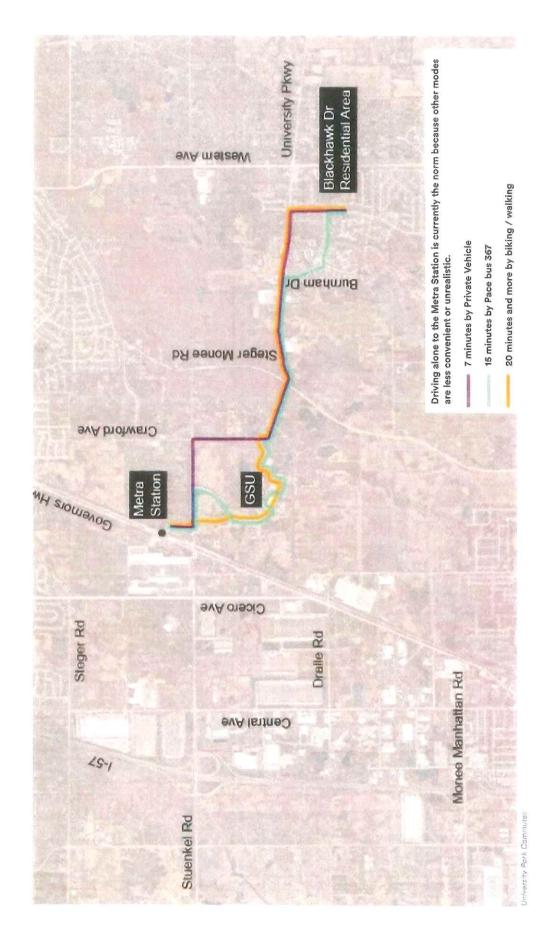
## BIKE AND PEDESTRIAN CONNECTIVITY

Bike and pedestrian connectivity to and from the station is extremely limited because no irritestructure connects the final quarter mile to the station entrance. No bike or pedestrian connectivity currently exists to peth west of Cicero Avenue. The Village is working towards expanding this infrastructure.

access the station by driving alone. Potential exists to increase multimodal connectivity.

## VEHICULAR CONNECTIVITY

Highway (access to the western parking lots) Existing vehicular connectivity to the station Stuenkel Road interchange for regional trips, reduced due to traffic during peak commute times (approximately 6am and 5pm). Freight median turn lane. Merging out of the eastern University Parkway traffic does not stop, and reported that drivers sometimes drive in the station is conveniently located near the I-57 and one driveway off of University Parkway Parkway westbound. To reach the driveway suggests that connectivity to the station is sight lines may be obscured by vegetation. Highway for more local trips. Public input parking area can also be difficult because as well as Cicero Avenue and Governors (access to the eastern parking lots). The trains also cause backups on University is via three driveways off of Governors off of University Parkway, stakeholders



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# COMPLETE STREET ELEMENTS

### SPEED LIMITS

Residential streets should be designed for target vehicle speeds of no more than 20 miles per hour. Mixed-use and commercial streets should be designed for target vehicle speeds of no more than 30 miles per hour.

## TRAVEL LANE WIDTH

Travel lane widths should not exceed 10 feet, except for truck or transit routes, where lane widths should not exceed 11 feet.

### CURB RADII

Use the minimum feasible corner curb radius to increase pedestrian space and visibility, shorten pedestrian crossing distances, and slow vehicle turns.

### SIDEWALKS

Provide sidewalks on both sides of all streets in compliance with ADA requirements. Determine required widths for each street typology.

## BIKEWAY NETWORK

A network of multiuse paths, protected bikes, and traffic-calmed streets allows for connectivity for bicyclists of all ages and abilities.

### SNILHBIT .

All pedestrian crosswalks and bus stop locations should have street lighting to ensure pedestrian visibility.

## ACCESSIBILITY

Build curb ramps at all pedestrian crossings per federal, state, and local accessibility standards.

## CROSSWALKS

Pedestrians should not have to walk more than a total of three minutes out of their way to legally cross a street (including walking to the crossing and doubling back to get to their intended destination). This rule of thumb suggests marked pedestrian crossings roughly every 600 to 800 feet.

## ON-STREET PARKING

On-street parking is an appropriate use of excess street space when it does not compete with space for bicycle and pedestrian facilities. Restrict parking within 25 feet of corners for pedestrian visibility at crosswalks. Parking lane widths of 7-9 feet are preferred.

## HIGH-VISIBILITY CROSSWALKS

vehicle movement at crossings, and

emphasize pedestrian priority.

pedestrians to drivers, can slow

They increase the visibility of

RAISED CROSSWALKS

High visibility crosswalks are more visible to drivers than standard parallel crosswalk lines, alerting them to the presence of pedestrians. Continental crosswalks feature wide painted bars in line with traffic flow and create more visible crosswalk markings.

Crosswalks need to be repainted periodically to maintain their highvisibility nature.

### CURB CUTS

Design and locate driveway curbcuts to minimize impact to streetscape amenities and minimize pedestrian/vehicle conflicts. Consolidate access points and share access wherever possible. to

## RANSPORTATION ECOMMENDATIONS

- A dense, grid-like network with many streets and intersections to support multimodal activity and better vehicular capacity.
- Shorter block lengths and fourway intersections to maximize access and minimize trip distances.
- Secure and enclosed bike parking at the Metra Station to encourage public transit.
- Multiple access points to TOD

area.

- Realignment of existing driveway accessing the Metra Station from University Parkway with the TOD area for better connectivity.
- Alignment of existing signal at University Drive or a new signalized roadway intersection between Governors Highway and the existing Metra driveway.
- Coordination with the ICC (Illinois Commerce Commission) due the proximity to the rail

- Adjustment of existing multiuse path to maximize the visibility of crossing pedestrians and cyclists.
- Bus service to be provided by Pace in the TOD area.
- Future roadway and pedestrian improvements to be reviewed by Pace through technical review process to ensure transit accommodations are included.



University Pkwy at Metra Station driveway / existing multiuse path



versity Plays of University Drive: Concept Design

# RECOMMENDATIONS: SURROUNDING INTERSECTIONS AND VILLAGE WIDE



niversity Parkway as Governors Highway Concept Desian



ilversity Park Potential Intersection Improvement Locations

## SURROUNDING INTERSECTIONS AND ROADWAYS

### (TOP-LEFT IMAGE)

recommended concept design. This concept improve bicycle and pedestrian connections, configurations are based on available traffic south side of University Parkway at the TOD Governors Highway and its approaches are and improve safety. The proposed roadway move forward to fill the gap in the multiuse Parkway, connecting the existing east-west site. This would involve active coordination with IDOT on intersection design and other associated work that is planned in the area. goals to connect the TOD site with future The intersection of University Parkway at path at Cicero Avenue to the path on the FHWA and NACTO. The Village can also development along Governors Highway, was developed to align with community volumes and design best practices from adjacent to the TOD area and ripe for path along Stuenkel Road/University improvement. The image depicts a

### VILLAGE WIDE

## (BOTTOM-LEFT IMAGE)

An analysis of recent crashes (detailed in the Existing Conditions Report) informed potential locations for improvements throughout the Village. The image shows selected intersection locations. Improvements can include pedestrian activated signals, lighting, crosswalks and filling apaps in the existing multiuse path, as well as its extension to reach residential areas and the Industrial Park.



(Crosswalks



strian Activated Stanots



Hirse Parh

## HISTOR ZERO TOOLBOX

## Right-Sized Vehicle Lanes:

Travel lane widths should not exceed 10 feet, except for truck or transit routes, where lane widths should not exceed 11 feet. For streets within the TOD area, the default lane width should be 10 feet, with wider lanes being designed only for exceptional, specific circumstances.

## Target Speed Limits:

Residential streets in the TOD area should be designed for target vehicle speeds of no more than 20 miles per hour, while mixed-use and commercial streets should be designed for target vehicle speeds of no more than 30 miles per hour.

### · Road Diet:

A road diet reduces the overall number and/or size of travel lanes on a street—often going from four travel lanes to two travel lanes with a center left turn lane—and repurposes that space for bicycle facilities, and repurposes that space for bicycle facilities, dedicated transit facilities, public space, etc. Because most road diets include a center left turn lane, these benefits can often be achieved with minimal impact on vehicle travel times. Governors Highway is a candidate for road diet evaluation.



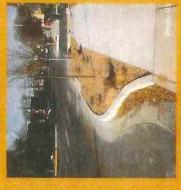
High-Visibility Crosswalks



Rectangular Rapid Flashing Beacon



Raised Crosswalks



Curb Extension

## AISTOR ZERO TOOLBOX

Residential Slow Street;

Residential streets in the TOD area should be designed to accommodate vehicle access to and from residences, but at speeds that help keep pedestrians and bicyclists safe. Where low on-street parking demand is expected, the total curb-to-curb width should not exceed 24 feet, with street parking allowed on one side. With high onstreet parking demand, total curb-to-curb width should not exceed 30 feet, with street parking allowed on both sides.

Right-Sized Curb Radii:

Within the TOD area, curb radii in mixed-use/commercial areas should be no more than 15 feet, although corners accommodating bus routes may require slightly larger radii. On residential streets, curb radii should be no more than 10 feet.

Street Trees and Plantings:

Street trees should be part of the standard design for all streets in the TOD area, and a space at least 6 feet wide between the curb and sidewalk should be provided for healthy tree growth.

Frequent Marked Crossings:

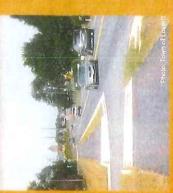
Marked pedestrian crossings should be sited within the TOD area about every 800 feet.



Mini Traffic Circles



Buffered Bike Lane



Off-Street Shared-Use Path



Bicycle Conflict Pavement Markings

Multiple land use options were proposed in the Community Workshop #2 to achieve Community Vision and Goals. The results of that discussion were developed into the final Development Framework.

planning strategies used to maximize connectivity and creating a welcoming public realm on the TOD site. These strategies The following section discusses also considered market and transportation recommendations.

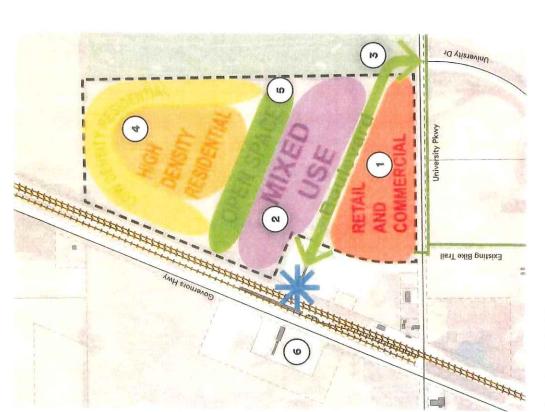












# CONCEPTUAL SITE PROGRAMMING

Based on community feedback, market analysis and existing conditions, the conceptual site zoning strategy on the adjacent page was developed. It is focused on maximizing the site assets and leveraging the surrounding context. Key considerations are:

## RETAIL/COMMERCIAL DEVELOPMENT ALONG UNIVERSITY PARKWAY

To take advantage of the vehicular traffic along University Parkway, the plan focuses the retail and commercial uses here. This maximizes the visibility for those uses and helps attract people to the TOD area.

## CENTRALIZED MIXED USE AREA

The plan places the mixed use developments at the center of the site and adjacent to the Metra Station. The intent is to create an activated center and encourage transit use.

### MAIN BOULEVARD

As a main entrance to the site, the plan proposes connecting the station to the GSU entrance at University Drive with a spacious boulevard.

## RESIDENTIAL DEVELOPMENT

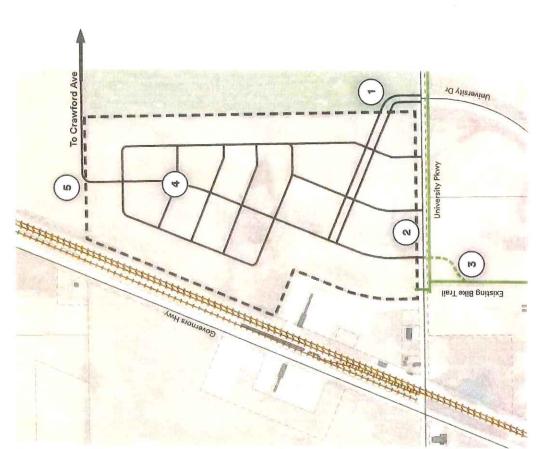
The plan proposes to create a residential neighborhood on the north side of the site

## NATURALIZED OPEN AREA

Working with the natural topography of the site, the plan proposes a naturalized green area to serve as the recreational center of the development.

## WEST SIDE TRANSIT SERVICES

The plan proposes a shared mobility service on west side of the station to accommodate commuters from Industrial Park. It will be beneficial in avoiding delays caused due to railway crossing at University Pkwy and Governors Hwy.



# DEVELOPMENT & CIRCULATION FRAMEWORK

To develop the conceptual site zoning into a comprehensive plan and realize the vision of the TOD area, the development and circulation framework on the facing page was developed. The key considerations are:

## CONNECTION OF UNIVERSITY DRIVE

The primary entrance to the site in the future will be at the intersection of University Drive and University Parkway. This capitalizes on existing infrastructure and provides convenient access to the station.

## MULTIPLE ACCESS POINTS TO THE STATION

In addition to the main boulevard entrance, the plan is proposing smaller connections on University Parkway to facilitate access to the site.

## PEDESTRIAN AND MULTIMODAL CONNECTIONS

In addition to vehicular access, the plan will provide enhance pedestrian and multimodal access. One main connection will be via the existing bike trail to GSU's campus.

### PEDESTRIAN SCALE BLOCK STRUCTURE

Another key factor to encouraging multimodal connections is providing smaller pedestrian scale blocks.

## NORTHERN CONNECTION TO CRAWFORD ROAD

Lastly, to improve connectivity of the site and multiple access points to the station, the plan proposes a northern connection that would extend east to Crawford Avenue.

# Iten alike Train on the state of the state o

# **OPEN SPACE FRAMEWORK**

Any good development includes a thoughtful approach to integrating landscape and open space. These spaces provide vital functions for health and wellness as well as providing numerous opportunities for sustainable development practices. Most important tole is increasing the overall value of the development. The key considerations are:

## STATION PLAZA & PARK SPACE

The main public space of the development will be a plaza and park space designed to provide a place for the University Park community to gather. Convenient access to and from the station is a key component of activating the space and attracting people to the development.

## BOULEVARD ENTRY DRIVE

To help reimagine the site, the plan is proposing a generous boulevard to serve as the main entrance to the site and provide generous pedestrian access to the station. Transit access to the station would need to be designed to accommodate new circulation networks.

## NATURALIZED GREEN ZONE

Lastly, to take advantage of the natural features of the site, the plan proposes a naturalized green zone that will serve the residents of the site and provide critical access to nature.

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# LAND USE & DEVELOPMENT PARCELS

Building on the feedback from community meetings and circulation and open space frameworks, parcels and uses were developed to realize the overall vision of the TOD plan. Parcel size and use were calibrated to market demands and align with the overall conceptual zoning of the site. Key considerations are:

### BALANCED APPROACH TO RESPOND TO MARKET CONSIDERATIONS

Based on the market analysis and best practices when developing TOD areas, the plan proposes a balanced approach to land use. This diversity of uses is intended to help activate the site throughout the day, week and

## RETAIL & COMMERCIAL USES ALONG UNIVERSITY PARKWAY

As mentioned previously, the parcels along University Parkway are focused on attracting customers to the site and providing key community services.

## MIXED USE CENTER

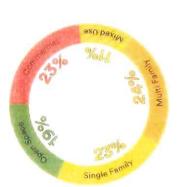
At the heart of the site is our mixed use developments that provides an urban district feel directly adjacent to the station. By providing the mix of uses and density of activity next to the station, the development is maximizing access to transit while encouraging ridership.

### MEDIUM DENSITY RESIDENTIAL PARCELS

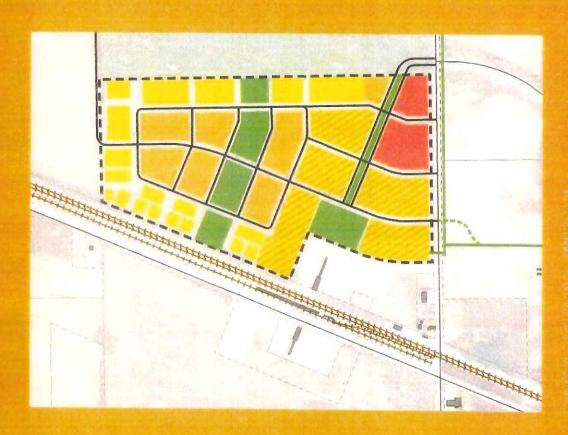
The plan places the medium density residential developments towards the north end of the site and adjacent to the naturalized open space.

### LOWER DENSITY RESIDENTIAL PARCELS

Lastly, the plan proposes the lowest density residential parcels around the perimeter of the site.



Percentage of proposed Land USP



# COARTHENENGTHE DEVELOPINEMT



## COMPLETE STREETS:

## OPEN SPACE:

#### multimodal connectivity to congestion on University Strong pedestrian scale connections to reduce surrounding context Pkwy and increase

used for temporary outdoor University Park and can be Boulevard along the main becomes the gateway to street, ending in public plaza near the station entrance. This plaza events.



### NODES:

entrance and encouraging station for activating the Public realm amenities clustered around the transit use.



## RETAIL & COMMERCIAL:

better access & connectivity ocated along University Parkway and mixed use around the station for Community services

# FINAL CONCEPT

Development Framework was used to create conceptual layout for the TOB Plan.

The following section discusses phasing and community programming of this plan. Real Estate Market Recommendations were used to propose project phasing. Community Meeting #1 findings were taken into consideration for proposing community programming, sustainable infrastructure and street design elements. Vision Zero Toolbox was also referred for street design elements.



## **TOD PLAN**



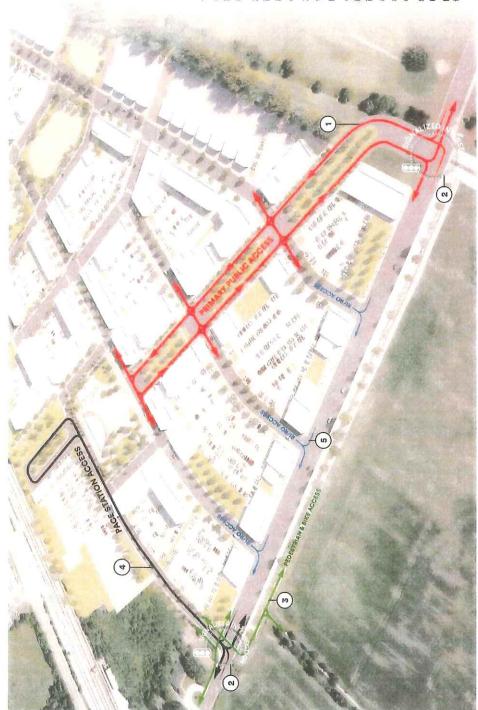
**4**erfal View of Proposed TOD Plan



- Main street connecting to GSU, Stop with solar roof (A), EV aligning with University Dr. Stations (B), Bike Stations (C), aligning with University Dr
  - boulevard connecting GSU and Metra Station 2 Creating a welcoming
- and active sidewalks in proximity 3 Creating mixed-use buildings to the station
- support variety of activities and connecting it to Metra Station 4 Creating Public Plaza to
- 6 Aligning existing driveway and bike trail for better connectivity and creating a signalized
- 7 Improving mobility hub : Bus

- TNC/Taxi Pickups (D)
- 9 Multifamily buildings along the 8 Townhomes in the northern part of the site
- main north-south connection and residential hub
  - 10 Creating a northern connection to site from Crawford
    - 11 Creating naturalized green space with bike and pedestrian trails. It also preserves existing water flow on site.
      - 12 Single Family homes along the edge of Golf Course
- 13 Maintaining existing transit routing to the station

# SITE CIRCULATION PLAN



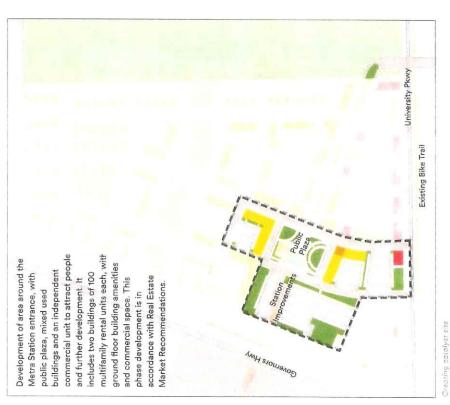
1 Primary public access to the site would be from the intersection at University Parkway and University Drive.

2 The Plan proposes the identified intersections should be signalized to improve circulation and safety.

3 Pedestrian and Bicycle access to the Metra Station should be provided as shown. 4 Access to the Mobility Hub by Pace and other Transit providers is proposed via the existing drive and should not be impacted by any site activities (e.g. festivals or events in the park)

5 Secondary access off University Parkway should be provided as needed based on future development.

### PHASE 1



## PHASE 2

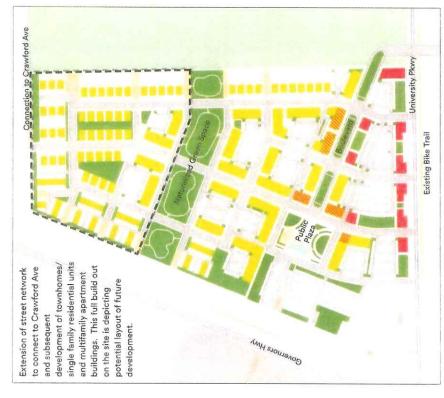


Village of University Park | RTA TOD Plan DRAFT TOD PLAN

### PHASE 3



## PHASE 4



Creating a ceaseful residential hub

Residential First Floor
Commercial

(5)

Village of University Park | RTA TOD Pian DRAFT TOD PLAN

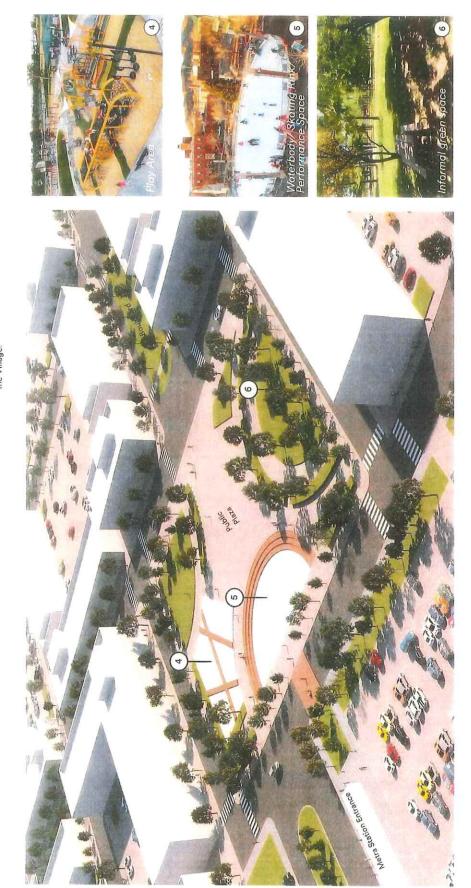
# COMMUNITY PROGRAMMING

The Village is interested in variety of public spaces to promote community culture. The public plaza, adjacent to the Metra Station will become a cental node for these activities. The terminal location of the Metra Station will be an added benefit for these public spaces as it will increase footfall.



# COMMUNITY PROGRAMMING

The public plaza is proposed as a multi-use space. Its uses can be changed with season, for e.g. the waterbody turning into an ice skating rink. The design also caters to all age groups in the Village.

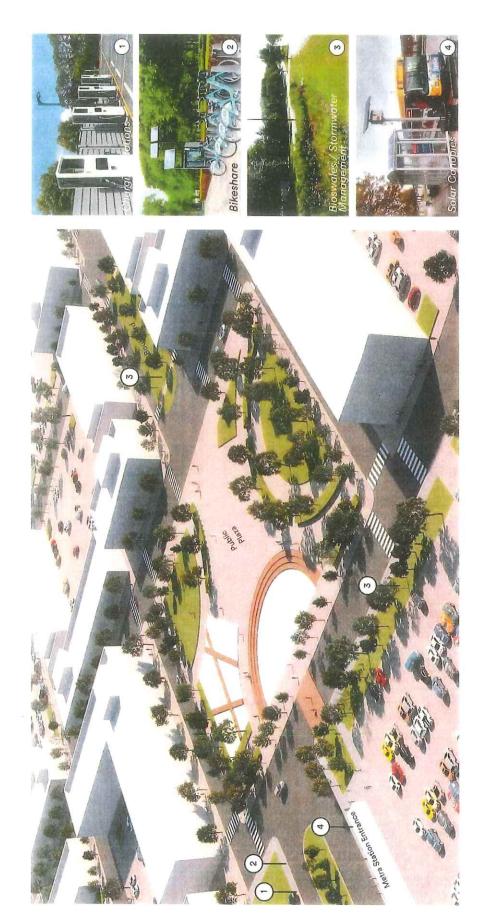


# STREET DESIGN ELEMENTS

As mentioned in the Connectivity Analysis section, we proposed multiple Complete Street elements and programs to activate streets. The paved and raised crosswalk (1) will be essential in connecting station entrance to the plaze.



# SUSTAINABLE INFRASTRUCTURE



## MPLEMENTATION STRATEGIES

The Development and Concept Plan depict the pedestrian and vehicular circulation, public open space amenities, and land use and development. The Development Framework incorporated the findings from the market study, transportation improvements, and the community's goals for the TOD area, and has outlined a 4-Phase development approach to implement the TOD

The following section details the implementation strategy for the initial development of the TOD, Phase 1. These strategies can be utilized and adapted for the development of subsequent phases to create a new and complete community.

The strategy is broken down into four components. Leadership, Pre-Development Activities, Residential Market, Retail and Commercial. They are organized into the recommended order of priority. However, to maximize the flexibility of the plan these strategies can happen in any order or strategies can happen in any order or simultaneously based on market

# IMPLEMENTATION STRATEGIES

The following strategies will be useful with implementing the plan recommendations:

LEADERSHIP A successful development outcome stems from strong leadership working collaboratively with clear implementation goals and responsibilities. A partnership entity formed intentionally to implement the TOD Plan should include Village elected officials and staff, regional exconomic development organizations, executive management from large local employers, community leaders, and civic and business stakeholders.

Governors State University (GSU):

### https://www.powst.adu

With their recently completed strategic plan, GSU is pursuing growth in their educational offerings and student population, and as an employer of choice. Their community development goals are aligned with the TOD plan, particularly in their employer-assisted pilot program which can connect to the TOD's housing opportunities. GSU's close proximity to the TOD area creates a natural partnership to advocate for commercial development, housing, open space, and transportation improvements.

South Suburban Employer Housing (EAH) Consortium:

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The EAH advocates for housing policies, links employees with homebuyer education

and counseling, and offers down payment and rental assistance. EAH will play a crucial role as more companies partner to create employer-assisted housing programs which can link to the TOD housing options.

Southland Development Authority (SDA):

## https://southlanddevelopment.org/

The SDA can leverage their network of committed business leaders to link to the TOD Development Plan and address the current limited local housing options for area employees. Promoting the Employer Housing Consortium's home ownership afforts is where SDA can serve as a strong partner in the success of the TOD area.

Chicago Southland Economic Development Corporation (CSEDC):

### os://csedcworks.org

The CSEDC leads economic development initiatives which target the growth of the manufacturing and logistics base of the South Suburbs. CSEDC can advocate for public and private resources to support the TOD redevelopment goals, creating muchneeded housing options for the employees of local large industrial and commercial businesses near the TOD.

South Suburban Mayors and Managers Association (SSMIMA):

### C. J. Georgia S. Commission Co.

The SSMMA represents over 45 municipalities in the South Suburbs, supporting their growth and development with a collaborative, cross-border approach. SSMMA's experience in all facets of community and economic development as an intergovernmental agency will be a valuable asset for the implementation of the TOD plan.

## PRE - DEVELOPIMENT

Infrastructure improvements delivered by the public sector can accelerate private investment by creating development-ready building sites. Key pre-development elements are:

### and Acquisition:

Assembling property under single, public ownership creates a consolidated development site and allows for cost savings and efficiency during the infrastructure and site development stage. Single ownership allows individual development parcels to be ready and available for interested developers. The South Suburban Land Bank may serve as a resource for the land acquisition efforts. Offering village-owned land for low or no-cost for projects which meet the TOD redevelopment goals can attract and incentivize developer interest.

## Infrastructure & Development:

Completing site infrastructure work for the whole Phase 1 site maximizes resources and supports timely redevelopment. Site due diligence will determine any environmental remediation, water connections, and utility service needs. The construction of the new roadways, the plaze, boulevard and other open spaces can streamline the development of the future individual project sites.

Gaps in the existing multiuse path surrounding the site should be filled in, and existing sections Village-wide should be maintained and improved to help ensure that bicyclists and pedestrians feel safe and comfortable.

#### Entitlements:

Due to the unique characteristics of the proposed plan, current site zoning should be revised to facilitate the implementation of the plan. Establishing a zoning district, via a planned unit development or as-of-right zoning, gives developers reliable and transparent development rights so they can prepare their development plans and secure financing.

### Developer Attraction:

Issuing a Request For Proposal or Qualifications, to an inventory of developers or a through a broker engagement, will identify potential master developers for the entire property and smaller developers to construct the individual building sites.

### RESIDENTIAL

Residential uses occupy the majority of the space within the new mixed-use buildings. Targeting a broad range of housing sectors can expand market reach and accelerate the lease-up-rate. Potential housing populations

### Rental Housing:

In response to current market conditions, the Phase 1 mixed-use, multi-story buildings will likely be comprised of rental housing. As the for-sale market strengthens and lower density, townhome-style units are built in later phases, owner-occupied units will follow. Demand for rental housing will come from the growing workforce in the nearby industrial corridor, faculty and students from Governors State University, and existing residents looking to downsize or reside in an amenitized modern building.

### Workforce Housing:

Employees with moderate incomes, especially those who work in the nearby growing industrial corridor, can live close to employment opportunities in these new housing developments.

## Employer - Assisted Housing:

Local businesses and large employers will encourage employees to live and work in University Park through home ownership or rental assistance incentives, Governors State

University has launched a pilot program with the South Suburban Employer Housing Consortium.

## Mixed Income Housing:

Mixed-income buildings with a blend of market rate and potential affordable housing offer a variety of housing options for the existing and new residents.

## RETAIL AND COMMERCIAL

Retail and services will locate in the mixeduse buildings near the train station and along University Parkway to serve the existing community, commuters, and the growing residential population.

## Convenience Retail and Services:

Small-scale, convenience retail and services will locate on University Parkway offering easy access from a highly trafficked street. Attracting national retailers and service businesses can continue through participation in ICSC National and Chicagoland, and with marketing efforts with local brokers.

### Service Businesses:

Personal and business services and a limited amount of retail can be recruited and supported to open on the first floor of the new mixed-use buildings near the train station. New or existing businesses can grow and relocate into new spaces.

# **DEVELOPMENT RESOURCES**

Development Resources address gaps in financing the development opportunities as described in the TOD land use plan. This includes the pre-development phase creating new roadways, open spaces, and targeted development sites as well as the completion of new mixed-use and commercial buildings. Potential resources are described below.

## INFRASTRUCTURE AND SITE IMPROVEMENTS

Financial and technical assistance programs offer valuable support for the predevelopment infrastructure required to create marketable development opportunities.

## Tax Increment Financing:

Tax Increment Financing (TIF) can be a useful tool for encouraging and enabling new development. The current TOD site is outside of any existing TIF district. If appropriate, creating a new TIF district or expanding existing ones, should be considered by the Village. The timing of any consideration would be dependent on developer interest.

### Illinois Environmental Protection Agency (IEPA) State Revolving Fund:

Improvements to water infrastructure and access.

ttps://www2.illinois.gowepa/topics/grants oans/state-revolving-fund/Pages/default.asp

Rebuild Illinois Public Infrastructure and Regional Economic Development programs:

Roads and utility infrastructure.

ttps://dcec.ilinois.gow/communitydevelopment buildillinois\_programs.html

## ECONOMIC DEVELOPMENT AND BUSINESS CAPACITY

Existing and potential incentives and capacity building programs can attract new or relocated businesses to the new TOD developments.

## University Park Incentives:

 Develop or promote incentives to support new business development, such as permit fee waiver, expedited permit and business license review.

### Will County Center for Economic Development:

### or Chailleanneannach com

 Capacity-building and workforce development services to small businesses. • Partner with University Park to introduce a tax abatement incentive for developers who purchase tax-exempt commercial (including mixed-use and multi-family) property for development, similar to the South Suburban Mayors and Managers Association's Southland Reactivation Act available in Cook County.

## State of Illinois Small Business Programs and Incentives:

\* Small Business Development Center—South Suburbs, (SBDC), offers programs to support small business growth.

## https://southlandsbdc.com/

 Illinois Business Enterprise Program, (BEP), builds the capacity of minority and womenowned businesses.

## https://cei.illinois.gov/business-enterprise

 Advantage Illinois, below-market financing for business expansion.

## ttps://dcea.illinois.gow/smallbizassistance/

Ivantageillinois.html

## advantageillinois.html ACCESS TO QUALITY HOUSING

Diverse housing options can be offered in the new mixed-use buildings and supported by subsidies and financing tools designed to augment private investment.

## University Park Incentives:

 Develop or promote incentives to support new housing development, such as density bonuses and employer-assisted programs.
 Adding affordable housing requirements could benefit existing Village residents.

### South Suburban Employer Housing Consortium:

 Partnership with Governors State University to provide financial and technical assistance to GSU employees for the purchase of a new home.

 Expansion of Employer Assisted Housing Consortium to increase home ownership for employees in University Park to live where they work.

## Will County Affordable Housing Programs:

 The We WILL Build Initiative offers down payment assistance programs. https://willcountyillinais.com/County-Offices/ Economic-Development/Will-County-Land-Use-Department/Community-Development-Division/ Grant-Administration/We-WILL-Build

 The County's HOME program funds acquisition and construction costs for new affordable housing developments through a qualified application process.

### Illinois Housing Development Authority Affordable Housing Financing Tools:

 The Illinois Affordable Housing Tax credit attracts private investment into housing development projects through the tax credit syndication.  The Multi-family Financing Program offers first mortgage and bond financing with lowinterest construction and permanent financing.

 The Next Generation Capacity Building for BIPOC developers includes loans, training and technical assistance for affordable housing projects.

https://www.ihdb.org/developers/develop

resource-center/

Village of University Park | RTA TOD Plan - DRAFT TOD PLAN

# IMPLEMENTATION STRATEGIES

ACTION ITEMS	POTENTIAL AGENCIES/ PARTNERS
	Southland Development Authority (SDA)
Land Acquisition	South Suburban Land Bank and Development Authority (SSLBDA)
	Illinois Environmental Protection Agency (IEPA)
Infrastructure & Development	Illinois Department of Commerce and Economic Opportunity (DCEO)
	South Suburban Mayors and Managers Association (SSMMA)
	South Suburban Economic Growth Initiative (SSEGI)
Developer Attraction	Will County Community Development Division
	Will County Center for Economic Development
RESIDENTIAL	
Rental Housing:	Illinois Housing Development Authority (IHDA)

DEVELOPMENT	F	TIME-FRAME	WE .
RESOURCES	1-5 yrs	5-10 yrs	IIO+ yrs
<ul> <li>South Suburban Land Bank</li> </ul>	×		
<ul> <li>Tax Increment Financing</li> <li>Illinois Environmental Protection Agency State Revolving Fund</li> <li>Rebuild Illinois Public Infrastructure and Regional Economic Development programs</li> </ul>	×		
University Park Incentives:  Density bonuses  Tax-exemption on new developments  Next Generation Capacity Building for BIPOC developers  Workshops	×	×	
<ul> <li>Will County's HOME program funds</li> <li>Ilinois Affordable Housing Tax credit</li> </ul>	×	×	

# **IMPLEMENTATION STRATEGIES**

ACTION ITEMS	POTENTIAL AGENCIES/ PARTNERS
RESIDENTIAL	
Workforce Housing:	Will County Community Development Division Illinois Housing Development Authority (IHDA)
Employer – Assisted Housing:	Governors State University (GSU) South Suburban Employer Housing Consortium
Mixed Income Housing:	Illinois Housing Development Authority (IHDA) Will County Community Development Division
RETAIL AND COMMERCIAL	
	Southland Development Authority (SDA)
	Illinois Department of Commerce and Economic Opportunity (DCEO)
Commercial Retail and Service Businesses:	Chicago Southland Economic Development Corporation (SCEDC)
	Will County Center for Economic Development

DEVELOPMENT	F	TIME-FRAME	¥
RESOURCES		5-10 yrs	10+ yrs
Density Bonus Incentive, to be developed.		27	
<ul> <li>We WILL Build Initiative</li> </ul>		×	×
Multi-family Financing Program			
e Partnership with GSU & Employer Housing Consortium			
<ul> <li>Expansion of South Suburban Employer Housing Consortium to local employers</li> </ul>	×	×	
<ul> <li>Illinois Affordable Housing Tax credit</li> </ul>			
<ul> <li>Will County's HOME program funds</li> </ul>			
<ul> <li>We WILL Build Initiative</li> </ul>		×	×
<ul> <li>Multi-family Financing Program</li> </ul>			
University Park Incentives:			
- Permit fee waiver			
-Expedited permit			
- Business license review	×	×	×
-Tax-exemption on new developments			
-Capacity-building and workforce development services			



# CONCLUSION AND NEXT STEPS

and the community to define a Vision and framework for the future of the TOD area around the University Park this plan moving, the following steps This planning effort is only the beginning. Over the past year, the team has worked with the Village. Station. To keep the momentum of are proposed along with the tools and resources in the previous section.

1. Village TOD plan approval process and re-zoning to Transit Oriented Development (TOD) Planned Development District 2. Preliminary Implementation Steps

a. Property owner coordination b. Developer solicitation and c. Infrastructure plan, phasing, estimated budget and funding determine interest

d. Preparing funding and grant

request for proposals (RFP) proposals and negotiation f. Distribution of developer e. Potential Village land acquisition if necessary g. Review of developer applications

Review plans with Metra and h. Preparation of development agreement



#### VILLAGE OF UNIVERSITY PARK

#### **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1b:	
Presentation By Cleo Downs President Prod Lighting Project For Municipal Street Lighti	uction Distribution Companies Relating To ng.	
SUMMARY OF REQUESTED ACTION COW MEETING OF: February 14, 2023		
Presented For Discussion and Your Consideration Is A Presentation By Cleo Downs President Production Distribution Companies Relating To Lighting Project For Municipal Street Lighting.		
APPROVED: _	Elizabeth Scott Village Manager	
BOARD ACTION: Motion By:  Ordinance Number:  Comments:		

# VILLAGE OF UNIVERSITY PARK

# Request For Board Action

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1c:
Discussion – Of A Resolution Approv	ring And Authorizing the Bass Group As Lobbyist.
SUMMARY OF REQUESTED ACTION (	COW MEETING OF: February 14, 2023
Presented For Discussion and You And Authorizing the Bass Group	our Consideration Is A Resolution Approving  As Lobbyist.
APPROVI	er wa.
AIINOVI	Elizabeth Scott
	Village Manager
BOARD ACTION: Motion By:	
Ordinance Number:	Resolution Number:
Comments:	

### THE VILLAGE OF UNIVERSITY PARK

WILL AND COOK COUNTIES, ILLINOIS

# RESOLUTION

NUMBER \_\_\_\_

# A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN THE VILLAGE OF UNIVERSITY PARK AND FRANK BASS

JOSEPH E. ROUDEZ III, Mayor DOROTHY R. JONES, MMC, Village Clerk

> SHIRLEY A. BOLDING THEAPLISE BROOKS SONIA JENKINS-BELL DONZELL FRANKLIN KAREN L. LEWIS JANELLE D. MCFADDEN

> > Village Board

Published in pamphlet form by authority of the Mayor and the Board of Trustees of the Village of University Park on this the 28th day of February, 2023

RESOLU	JTION	NO.

# A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BY AND BETWEEN THE VILLAGE OF UNIVERSITY PARK AND FRANK BASS

WHEREAS, the Village of University Park is a home rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of University Park (hereinafter referred to as "Village") upon approval of the corporate authorities may enter into an Agreement with another party pursuant to Illinois Statute:

WHEREAS, the Village has identified the need to retain a lobbyist and has engaged in discussions with Frank Bass (hereinafter referred to as the "Consultant") for said purpose; and

WHEREAS, Corporate Authorities of the Village of University Park are of the opinion that it is in the best interests of the health, welfare and safety of the residents of the Village to enter into the attached agreement with the Frank Bass for the purposes referenced herein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois pursuant to the Village's "Home Rule Powers" as follows:

Section One - Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to this resolution are full, true and correct and do hereby, by reference, incorporate and make them part of this resolution as legislative findings.

#### Section Two - Approval of Agreement

The Village hereby approves the Agreement (hereinafter referred to as the "Agreement") substantially in the forms attached hereto and made a part hereof as Exhibit A.

#### Section Three - Authorization and Direction

The Village Manager is hereby authorized to execute the Agreement, substantially in the form of such agreement attached hereto as Exhibit A, with such changes therein as shall be approved by the Village Attorney and the officials of the Village executing the Agreement, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

#### Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this resolution and otherwise to consummate the transactions contemplated herein and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

#### **Section Five - Authorization of Expenditures**

The Corporate Authorities hereby authorize and direct the expenditure of all costs related to the execution of the Agreement, additionally, the Village is authorized and directed to allocate and spend all necessary funds to fulfill the requirements of the Agreement and of this Resolution.

#### Section Six - Waiver of Bidding Process

To the extent that any requirement of bidding would be applicable to the transactions contemplated hereunder, the same is hereby waived.

#### Section Seven - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

#### Section Eight - Effective Date

This resolution shall be in full force and effect from and after its passage and approval as provided by law.

#### Section Nine - Publication

This resolution shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

#### Section Ten - Conflict Clause

All ordinances, resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

#### Section Eleven - Saving Clause

If any section, paragraph, clause or provision of this resolution is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this resolution, which are hereby declared to be separable.

#### Section Twelve – Recording

This resolution shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of University Park.

#### **DECIDED** pursuant to a Roll Call Vote:

	YES	NO	ABSENT	PRESENT
Shirley A. Bolding				
Theaplise Brooks				
Sonia Jenkins-Bell				
Donzell Franklin				
Karen L. Lewis				
Janelle D. McFadden		J. Salar		
Joseph E. Roudez III				
TOTAL		17	ē	

PASSED AND APPROVED by the Village of University Park Board of Trustees on the 28th day of February, 2023:

	Joseph E. Roudez III Mayor
ATTEST:	2 8
Dorothy R. Jones, MMC Village Clerk	

STATE OF ILLINOIS ) COUNTIES OF WILL AND COOK )	SS		المتعار	
CLERK'S	S CERTIFICA	ATION		
I, Dorothy R. Jones, MMC do hereby Clerk in and for the Village of University Park of the files, records, and seal of said Village Resolution No	k, Will and Co	ok Counties,	Illinois; that I	am the keeper
adopted and approved by the Mayor and	AGREEMEN F UNIVERSIT RANK BASS the Board of	IT BY AND E TY PARK AN  Trustees at	BETWEEN	eeting held on
February 28, 2023 and that the vote on the	- NOA			
	YES	NO	ABSENT	PRESENT
Shirley A. Bolding				
Theaplise Brooks		ASP.		
Sonia Jenkins-Bell	1	TEA		
Donzell Franklin				
Karen L. Lewis		The V		
Janelle D. McFadden	TAMP			
Joseph E. Roudez III	Was a			
TOTAL				
I do further certify that the deliberar were conducted openly, that the vote on the said meeting was called and held at a spenotice of said meeting was duly given to all meeting was called and held in strict complete State of Illinois, as amended, and with University Park, as amended, and that the Act and said Code and with all of the proces.  I further state that this Certification is University Park as required in the Illinois Color of the Seal of Said Village of University forth herein.	ne adoption of ecified time at l of the news iance with the provision. Board has condural rules of the issued under the properties of the compiled Statumereunto set	of said resolution and place comedia requested provisions of the Villomplied with the Board.  The Board are 65 ILCS to my hand and my hand	tion was take nvenient to the sting such not the Open Mage Code of all of the product the seal of 5/1-2-4.  It discusses to notice, Illinois of the seal of the seal of the seal of the seal of the product the seal of the se	en openly, that he public, that otice, that said feetings Act of the Village of visions of said f the Village of
Dorothy R. Jones, MMC Village Clerk			(SEAL)	

Exhibit A
Agreements



The Village of University Park
44 Town Center, University Park, IL60484
Mayor Roudez III and Village Council

Thank you very much for your interest in hiring The Bass Group Inc aka Frank M. Bass to help you with your legislative agenda and advocacy needs. It's the firm's understanding that you wish to meet with certain targeted Legislators.

#### **OFFICIAL DUTIES:**

I understand that The Bass Group Inc (BGI) will be hired to put together meetings with Legislators who represent areas where The Village of University Park, IL (The Village). BGI will contact legislators to get their support for The Village 2024 legislative agenda. The agenda for 2024, locate available dollars for the Village, connect the Village with state agencies that have grant dollars or other programs beneficial to the Village. Support or Oppose legislation that helps or harms the Village.

**REMUNERATION**: In return for conducting the above duties. The Village will pay a flat fee of \$ 1500.00 U.S. Dollars per month with first payment due about approval of proposal..

#### **BILLING:**

After the 15th of each month an invoice will be prepared for services rendered" that will include the following summarized information:

- 1) Activities and actions taken on your behalf, complete with "attachments" when necessary;
- 2) Check should be made payable to: The Bass Group Inc EIN # 46-3557815

#### GOVERNING LAW AND VENUE:

This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. Venue of any suit between the parties arising out of this Agreement shall be Cook County Civil Court Division.

#### SIGNATURES:

This agreement is understood and accepted by, on behalf of: (both parties need to sign at the end of the document. Signatures should be made on the signature line).

Frank M. Bass

President Bass Group Inc

# **Lobbying/Consulting Contract**

**THIS PROPOSAL** made as of February 15, 2023 between Frank Bass (the "Consultant") and The Village of University Park (the "Principal").

**IN CONSIDERATION OF** the mutual covenants, terms and Proposals herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

**Service.** The Consultant shall, during the Term (as stated in section 3 "Term") provide the following services (the "Services") to the Principal:

- Work with the Principal to develop and implement a legislative strategy with the goal of obtaining funding within the FY 24 State Budget
- Perform lobbying services to support the Principal's legislative agenda,
- Provide an ongoing list of legislators contacted, those in need of contact, and their stand with the Principal Priorities
- Check-in weekly with the Principal per the agreement of Principal and the Consultant
- Advise Principal of relevant committee hearings in Springfield, and
- Advise/support Principal on data needed and information requests

Compensation. The Principal shall pay to the Consultant the total sum of \$18,000. The sum will be paid out in payments of \$1,500.00 per month. Services under this Proposal whether at the Principal's premises or elsewhere, or a proportionate share thereof for any period less than a day. The Principal shall reimburse the Consultant for all reasonable expenses authorized in advance by the Principal and incurred in connection with the Proposal.

**Term.** This Proposal shall commence on February 15, 2023 and shall remain in effect until February 14, 2023, (the "Term"). Notwithstanding the foregoing, this Proposal may be terminated at any time at the option of one party, upon the failure of the other party to comply with the covenants, terms and agreements of this Proposal and upon notice of such failure to such other party.

Upon any termination of this Proposal, the Consultant shall deliver to the Principal all written or descriptive matter which has been developed, maintained or copied by the Consultant in furtherance this Proposal, or which may contain Confidential Information (as defined below), including, but not limited to drawings, files, lists, plans, blueprints, papers, documents, tapes or any other such media. The Consultant shall secure all such written or descriptive matter in locked files at all times to prevent their loss or unauthorized disclosure, and to segregate Confidential Information at all times from the material of others. In the event of loss or destruction of any such written or descriptive matter, the Consultant shall promptly notify the Principal of the particulars of the same in writing.

#### Confidential Information.

A. For the purposes of the Proposal, the term "Confidential Information" means all information disclosed to, or acquired by , the Consultant, its employees or agents in connection with , and during the term of this Proposal which related to the Principal's past, present and future research, developments, systems operations and business

activities, including, without limiting the generality of the foregoing:

- i. all items and documents prepared for, or submitted to, the Principal in connection with the Proposal, and
- ii. all information specifically designated by the Principal as confidential; iii. But shall not include any information which was known to the Consultant, its employees or agents prior to the date hereof, or which was publicly disclosed otherwise than by breach of this Proposal.
- B. The Consultant acknowledges that pursuant to the performance of its obligations under this Proposal, it may acquire Confidential Information. The Consultant covenants and agrees, during the Term and following any termination of this Proposal, to hold and maintain all Confidential Information in trust and confidence for the Principal and not to use Confidential Information other than for the benefit of the Principal. Except as authorized in writing by the Principal, the Consultant covenants and agree not to disclose any Confidential Information, by publication or otherwise, to any person other than those persons whose services are contemplated for the purposes of carrying out the Proposal, provided that such persons agree in writing to be bound by, and comply with the provisions of this paragraph. The Consultant shall obtain similar covenants and agreements to those contained in this paragraph for the benefit of the Principal from each of its employees or agents who are, or may be, exposed to Confidential Information.

#### **Rights in Data**

- A. All of the items prepared for or submitted to the Principal under this Proposal (the "Items") shall belong exclusively to the Principal. The Consultant hereby assign to the Principal the ownership of copyright in the Items and the Principal shall have the right to obtain and hold, in its own name, copyrights, registrations and similar protection which may be available in the Items. The Consultant shall give the Principal or its designees all assistance reasonably required to perfect such rights.
- B. To the extent that any pre-existing materials are contained in the Items, the Consultant grant to the Principal an irrevocable, no-exclusive, worldwide, royalty-free license to (1) use, execute, reproduce, display, perform, distribute (internally or externally) copies of, and prepared derivative works based upon the Items and (ii) authorized others to do any, some or all of the foregoing.
- C. The Consultant shall have the right to publish any information resulting from its performance under the Proposal in a manner which preserves the Principal's copyright in the Items, after obtaining the Principal's prior written approval, which approval shall not be unreasonably withheld; provided that any such approval may be conditional upon reasonable alterations or deletions to ensure that Confidential Information is not published., The Consultant agree to delay publication of any invention which the Principal has decided to, or is in the process of deciding t, seek patent protection for a period not to exceed six(6) months from the date that such material is disclosed to the Principal for approval.
  - D. No licenses or right is granted to the Consultant either expressly or by implication, estoppel or otherwise, to publish, reproduce, prepare derivative works based upon, distribute copies of, publicly display, or perform, any of the Items, except preexisting materials of the Consultant, either during the term or after termination of this Proposal.

#### **Warranties.** The Consultant represents and warrants as follows:

A. That it is under no obligations or restriction, nor will it assume any such obligation or restriction, which would in any way interfere or be inconsistent with, or present a conflict of interest concerning the services to be furnished by it under this Proposal.

- B. That all items delivered to the Principal pursuant to this Proposal are original and that no portion of such items, or their use or distribution, violated or is protected by any copyright or similar right of any third party.
- C. That any information disclosed by the Consultant to the Principal is not confidential and/or proprietary to the Consultant and/or any third party.

Trade Marks and Trade Names. Notwithstanding any other provision of this Proposal, the Consultant shall have not right to use the Trade Marks or Trade Names of the Principal or to refer to this Proposal or the Services, directly or indirectly, in connection with any product, services, promotion or publication without the prior written approval of the Principal.

**Notices.** All notices, requests, demands or other communications required by this Proposal or desired to be given or made by either of the parties to the other hereto shall be given or made by personal delivery or by mailing the same in a sealed envelope, postage prepaid, registered mail, return receipt requested, and addressed to the parties at their respective addresses set forth above or to such other address as may, from time to time, be designated by notice given in the manner provided in this paragraph. Any notice or communication mailed as aforesaid shall be deemed to have been given and received on the third business day following the date of its mailing. Any notice or writing delivered to a party hereto shall be deemed to have been given and received on the day it is delivered, provided that if such day is not a business day, then the notice or communication shall be deemed to have been given and received on the business day following such date.

Compliance with Laws. The Consultant agrees that it will comply with all applicable laws, ordinance, regulations and codes in the performance of its obligations under this Proposal, including the procurement of permits and certificates where required. The Consultant further agrees to hold harmless and indemnify the Principal against any loss or damage to include reasonable solicitor's fees that may be sustained by reason of the failure of the Consultant or its employees, agents or subcontractors to comply with such laws, ordinances, regulations and codes.

Entire Proposal. This Proposal sets forth the entire Proposal between the parties hereto in connection with the subject matter hereof. No alterations, amendment or qualification of this Proposal shall be valid unless it is in writing and is executed by both the parties hereto. Severability. If any paragraph of this Proposal or any portion thereof is determined to be unenforceable or invalid by the decision of any court by competent jurisdiction, which determination is not appealed or appealable, for any reason whatsoever, such unenforceability or invalidity shall not invalidate the whole Proposal, but the Proposal shall be construed as if it did not contain the particular provision held to be invalid and the rights and obligations of the parties shall be construed and enforced accordingly.

**Further Assurance.** The parties hereto covenant and agree that each shall and will, upon reasonable request of the other, make, do execute or cause to be made, done or executed, all such further and other lawful acts, deeds, things, devise and assurance whatsoever for the better or more perfect and absolute performance of the terms and conditions of the this Proposal.

Successors and Assigns. The Consultant may subcontract the performance of a portion of the duties requested by the Principal at no cost to the Principal.

Governing Law. This Proposal shall be governed by and construed in accordance with the laws

of the State of Illinois.

Relationships. The Consultant shall perform the Services as an independent contractor. Nothing contained in the Proposal shall be deemed to created any association, partnership, joint venture, or relationship of principal and agent or employer and employee between the parties hereto or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party. The Consultant also agree that it will not hold itself out as an affiliate of or partner, joint venture, co-principal or co-employer with the Principal, by reason of the Proposal and that the Consultant will not knowingly permit any of its employees, agents or representatives to hold themselves out as, or claim to be, officers or employees of the Principal by reason of the Proposal. In the event that the Principal in adjudicated to be a partner, joint venturer, co-principal or co-employer of or with the Consultant, the Consultant shall indemnify and hold harmless the Principal from and against any and all claims for loss, liability or damages arising therefrom.

**Construction.** In this Proposal, except as otherwise expressly provided, all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties referred to in each case required and the verb shall be read and construed as agreeing with the required word pronoun.

**Headings.** The division of this Proposal into paragraphs and the use of headings is for conveniences of reference only and shall not modify or affect the interpretations or construction of this Proposal or any of it provisions

Frank Bass	Representative of University Park, IL			
Date Date				

#### FRANK M. BASS

Voicemail: 773.263.7544 frankmbass@gmail.com

#### **EDUCATION**

University of Illinois at Springfield, Lobbyist Certificate (2000)

DePaul University Masters In Public Policy

Mercer University Masters in Healthcare and Business Administration

Roosevelt University, Paralegal Certificate (1991)

Governors State University, Bachelors of Arts in Criminal Justice Administration (1989)

#### PROFESSIONAL EXPERIENCE:

#### Bass Group Inc - A Government Affairs / Political Affairs firm

#### Owner, January 2010 - present

Monitors and tracks proposed legislation introduced before the Illinois General Assembly, which may affect the firm's clients. Worked closely with each client to determine each client legislative agenda, state funding goals, and which bills impact the client in a positive or negative manner.

#### Client list past and present

- Chicago Teachers Union
- Interstate Gas Supply Inc
- Painters Union District Council 14
- City of Country Club Hills
- City of Markham
- City of Cairo
- Grow Your Own Teachers
- UCAN
- Strategic Human Services
- CASA of Cook County
- Harvey Park District
- Community Health and Emergency Services
- Teamsters Local 743
- Illinois Right to Life Action
- Decatur Memorial Hospital (2017-2019)
- Chicago Area Project (2014-2018)
- Illinois Family Institute (2013 2019)
- Ford Heights School District (District 169)
- Building Our Own Community (2015)
- One Nation Under God Foundation (2015)
- Braidwood Park District (2013)
- Reed Township Mosquito Abatement District (2013)

#### COOK COUNTY BOARD OF COMMISSIONERS PRESIDENT OFFICE

#### Legislative Liaison, November 1999 – December 2010

Worked with the 3 different Cook County Board President's to develop short-term and long-term policy that impacts the residents and business community of Cook County. Identified and developed legislative agenda at the state level and the national level. Monitored and analyzed legislative trends at all levels of government to determine its impact on the County, the County Health and Hospital System (the largest public health system in the United States) and other County elected offices (5). Represent the President at public and private meetings with elected officials, community groups, businesses, and associations. Work with the President's legislative team to review research and/or track legislation at the local, State and Federal level. Participates and assists in the development of other confidential papers and reports. Responsible for creating and finalizing 9 Cook County Budgets (3 Billion annually)

## **Provident Hospital of Cook County**

#### Scheduler/Dispatcher, September 1993 - June 1997

Responsible for the development, coordination, maintenance and implementation of the Radiology Patient scheduling system. Worked closely with Radiologist in regards to Radiographic film and reports.

#### Dekalb Medical Center, Decatur Georgia

#### Radiology Scheduler/ Dispatcher and Insurance Verification June 1997 - November 1999

Responsible for the scheduling and receiving verification of insurance approval of radiographic procedures including procedures considered urgent.

#### SKILLS, KNOWLEDGE & ABILITIES

- Policy analysis, interpretation of law, and perform legal research
- Very strong relationships with individuals in state and local government
- Project development, planning and implementation
- Personnel management, mentoring and deployment
- Finance and budget management
- Adept in government intra-relationship, infrastructure and procedural practices
- Understanding the strategic and tactical opportunities when they arise
- Discipline to assess, evaluate potential opportunity and threats
- Ability to work across internal disciplines with respect to their departmental protocol
- Ability to monitor public relations and media; monitor trends and political-competitive landscape
- Ability to prioritize big picture ideas and execute into tangible actions.
- Strong work ethic with commitment to high-energy performance, quality and service excellence.
- Strong background in working with Hospitals, Government Agencies, Public Utilities, and Unions
- Strong familiarity in health policy issues such as Medicare and Medicaid regulations, state insurance, charity care and Managed Care Organization

#### ACCOMPLISHMENTS

#### 2000 - 2022

- Obtain a total of \$100 million in bonding authority for the Cook County Forest Preserve, Brookfield Zoo and Chicago Botanical Gardens.
- Obtain funding for the remodeling of Chicago's Soldiers Field
- Worked on legislation for making Illinois a Smoke Free State
- Passed legislation for mandatory STD testing and information on sexually transmitted disease for inmates at Cook County Jail
- Funding for Helicopter Pad for John Stroger Jr. Hospital 500,000.00
- Creating the Cook County Administrative Adjudication Office
- Creating the Office of Homeland Security of Cook County
- Obtained \$700 million to the Cook County Health and Hospital System (2000-2010)
- Chicago Area Project 5.7M annually for 4 years (2014 2018)
- Grow Your Own Teachers 1.5M annually the last 4 years (2014-2018)
- Grow Your Own Teachers 2.4M annually the last 3 years (2018-2022)
- Historically Disadvantage Male Initiative 1m (2021-2022)
- City of Cairo 3M (2018)
- Black Chamber of Commerce of Illinois 1.5M (2018)
- African American Family Commission 750k (2017)
- City of Markham 1.65M (2018)
- Funding a Health Care Center in Cairo Illinois 3.5M (2021)
- Cairo Port Authority 40m (2019)
- Garfield Park Little League 50,000 (2021)
- Garfield Park Little League \$750,000 (2021)
- City of Markham 2m (2020)
- City of Country Club Hills 2.1m (2020)
- \$4m for the Village of Robbins for infrastructure improvements (2022)
- \$60m for SIMPCO for preventive health care in Illinois
- Passed legislation that helped Chicago Teachers get almost the same bargaining rights as other teachers in Illinois
- Passed legislation that helps parents fully understand the lottery system for potential Charter School students
- HB 207/P.A. 93-104 An advanced practice nurse with approval from a physician may screen a child for lead poisoning
- HB 1530/P.A. 93-165 Mercury Fever Thermometers are not allowed to be distributed in the maternity ward of a hospital or in new baby packs to patients, there are also other prohibitions included in the law.
- SB 1407/ P.A. 93-391 Allows Clerks of the Courts to accept credit cards over the internet
- SB 2583/ P.A. 93-820 Provides for relinquishment of a newborn infant at a police station
- SB 75/ P.A. 94 -118 Creates the Rental Housing Support Program, allows low income tenants to receive a grant from the Illinois Housing Development Authority to assist in paying rent.
- SB 511/ P.A. 94 -614 Creates the Mercury-Free Vaccine Act, bans mercury vaccines.
- SB 2654/ P.A. 94-1050 Dissolves the Suburban Cook County Tuberculosis Sanitarium District

- HB 236/ P.A. 95-194 Transfers control of the Cook County Juvenile Detention Center from the Cook County Board President to the Cook County Chief Judge Office
- Effective in maintaining Disproportionate Share Hospital (DSH) funding for Cook County Health Systems
- Assisted State of Illinois Department of Healthcare and Family with Medicaid legislation on the state and federal level
- HB 2908/P.A. 102-0177 Creates Elected Representative School Board for Chicago Public Schools
- SB 1784 Elected School Board Trailer Bill, With CPS reporting another round of predictable enrollment losses, this bill protects our school communities from the inevitable calls for more racist school closings. The bill also clarifies when the new elected school board maps need to be drawn, when a required financial review of CPS must be completed, and that the new elected board members will not be paid.
- Passed legislation to help expand Grow Your Own Teachers' program to allow high school students take classes in Education in order to encourage them to become teachers.
- Passage of SB 2408/ P.A. 102-0662 CEJA Climate and Equitable Jobs Act

REFERENCE UPON REQUEST

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1d:
Resolution and Ordinance State of Illinoi	is Enterprise Zone Modification (IGA)
SUMMARY OF REQUESTED ACTION CO	W MEETING OF: February 14, 2023
	r Consideration Is An Ordinance and IGA Related Between The Village of University and Other
APPROVED	
	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	Seconded By:
Ordinance Number:	
Comments:	

#### XX-XXX ORDINANCE

# AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.

WHEREAS, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

WHEREAS, The Village of Matteson, The Village of Park Forest, The Village of Richton Park, The Village of University Park, The County of Cook, and The County of Will are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

WHEREAS, the aforesaid Municipalities and Counties have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

WHEREAS, it is determined that it is in the best interest of the citizens of the Counties and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the Counties and Municipalities adopt an Ordinance designating the proposed Enterprise Zone.

NOW, THEREFORE, BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 14 Community Development, Article V Will-Cook Enterprise Zone, Sections 14-49 through 14-57 of the Cook County Code is hereby enacted as follows:

#### ARTICLE V. WILL-COOK ENTERPRISE ZONE

Sec. 14-49. Establishment of enterprise zone and enterprise zone designation.

In accordance with the Enterprise Zone Act (20 ILCS 655/l et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with the Village of Matteson, the Village of Park Forest, the Village of Richton Park, the Village of University Park, the County of Cook and the County of Will. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act. This Enterprise Zone is hereby declared and established pursuant to authority granted by the Illinois Enterprise Zone Act, as amended. The Enterprise Zone is named and designated as the Will-Cook Enterprise Zone; said Enterprise Zone is fulther subject and contingent on approval iby the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity.

#### Sec. 14-50. Term.

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential ten (10) year renewal prescribed under the Illinois Enterprise Zone Act.

#### Sec. 14-51. Description of zone.

The area of the designated Enterprise Zone is described in the legal description in Exhibit A and as outlined in the map in Exhibit B, which exhibits are attached to this Ordinance and incorporated herein by reference.

#### Sec. 14-52. Qualifications.

The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, as described herein:

- (a) The Zone Area is a contiguous area:
- (b) The Zone Area comprises an area larger than one-half square miles and not more than fifteen (15) square miles in total area;
  - (c) The Zone Area is a depressed area;
- (d) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;
- (e) The Zone Area exceeds the minimum requirement of meeting three (3) of the ten (10) criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f):
- (f) A public hearing was conducted pursuant to a notice duly published in a newspaper of general circulation, within the Zone Area, not more than twenty (20) days nor less than five (5) days before the hearing date; and
- (g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.

All of the above stated Findings are supported, sustained and consistent with the substantive materials contained in Exhibit C, attached here to, and incorporated herein by reference.

#### Sec. 14-53. Incentives.

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

#### (a) State Incentives.

1. Sales Tax Exemption. A 6.25 percent state sales tax exemption is pel mitted on building materials to be used in an Enterprise Zone. Materials must be pennanently affixed to the property and must be purchased from a qualified retailer.

- 2. Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption. A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.
- 3. Enterprise Zone Utility Tax Exemption. A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalentjobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.
- 4. Enterprise Zone Investment Tax Credit. A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased em-ployment over the previous year.
- Contribution Deduction. Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

#### (b) Local Incentives and Fees.

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

- 1. Abatement of 50% of the municipal portion of property taxes on industrial or commercial properties developed through projects of new building construction or building rehabilitation leading to reoccupation, in which the cost of building construction materials exceeded \$50,000, for the first five (5) years following the completion of these building developments. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a Tax Increment Finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.
- Waiver of 50% of building permit or zoning application fees for projects of industrial or commercial building construction or rehabilitation in which the cost of building construction materials will exceed \$50,000.
- 3. The Enterprise Zone will make available to the project developer, and other interested individuals, certain written documentation and materials relative to additional incentives, including public or not-for-profit financing and workforce development programs. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee ofno more than \$50,000 is pennitted (20 ILCS 655/8.2 (c).

#### Sec. 14-54. Zone administrator.

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including: Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.

- (a) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (b) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.
- (c) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
  - (d) Recommend qualified Designated Zone Organizations to the Council.
- (e) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

#### Sec. 14-55. Intergovernmental agreement.

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County (s) and Municipalities as set forth in Exhibit D, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (Exhibit D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

#### Sec. 14-56. Severability.

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

#### Sec. 14-57. Publication and effective date.

Cook County is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

Effective date: This Ordinance shall be in effect immediately upon adoption.

Approved and adopted this XXth day of February 2023.	
	Mayor, President
(SEAL)	
Attest:	

#### **EXHIBIT D**

#### AN INTERGOVERNMENTAL AGREEMENT

#### BETWEEN

The Village of Matteson, The Village of Monee, The Village of Park Forest, The Village of Richton Park, The Village of University Park, The County of Cook, and The County of Will.

WHEREAS, the aforesaid Villages and Cities are Municipalities organized and existing under the laws of the State of Illinois (the "Municipalities") and the Counties of Cook and Will (the "Counties") are bodies politic and corporate organized and existing under the State of Illinois Constitution and Statutes of the State; and

WHEREAS, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq.) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

**WHEREAS.** The Parties have areas, within their respective legal boundaries, that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

WHEREAS, it is determined that it is in the best interest of the citizens of the Municipalities and Counties to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, the aforesaid Municipalities and Counties have joined in the collective pursuit of the creation of an Enterprise Zone, by approval of their respective governing bodies; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5ILCS, Section 220/1 et seq, authorize counties and municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

**WHEREAS**, pursuant to Article 7, Section 10 of the 1970 Constitution of the State of Illinois, Counties and Municipalities are empowered to contract for the purposes set forth therein; and

WHEREAS, the Municipalities and Counties have declared and established an Enterprise Zone pursuant the authority granted by the Illinois Enterprise Zone Act, as amended, subject to the approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity. This Enterprise Zone is named and designated as the "Will-Cook" Enterprise Zone; and

WHEREAS, the term of the Enterprise Zone is 15 years, subject to the effective date of January 1 of the first calendar year after certification by the Department of Commerce and Economic

Opportunity and the potential 10-year renewal enumerated in the Illinois Enterprise Zone Act; and

WHEREAS, the designated Enterprise Zone Area is outlined in the map in EXHIBIT A and its boundaries are delineated in the legal description provided in EXHIBIT B, which exhibits are attached to this Intergovernmental Agreement and incorporated herein by reference;

WHEREAS, the Zone area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20 ILCS 655/4 (f); as demonstrated in the Enterprise Zone Qualifications Report, EXHIBIT C attached hereto; and

**WHEREAS**, the Counties and the Municipalities declared and affirmed that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Enterprise Zone Act.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE RECITALS HEREIN ABOVE SET FORTH AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, IT IS HEREBY AGREED BETWEEN THE COUNTIES AND THE MUNICIPALITIES, AS FOLLOWS:

#### SECTION 1. INCORPORATION BY REFERENCE

The Preamble to this Agreement and all Exhibits referred to in this Agreement and its Preamble are hereby incorporated herein as if fully set forth in this Section 1.

#### SECTION 2. DESIGNATION

The Municipalities and Counties have adopted such Ordinances as are convenient and necessary to designate and implement an Enterprise Zone pursuant to the Illinois Enterprise Zone Act. This Enterprise Zone is named and known as the Will-Cook Enterprise Zone.

#### SECTION 3. INCENTIVES

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate and expand within Enterprise Zones, subject to terms, conditions, rules and limitations as legally provided.

#### STATE INCENTIVES

- Sales Tax Exemption A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. The Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
- Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption A 6.25 percent state sales tax exemption of purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.
- Enterprise Zone Utility Tax Exemption A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located in Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located in the Enterprise Zone where the investment occurs.
- Enterprise Zone Investment Tax Credit A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.
- Contribution Deduction Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

#### LOCAL INCENTIVES AND FEES

Local governments, through the assistance and coordination of the Enterprise Zone Administrator, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following Enterprise Zone incentives are hereby offered:

a) Abatement of 50% of the municipal portion of property taxes on industrial or commercial properties developed through projects of new building construction or building rehabilitation leading to reoccupation, in which the cost of building construction materials exceeded \$50,000, for the first five years following the completion of these building developments. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.

- b) Waiver of 50% of initial building permit or zoning application fees for projects of industrial or commercial building construction or rehabilitation in which the cost of building construction materials will exceed \$50,000.
- c) The Enterprise Zone will make available to the project developer, and other interested individuals, certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs. There is no representation that the documents and materials provided by the Enterprise Zone include all incentives and programs available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c) as to each project.

#### SECTION 4. ZONE MANAGEMENT:

Upon approval of the Enterprise Zone and certification by the Department of Commerce and Economic Opportunity each party to this Agreement shall appoint a representative to serve and participate in a zone management organization that is hereby designated and to be known as the Joint Enterprise Zone Governing Council (the "Council"). The Council will by majority vote adopt rules and procedures for the management of the Enterprise Zone, including its financial matters. This Council is the governing body of the Enterprise Zone and will appoint the Zone Administrator. Decisions on appointment or removal of the Zone Administrator shall be made in the following manner:

- (a) Nominations shall be received from members of the Council for appointment of the Zone Administrator. Appointment of the Zone Administrator shall be by two-thirds vote of the Council.
- (b) The Zone Administrator may be removed by two-thirds vote of the Council.
- (c) The Zone Administrator must be an employee or officer of one of the Municipalities or one of the Counties.

#### **SECTION 5. ZONE ADMINISTRATOR:**

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including the following duties:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

#### **SECTION 6. DESIGNATED ZONE ORGANIZATIONS:**

The Council, at its discretion, may select Designated Zone Organizations, pursuant to the qualifications enumerated in the Enterprise Zone Act 20 ILCS 655/3(d) and delegate the performance of permissible services or functions to said Designated Zone Organizations. Nothing herein shall be deemed to limit or restrict the right of the Council to delegate operational responsibilities to Designated Zone Organizations or other appropriate entities, permitted by law. Provided that no delegation including performance, services or functions, is effective until the proposed Designated Zone Organization is approved, pursuant to Application duly filed, by the Department of Commerce and Economic Opportunity.

#### <u>SECTION 7.</u> <u>AMENDMENTS TO THIS AGREEMENT:</u>

This Agreement shall remain in full force and effect unless amended or modified by the mutual written agreement of the parties. Except as expressly set forth above, nothing contained

within this paragraph shall be construed to bar or limit the rights of either the Counties or the Municipalities to enforce the terms of this Agreement.

#### **SECTION 8. DURATION OF AGREEMENT:**

This Agreement shall be in full force and effect during the legal existence of the Enterprise Zone unless duly terminated, amended, extended, renewed or revised by the mutual written agreement of the respective corporate authorities of the Municipalities and the Counties.

#### **SECTION 9. REPRESENTATION BY THE PARTIES:**

The Parties represent, warrant, and agree, to and with each other, that each has taken all necessary corporate and legal action to authorize the execution, delivery, and performance on their part of this Agreement, and the performance hereto by each will not be in contravention of any resolutions, ordinances, laws, contracts, or agreements to which it is a party or to which it is subject. The Parties shall deliver to each other certified copies of all resolutions or ordinances authorizing the execution and performance of this Agreement.

#### SECTION 10. FAILURE TO ENFORCE:

The failure of any party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver thereof in any instance, nor shall it be construed as a general waiver or relinquishment on its part of any such provision, but the shame shall, nevertheless, be and remain in full force and effect.

#### SECTION 11. CAUSES BEYOND CONTROL:

No party to this Agreement shall be liable to another for failure, default or delay in performing any of its obligations hereunder, provided such failure, default or delay in performing any of its obligations specified herein is caused by strikes; by forces of nature; unavoidable accident; fire; acts of public enemy; or order of court. Should any of the foregoing occur, the parties hereto agree to proceed with diligence to do what is reasonable and necessary so that each party may perform its obligations under this Agreement.

#### SECTION 12. NOTICES:

Any notice required by this Agreement shall be in writing and shall be served by personal delivery on the municipal/county clerk or chief administrative officer of the receiving party. In

lieu of personal service, required notices may be served by certified mail, return receipt requested, addressed to the municipal/county clerk or chief administrative officer of the receiving party. Notices shall be deemed served on the day of personal delivery or on the fourth day following mailing.

#### SECTION 13. RESERVATION OF RIGHTS:

Nothing in this Agreement is intended to confer a benefit or right of enforcement upon any third party. Further, both parties specifically reserve all rights, privileges and immunities conferred upon them by law.

#### SECTION 14. AGENCY:

Neither party neither is an agent of the other party nor shall neither incur any costs, expenses or obligations on behalf of the other.

#### SECTION 15. COMPLETE AGREEMENT:

This Agreement sets forth the complete understanding between the parties relating to the terms and conditions hereof and any amendment hereto to be effective must be in writing and duly authorized and signed by the duly authorized representative of the parties.

#### **SECTION 16. SEVERABILITY:**

If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions and to this end the provisions of this Agreement are to be severable.

#### SECTION 17. CONSTRUCTION:

This Agreement shall be construed in accordance with the laws of the State of Illinois.

#### **SECTION 18. EFFECTIVE DATE:**

This Agreement shall be in full force and effect as of the date set forth below.

IN WITNESS THEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names by their respective officers hereunto duly authorized and their respective corporate seals to be hereunto affixed and attested by their respective officers having custody thereof the day and year first above written.

# Dated this \_\_\_\_day of November, 2014

Village of Matteson			
Cook/Will County Illinois, an Illinois			
Municipal Corporation	ATTEST:		
By:			
President	Village Clerk		
	Date		
Village of Monee			
Cook/Will County Illinois, an Illinois			
Municipal Corporation	ATTEST:		
By:	Name of the Control o		
President	Village Clerk		
	Date		
Village of Park Forest			
Cook/Will County Illinois, an Illinois			
Municipal Corporation	ATTEST:		
By:			
President	Village Clerk		
	Date		

Village of Richton Park	
Cook/Will County Illinois, an Illinois	
Municipal Corporation	ATTEST:
Ву:	
President	Village Clerk
	Date
Village of University Park	
Cook/Will County Illinois, an Illinois	
Municipal Corporation	ATTEST:
By:	
President	Village Clerk
	Date
County of Cook	
A Body Politic and Corporate	
Of the State of Illinois	ATTEST:
By:	
President	County Clerk
Approved as to form:	
Assistant State's Attorney	Date
County of Will	
An Illinois Body Politic	
•	ATTEST:
By:	
County Executive	County Clerk
	Th
	Date

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1e:
A Resolution Awarding Contract To The Lo Salt Contract for 2019	owest Responsible Bidder For The Material Rock
SUMMARY OF REQUESTED ACTION COW	MEETING OF: February 14, 2023
Presented For Discussion and Your Conside	ration Is A Resolution Awarding Contract To
The Lowest Responsible Bidder For Materia	
APPROVED:	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	
Ordinance Number:	Resolution Number:
Comments:	



#### **Local Public Agency General Maintenance**

	-						-	
			Estimate	of Main	itenance	Costs	Submittal Type	Original
District Es	timate of Co	st for						
1 Mi	unicipality		<b>†</b>				Mainten	ance Period
Local Public Age	encv		County		Section	Number	Beginning	Ending
Village of Un		ırk	Will			1	11/24/19	03/31/20
1								
			Material Categories/	Maintenan	ce items			Total
			Point of Delivery or			of the other state of the state		Maintenance
Maintenance	Maint Eng	Insp.	Work Performed by			ra de la companya de		Operation
Operation	Category	Req.	an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Cost
Materials	111	No	Rock Salt	TONS	675	\$98.4	4 \$66,447.00	\$66,447.00
							otal Operation Cos	
							ance Costs Summar	<del></del>
Maintenance			r	MFT F	unds	RBI Funds	Other Funds	Estimated Costs
Local Public Age			-					[
Local Public Age			-					
Materials/Contracts(Non Bid Items) Materials/Deliver & Install/Materials Quotations (Bid Items)			į	\$66,447.00			\$66,447.00	
Formal Contract		वासा (वार	Quotations (bib items)		00,441.00	2.441		\$00,447.00
1 United Contract	(Bid iterrity)		Maintenance Total	\$	66,447.00			\$66,447.00
			tu-		Estir	mated Maintenan	ce Eng Costs Summ	ary
Maintenance E	ngineering		_	MFT F	unds	RBI Funds	Other Funds	Total Est Costs
Preliminary Eng	ineering							
Engineering Ins					-			
Material Testing	ł							
Advertising								
Bridge Inspection			nce Engineering Total					
	1419	dimena	ince chigheening rotal					
		Total E	stimated Maintenance	\$	66,447.00			\$66,447.00
Remarks								
			A CONTRACTOR OF THE CONTRACTOR					
1		SUBMI	TTED					
Local Public Ag								
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				1.00 m				
Title								
							APPROVED	
County Facing	or/Cuparint-	ndost s	f Highways Cionatura 9 f	Dato.		Engineer Signatu Int of Transportat		
County Enginee	errouperinte	raent C	f Highways Signature & [	Jale	рерапте	ni or rransportat	UII	
1				Ì				



#### Resolution for Maintenance Under the Illinois Highway Code

	District	County		Resolution Number	Resolution Type	Section Number
	1	Will		T COLUMN TO THE TOTAL THE TOTAL TO THE TOTAL	Original	20-00000-00-GM
BE IT RESOLVED, by the			Soard ng Body Type	of	the Vil	lage of
Unive	ersity Park		Illinois		appropriated the sum	
Name of Lo Sixty-six thousand fou	ocal Public Ago ur hundred	-			Dollars (	\$66,447.00
				t highwaye under the		of Illinois Highway Code from
11/24/19 to	03/31/2 Ending Da	0 te				- 1
funds during the period as	revised estin specified ab	nates approved ove.	in connecti	on with this resolution	, are eligible for maint	enance with Motor Fuel Tax
BE IT FURTHER RESOLV	/ED, that	Vi	lage	of	Universit	y Park
available from the Departnexpenditure by the Departness BE IT FURTHER RESOLN of the Department of Trans	ment under t /ED, that the	his appropriati	on, and		•	esolution to the district office
Dorothy Jones	of Clark		Local Pi	Village (	Clerk in and for said	Village Local Public Agency Type
Name of Clerk of University Park						cords and files thereof, as
Name	of Local Publi	c Agency				
provided by statute, do he	reby certify t					opted by the
Board Governing Body	(Tupo	of	J. Norma	Iniversity Park of Local Public Agency	at a mee	eting held on
IN TESTIMONY WHEREO				al this da Day	y ofMoi	nth, Year
(SEAL)				Clerk Signature & E	)ate	
					APPROVED	)
				Regional Engineer		
				Department of Tran	sportation	

# VILLAGE OF UNIVERSITY PARK

# Request For Board Action

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1f:
A Resolution Approving MFT Funds F	
A Resolution Approving IVIT 1 Tulius 1	of Material Rock Saft For 2020.
SUMMARY OF REQUESTED ACTION COW	MEETING OF: February 14, 2023
Presented For Discussion and Your Consider	eration Is A Resolution Approving MFT Funds
For Material Rock Salt For 2020.	
APPROVED:	
	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	
Ordinance Number:	Resolution Number:



# **Local Public Agency General Maintenance**

				Estimate	of Mair	itenance	Costs	Submittal Type	Original
District	Estim	nate of Co	st for						
1	Mun	icipality						Maintena	nce Period
Local Publ	lic Agen	су		County		Section	Number	Beginning	Ending
Village of University Park   Will				21-000	00-00-GM 11	/24/20 0	3/31/21		
							i L		
					Maintenan	ce Items			
Maintena Operati		Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Materials		Iŧi	No	Rock Salt	TONS	675	\$78.75	\$53,156.25	\$53,156.25
<u> </u>	1						To	tal Operation Cost	\$53,156.25
***************************************						Est		nce Costs Summary	
Maintenar	nce			<del></del>	MFT F		RBI Funds	Other Funds	Estimated Costs
Local Publ	lic Agend	cy Labor							
Local Publ				_					
Materials/0		•		<u></u>					
			aterials	Quotations (Bid Items)		53,153.25			\$53,153.25
Formal Co	miraci (E	sio nems)	omorocano.	Maintenance Total	\$	53,153.25			\$53,153.25
				mantonanos i otali		ii	nated Maintenance	Eng Costs Summa	
Maintenar	nce Eng	ineering		·-	MFT F		RBI Funds	Other Funds	Total Est Costs
Preliminar	y Engine	ering							
Engineerin	-	ction		-					
Material Te				-					
Advertising	_	<b>.</b>		-		-			
Bridge Ins	pection i			nce Engineering Total					
		FVIC	muena	ince Engineering rotal		1_	I		
		•	Total E	stimated Maintenance	q	53,153.25			\$53,153.25
Remarks									
Remarks									
					*				
Lange Dute	15 - A		SUBMI						
Local Pub	ilic Agen	icy Official	Signal	ture & Date					
Title							А	PPROVED	
						Regional F	A Engineer Signature		
County Er	ngineer/S	Superinter	ndent o	f Highways Signature & D	Date	~	nt of Transportation		
		-							



# Resolution for Maintenance Under the Illinois Highway Code

	District	County		Resolution Number	Resolution Type	Section Number
	[1	Will		4	Original	21-00000-00-GM
BE IT RESOLVED, by the	·		Board ning Body Type	0	f the Vil	llage of c Agency Type
	ersity Park		Illinois		appropriated the sum	
Name of Lo Fifty-three thousand o	ocal Public Ag		and 25/100		Dellare	\$53,156.25
of Motor Fuel Tax funds fo	r the purpos	e of maintaini	ng streets and	I highways under the	applicable provisions	of Illinois Highway Code from
11/24/20 to Beginning Date	03/31/2 Ending Da					
BE IT FURTHER RESOL\ ncluding supplemental or unds during the period as	revised esti	mates approve				of Maintenance Costs. tenance with Motor Fuel Tax
BE IT FURTHER RESOLV	/ED, that	\	/illage	of	Universit	y Park
expenditure by the Depart BE IT FURTHER RESOL\ of the Department of Trans	/ED, that the			transmit four (4) cert	lified originals of this re	esolution to the district office
Dorothy Jones	of Clerk		Land Di	Village (	Clerk in and for said _	Village Local Public Agency Type
	or clerk Iniversity I	Park				cords and files thereof, as
Name	of Local Pub	lic Agency			, 2002 (100)	
provided by statute, do he	reby certify	the foregoing	to be a true, p	erfect and complete	copy of a resolution ad	lopted by the
Board		of	L	Iniversity Park of Local Public Agency	at a mee	eting held on
Governing Body	• • •					Date
N TESTIMONY WHEREC	or, i nave n	ereunto set m	y nand and se	Day Day	ay ofMo	nth, Year
(SEAL)				Clerk Signature & [	<u>Date</u>	
					APPROVE	)
				Regional Engineer Department of Tran		

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1g:				
A Resolution Awarding Contract To The L Salt Contract for 2021	owest Responsible Bidder For The Material Rock				
SUMMARY OF REQUESTED ACTION COW	MEETING OF: February 14, 2023				
Presented For Discussion and Your Consideration	eration Is A Resolution Awarding Contract To				
The Lowest Responsible Bidder For Material Rock Salt For 2021.					
APPROVED:					
	Elizabeth Scott				
	Village Manager				
BOARD ACTION: Motion By:					
Ordinance Number: Comments:	Resolution Number:				



# **Local Public Agency General Maintenance**

			Estima	ate of Mair	ntenance	Costs	Submittal Type	
District Est	imate of Co	st for						
1   Mı	unicipality						Maintena	ance Period
Local Public Age	эпсу		County		Section	Number	Beginning	Ending
Village of Uni	versity Pa	ırk	Will		22-000	000-00-GM 🍴	11/24/21	03/31/22
I								
	1		T	Maintenan	ce Items	T	T	T
Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories Point of Delivery of Work Performed by an Outside Contract	r r	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Materials	m	No	Rock Salt	TONS	1,775	\$83.3	\$147,893.00	\$147,893.00
	-				<u> </u>	1	│ Fotal Operation Cost	\$147,893.00
***************************************		<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>			Es		nance Costs Summan	<u> </u>
Maintenance				MFTF		RBI Funds	Other Funds	Estimated Costs
Local Public Age	ency Labor							
Local Public Age	ncy Equipm	nent						
Materials/Contra	cts(Non Bid	Items)						
Materials/Deliver	r & Install/M	aterials	Quotations (Bid Items	s) \$1	\$147,893.00			\$147,893.00
Formal Contract	(Bid Items)		ministraturum multistassissum salastimusestamusestamusestamusestamusestamusestatimusestatimusestatimusestatimus					
			Maintenance Tot	tal \$1	47,893.00			\$147,893.00
88-int				MFT F		RBI Funds	ce Eng Costs Summa Other Funds	Total Est Costs
Maintenance En Preliminary Engi				IVIFIE	unus	RDIFUIIUS	Other Furios	Total Est Costs
Engineering Inst								
Material Testing	Joulon							
Advertising								
Bridge Inspectio	n Engineerii	ng					·   ·	
	Ma	intena	nce Engineering To	tal				
		Total E	stimated Maintenan	ce \$1	47,893.00			\$147,893.00
Remarks								
L		SUBMI	rten					
Local Public Age								
LOCAL FUDILE AGE	ericy Official	Olgital	are & Date					
Title							APPROVED	
					Regional I	Engineer Signatu		
County Enginee	r/Superinter	ndent o	f Highways Signature	& Date		nt of Transportat		
					Transie			

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1h:
A Resolution Awarding Contract To The Lov Salt Contract for 2022	west Responsible Bidder For The Material Rock
SUMMARY OF REQUESTED ACTION COW N	MEETING OF: February 14, 2023
Presented For Discussion and Your Consider For Material Rock Salt For 2022.	ation Is A Resolution Approving MFT Funds
APPROVED: _	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	Seconded By:
Ordinance Number:	Resolution Number:



# **Local Public Agency General Maintenance**

			Estimate	of Main	itenance	Costs	Submittal Type	Original
District	Estimate of 0	Cost for						
1	Municipali	.V					Mainten	ance Period
Local Public	i i		County		Section	Number	Beginning	Ending
Local Public Agency County University Park Will							04/30/23	
Onversity	· an		Taxiii			300 00 011		1
			<u> </u>	Maintenan	ce Items			
			Material Categories/					Total
Maintagar	on being to	a laan	Point of Delivery or Work Performed by					Maintenance Operation
Maintenar Operatio	}	9	an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Cost
Rock Salt	III	No	Point of Delivery	Tons	1,775	\$85.	97 \$152,596.7	5 \$152,596.75
					<u> </u>	1	Total Operation Cos	st \$152,596.75
L					Es	stimate of Mainter	nance Costs Summa	ry
Maintenand	e		-	MFT F	unds	RBI Funds	Other Funds	Estimated Costs
Local Public	: Agency Labo	ř						
Local Public	: Agency Equi	oment	<u> </u>					
Materials/Co	ontracts(Non E	d Items)	1	\$1	52,596.75			\$152,596.75
Materials/De	eliver & Install	Materials	Quotations (Bid Items)					
Formal Con	tract (Bid Item	s)						
***************************************			Maintenance Total	\$1	52,596.75			\$152,596.75
			•				nce Eng Costs Summ	
	e Engineerin	9		MFT F	unds	RBI Funds	Other Funds	Total Est Costs
	Engineering		-					
Engineering			-					
Material Tes	sting							
Advertising								
Bridge inspi	ection Engined		ance Engineering Total		-			
		wanten	ance Engineering Total		<u></u>			
		Total E	Estimated Maintenance	\$1	52,596.75			\$152,596.75
Remarks								
residente								
	.,	SUBMI	TTEN					
i onal Bubli	c Agency Offic							
LUCAI FUUII	L Agency Onic	aai Oigila	ture a Date					
7711				j				
Title				7			APPROVED	
					Regional	Engineer Signat	ure & Date	
L	County Engineer/Superintendent of Highways Signature &					Engineer organis		
County Eng	gineer/Superin	tendent o	of Highways Signature & [	Date		ent of Transporta		



# Resolution for Maintenance Under the Illinois Highway Code

	District	County		Resolution Number	er Resolutio	n Type	Section Num	iber
	1	Will			Original		23-00000-	00-GM
BE IT RESOLVED, by the		Bo: Governing			of the	Villa ocal Public A	ige agency Type	of
	ersity Park		Illinois	that there is hereb	y appropriated	the sum of	one hundre	id
fifty-two thousand five			ars and	75/100		Dollars i \$1	152 956 75	,
of Motor Fuel Tax funds fo	r ine purposi	e or maintaining s	streets and	nignways under tr	е аррисавіе р	rovisions oi	ililiois myriwi	ay Code from
09/06/22 to Beginning Date	04/30/2 Ending Da							
BE IT FURTHER RESOLV including supplemental or funds during the period as	revised estin	nates approved in						
BE IT FURTHER RESOLV	/ED, that	Villa	ge	of	t	Jniversity	Park	
shall submit within three may available from the Department of the Department of the Department of Transport of the Department of Transport of the Department of Transport of Transport of Transport of Transport of Transport	nent, a certifi ment under t /ED, that the	ed statement sho his appropriation	owing expe , and	enditures and the b	alances remail	ning in the fi	unds authorize	ed for
Elizabeth Scott	of Clerk		Local Pu	Village blic Agency Type	_Clerk in and	for said	Villaç	je jency Type
of L	Iniversity F			in the State of Illino				
Name provided by statute, do he	of Local Publi reby certify t	,	eatrue o	erfect and complete	conv of a res	olution ado	oted by the	
							3,000 0) 110	
Board Governing Body	/ Type	of	U Name	niversity Park of Local Public Agen	Σ <b>y</b>	_at a meeti	ng held on	Date
IN TESTIMONY WHERE	DF. I have he	reunto set my ha	ind and se	al this	day of	Montl	n, Year	
(SEAL)				Clerk Signature &	Date		· · · · · · · · · · · · · · · · · · ·	
								***************************************
					Ai	PROVED		
				Regional Enginee Department of Tr		Date		

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1i:
Discussion – An Ordinance Authorizing A Le Resources Corporation	ease Agreement for Units #38 & 40 with United Dental
SUMMARY OF REQUESTED ACTION COW N	MEETING OF: February 14, 2023
Presented For Discussion and Your Co	onsideration Is A Request For A Lease
Agreement for Units #38 & 40 with U	nited Dental Resources Corporation.
APPROVED:	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	Seconded By:
Ordinance Number:	
Comments:	

# THE VILLAGE OF UNIVERSITY PARK

WILL AND COOK COUNTIES, ILLINOIS

# **ORDINANCE**

NUMBER

# AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LONG-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS UNIT 38 AND UNIT 40, TOWN CENTER DRIVE, UNIVERSITY PARK, ILLINOIS 60484-2800

JOSEPH E. ROUDEZ III, Mayor DOROTHY R. JONES, MMC Village Clerk

SHIRLEY A. BOLDING
THEAPLISE BROOKS
SONIA JENKINS-BELL
DONZELL FRANKLIN
KAREN L. LEWIS
JANELLE D. MCFADDEN

Village Board

Published in pamphlet form by authority of the Mayor and the Board of Trustees of the Village of University Park on this the 28th day of March, 2023

ORDI	NAN	CE NO	
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# AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LONG-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS UNIT 38 AND UNIT 40, TOWN CENTER DRIVE, UNIVERSITY PARK, ILLINOIS 60484-2800

WHEREAS, the Village of University Park is a home rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of University Park (hereinafter referred to as "Village") presently owns various parcels of real estate throughout the village and is interested in leasing said parcels for specific periods in time pursuant to the village's redevelopment plans;

WHEREAS, the Village recognizes that the lease of real estate set described herein will assist in the redevelopment of not only the subject real estate but promote the redevelopment of the surrounding area and adjacent parcels or real estate;

WHEREAS, the Village owns the parcel of real estate commonly referred to as, Unit 38 and Unit 40, Town Center Drive, University Park, Illinois, 60148-2800 and is desirous of leasing said real estate for a term not to exceed ninety-nine years;

WHEREAS, the Village according to Illinois Compiled Statutes, 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, may approve pursuant to ordinance the lease of any municipal owned real estate;

**WHEREAS**, pursuant to the guidelines set forth within 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, the corporate authorities may authorize the lease of real estate for a term not to exceed ninety-nine years;

**WHEREAS**, pursuant to said guidelines, the Village of University Park has published notice of its intent to enter into a lease agreement for the real estate referenced herein; and

WHEREAS, in the opinion of the corporate authorities of the Village of University Park it is in the best interests of the Village to lease the real estate referred to herein, for a term not to exceed ninety-nine years, pursuant to the terms and conditions of the lease agreement.

**NOW, THEREFORE, BE IT ORDAINED,** in open meeting assembled, by the Village President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, pursuant to its "Home Rule Powers" as follows:

#### Section One - Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to the ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

# Section Two – Approval of Lease Agreement

The Corporate Authorities of the Village of University Park hereby approve the Lease of Agreement for the real estate commonly referred to as the intersection located at Unit 100, Town Center Drive, University Park, Illinois 60484-2800 (hereinafter referred to as the "Subject Property"), substantially in the form attached hereto and made a part hereof as Exhibit A. The Corporate Authorities further authorize and approve the lease of the Subject Property for a period of four (4) years with one four (4) year option.

#### **Section Three - Authorization**

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest to the Lease Agreement, substantially in the form of such Lease Agreement which is attached hereto as Exhibit A, with such changes therein as shall be approved by the Village Attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Lease Agreement.

### Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this ordinance and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

# Section Five - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

# Section Six - Effective Date

This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

### Section Seven - Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

# Section Eight - Conflict Clause

All ordinances, parts of ordinances, resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

# Section Nine - Saving Clause

If any section, paragraph, clause or provision of this ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this ordinance, which are hereby declared to be separable.

# Section Ten - Recording

This ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of University Park.

# **DECIDED** pursuant to a Roll Call Vote:

	YES	NO	ABSENT	PRESENT
Shirley A. Bolding				
Theaplise Brooks				
Sonia Jenkins-Bell				
Donzell Franklin				
Karen L. Lewis				
Janelle D. McFadden				
Joseph E. Roudez III				
TOTAL				

PASSED AND APPROVED by the Village of University Park Board of Trustees on the 28th day of March, 2023:

	Joseph E. Roudez III Mayor
ATTEST:	
Dorothy R. Jones, MMC Village Clerk	

STATE OF ILLINOIS ) SS COUNTIES OF WILL AND COOK )						
CLERK'S CER	RTIFICATION					
I, Dorothy R. Jones, MMC do hereby certify that I am the duly elected and qualified Village Clerk in and for the Village of University Park, Will and Cook Counties, Illinois; that I am the keeper of the files, records, and seal of said Village, and that the following is a true and correct copy of Ordinance No.  AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A LONG-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS						
UNIT 38 AND UNIT 40, TOWN CENTER DRIVE	VE, UNIVERSITY PARK, ILLINOIS 60484-2800					
adopted and approved by the Mayor and the Bo March 28, 2023 and that the vote on the motion of	Board of Trustees at an official meeting held on for adoption was as follows:					
Y	YES NO ABSENT PRESENT					
Shirley A. Bolding						
Theaplise Brooks						
Sonia Jenkins-Bell						
Donzell Franklin						
Karen L. Lewis						
Janelle D. McFadden						
Joseph E. Roudez III						
TOTAL						
10 11 12						
I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of University Park, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.						
I further state that this Certification is issued under my hand and the seal of the Village of University Park as required in the Illinois Compiled Statues 65 ILCS 5/1-2-4.						
IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said Village of University Park, Will and Cook Counties, Illinois on the date set forth herein.						
Dorothy R. Jones, MMC Village Clerk	_ (SEAL)					

Exhibit A

Lease Agreement

#### LEASE OF COMMERCIAL PROPERTY

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") is executed as of this 28th day of March, 2023, by and between the Village of University Park, a municipal corporation whose principal place of business is located at 44 Town Center Drive, University Park, Illinois 60484, (hereinafter referred to as the "Lessor,") and United Dental Resources Corporation (hereinafter referred to as the "Lessee"). In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, for the purposes only of operating a marketing manufacturing and distribution center on the premises located at 38 and 40 Town Center Drive, University Park, IL 60484-2800, referred to as the "Premises," together with the appurtenances thereto, for a four year (4) term with one four year option commencing on the date hereinabove set forth.

The parties agree as follows:

- 1. Lessee shall pay Lessor pursuant to the rent schedule set forth in Exhibit A for the Premises set forth herein, rent shall be payable in advance on the first day of each month. If the rent has not been paid by the fifth day of the month, a penalty of \$50.00 per day for each day thereafter shall apply and is declared to be so much additional rent to be added to the monthly rental for that month.
- 2. Lessee shall deposit \$1,000.00 with Lessor, which amount shall be held by Lessor as security for the full and timely performance by Lessee of the terms and conditions of this lease agreement. No interest shall be paid on the deposit. The security deposit shall be returned to Lessee at the expiration of this lease agreement provided that all the terms and conditions contained in this lease agreement have been fully performed by Lessee.
- 3. Lessee will pay, in addition to the rent above specified, all sewer and water, gas, telephone and electric light and power bills taxed, levied or charged on the Premises, real estate taxes, and liability insurance for and during the time for which this lease is granted, and in case said bills shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid are declared to be so much additional rent payable with the installment of rent next due thereafter.
- 4. Lessee shall not assign this lease without the prior written consent of the Lessor. If Lessee shall make an assignment for the benefit of creditors, or shall be adjudged a bankrupt, Lessor may terminate this lease and in such event Lessee shall at once pay Lessor a sum of money equal to the entire amount of rent reserved by this lease for the then unexpired portion of the term hereby created, as liquidated damages.
- 5. Lessee will not allow the Premises to be used for any purpose other than that herein specified, a distribution center. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the prior written permission of Lessor. Lessee will not load floors beyond the floor load rating prescribed by applicable municipal ordinances.
- 6. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, repair or improve the Premises, have been made by Lessor prior to or at the execution of this lease that are not herein expressed.

7. Lessee shall keep the Premises and appurtenances thereto in a clean, sightly and healthy condition and in good repair, all according to applicable statutes and ordinances and the directions of public officers thereunto duly authorized, all at its own expense, and shall yield the same back to Lessor upon the termination of this lease, in the same condition of cleanliness, repair and sightliness as at the date of the execution hereof, loss by fire and reasonable wear and tear excepted. Lessee shall make all necessary repairs and renewals upon Premises and replace broken globes, glass and fixtures with material of the same size and quality as that broken and shall insure at replacement value all glass in windows and doors of the Premises at its own expense all to the sole and complete satisfaction of Lessor. Lessee at its sole expense shall provide for adequate garbage pick-up to ensure cleanliness and sightliness of the Premises.

If the Premises shall be kept in good repair and in a clean, sightly and healthy condition by Lessee, as aforesaid, Lessor may enter the same, himself or by its agents, servants or employees, without such causing or constituting a termination of this lease or an interference with the possession of the Premises by Lessee and Lessor may replace the same in the same condition of repair, sightliness, healthiness and cleanliness as existed at the date of execution hereof, and Lessee agrees to pay Lessor, in addition to the rent hereby reserved, the expenses of Lessor in thus replacing the Premises in that condition. Lessee shall not cause or permit any waste, misuse or neglect of the water, gas or electric fixtures.

8. During the term of this lease or any extension thereof, Lessee shall at its sole expense procure, keep in force and pay all premiums on a policy of fire and extended coverage insurance for the full insurable value of the fixtures, equipment and inventory located upon the premises at replacement cost which shall name the Lessor as loss payee thereunder. Lessee shall at all times furnish Lessor with a copy of said policy or certificate of insurance evidencing the same to be in full force and effect and paid in full. Any such policy of insurance shall have a specific provision therein reflecting the agreement of the insurer that no termination of the coverage or amendment of same shall be made without first giving ten (10) days' advance written notice thereof to Lessor.

Lessee shall also maintain continually in force during the term of this lease or any extended term thereof a policy of public liability insurance (standard owners, landlords and tenants liability form) with a responsible insurance company, naming the Lessor as an additional insured, which policy shall contain limits of not less than Three Million Dollars (\$3,000,000.00) for injury or death to any one person and Three Million Dollars (\$3,000,000.00) in the aggregate for each occurrence, and One Hundred Thousand Dollars (\$100,000.00) for personal property damage. A copy of such policy or a certificate of insurance evidencing same shall be delivered to Lessors prior to the effective date of this lease, and any such policy shall contain a provision stating that no cancellation of such policy or any change in any provision thereof shall be effective unless Lessor is given at least ten (10) days' advance notice by the insurer under such policy. Lessee shall insure that Lessor is named as an additional party insured on all insurance policies described herein.

9. Lessee will allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof which Lessor may see fit to make, and Lessee will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent", and Lessee will not interfere with the same.

- Except as provided by Illinois statute. Lessor shall not be liable to Lessee for any damage 10. or injury to it or its property occasioned by the failure of Lessor to keep the Premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, water pipes or steam pipes, or from broken stairs, porches, railings or walks, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank in, upon or about the Premises or the building of which they are a part, nor for any such damage or injury occasioned by water, snow or ice being upon or coming through the roof, skylight, trapdoor, stairs, walks or any other place upon or near the Premises, nor for any such damage or injury done or occasioned by the falling of any fixture, plaster or stucco, nor for any damage or injury arising from any act, omission or negligence of occupants of the same building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property, or of Lessor's agents or Lessor himself, all claims for any such damage or injury being hereby expressly waived by Lessee.
- 11. Any fixtures previously installed or installed after the date of Lease, are hereby considered part of the Premises and shall remain for the benefit of Lessor upon termination of this lease, free of any liens. From the date of this lease, Lessee shall not attach, affix or exhibit except by prior written approval of Lessor, any articles of permanent character or any sign, attached or detached, with any writing or printing thereon, to any window, floor, ceiling, door or wall in any place in or about the Premises, or upon any of the appurtenances thereto, without in each case the prior written consent of Lessor; and shall make no changes or alterations in the Premises by the erection of partitions or the papering of walls, or otherwise, without the prior written consent of Lessor; and in case Lessee shall affix additional locks or bolts on doors or windows, or shall place in the Premises lighting fixtures or any fixtures of any kind, without the prior written consent of Lessor, such locks, bolts and fixtures shall remain for the benefit of Lessor.
- 12. In case the Premises shall be rendered untenantable by fire, explosion or other casualty, Lessor may, at its option, terminate this lease or repair the Premises within sixty days. If Lessor does not repair the Premises within said time, or the building containing the Premises shall have been wholly destroyed, the lease hereby created shall terminate.
- 13. At the termination of this lease, Lessee will yield up immediate possession of the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will return the keys therefor to Lessor at the place of payment of rent. If Lessee retains possession of the Premises or any part thereof after the termination, then Lessor may at its option within thirty days after termination serve written notice upon Lessee that such holding over constitutes either (a) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental, or (b) creation of a tenancy at sufferance, at a rental of five hundred (\$500.00) dollars per day for the time Lessee remains in possession. If no such written notice is served then a tenancy at sufferance with rental as stated at (b) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessor of any right of re-entry; nor shall receipt of any rent or any other act in apparent affirmance of tenancy operate as a waiver of the right to terminate this lease for a breach of any of the covenants herein.

If Lessee shall vacate or abandon the Premises or permit the same to remain vacant or 14. unoccupied for a period of ten days, or in case of the non-payment of the rent reserved hereby, or any part thereof, or of the breach of any covenant in this lease contained, Lessee's right to the possession of the Premises thereupon shall terminate with or (to the extent permitted by law) without any notice or demand whatsoever, and the mere retention of possession thereafter by Lessee shall constitute a forcible detainer of the Premises; and if the Lessor so elects, but not otherwise, and with or without notice of such election or any notice or demand whatsoever, this lease shall thereupon terminate, and upon the termination of Lessee's right of possession as aforesaid, whether this lease be terminated or not, Lessee agrees to surrender possession of the Premises immediately, without the receipt of any demand for rent, notice to guit or demand for possession of the Premises whatsoever, and hereby grants to Lessor full and free license to enter into and upon the Premises or any part thereof, to take possession thereof with or (to the extent permitted by law) without process of law, and to expel and remove Lessee or any other person who may be occupying the Premises or any part thereof, and Lessor may use such force in and about expelling and removing Lessee and other persons as may reasonably be necessary, and Lessor may re-possess himself of the Premises, but such entry of the Premises shall not constitute a trespass or forcible entry or detainer, nor shall it cause a forfeiture of rents due by virtue thereof, nor a waiver of any covenant, agreement or promise in this lease contained, to be performed by Lessee.

Lessee hereby waives all notice of any election made by Lessor hereunder, demand for rent, notice to quit, demand for possession, and any and all notices and demands whatsoever, of any and every nature, which may or shall be required by any statute of this state relating to forcible entry and detainer, or to landlord and tenant, or any other statute, or by the common law, during the term of this lease or any extension thereof. The acceptance of rent, whether in a single instance or repeatedly after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessor's right to act without notice or demand or of any other right hereby given Lessor, or as an election not to proceed under the provisions of this lease.

- 15. If Lessee's right to the possession of the Premises shall be terminated in any way, the Premises, or any part thereof, may, but need not (except as provided by Illinois statute), be relet by Lessor, for the account and benefit of Lessee, for such rent and upon such terms and to such person or persons and for such period or periods as may seem fit to the Lessor, but Lessor shall not be required to accept or receive any tenant offered by Lessee, nor to do any act whatsoever or exercise any diligence whatsoever, in or about the procuring of another occupant or tenant to mitigate the damages of Lessee or otherwise, Lessee hereby waiving the use of any care or diligence by Lessor in the reletting thereof; and if a sufficient sum shall not be received from such reletting to satisfy the rent hereby reserved, after paying the expenses of reletting and collection, including commissions to agents, and including also expenses of redecorating, Lessee agrees to pay and satisfy all deficiency; but the acceptance of a tenant by Lessor, in place of Lessee, shall not operate as a cancellation hereof, nor to release Lessee from the performance of any covenant, promise or agreement herein contained, and performance by any substituted tenant by the payment of rent, or otherwise, shall constitute only satisfaction pro tanto of the obligations of Lessee arising hereunder.
- 16. Lessee shall pay upon demand all Lessor's costs, charges and expenses, including fees

of attorneys, agents and others retained by Lessor, incurred in enforcing any of the obligations of Lessee under this lease or in any litigation, negotiation or transaction in which Lessor shall, without Lessor's fault, become involved through or on account of this lease.

- 17. Lessor shall have a first lien upon the interest of Lessee under this lease, to secure the payment of all moneys due under this lease, which lien may be foreclosed in equity at any time when money is overdue under this lease; and the Lessor shall be entitled to name a receiver of said leasehold interest, to be appointed in any such foreclosure proceeding, who shall take possession of said premises and who may relet the same under the orders of the court appointing him.
- 18. In event any lien upon Lessor's title results from any act or neglect of Lessee, and Lessee fails to remove said lien within ten days after Lessor's notice to do so, Lessor may remove the lien by paying the full amount thereof or otherwise and without any investigation or contest of the validity thereof, and Lessee shall pay Lessor upon request the amount paid out by Lessor in such behalf, including Lessor's costs, expenses and counsel fees.
- 19. The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.
- 20. The Lessee agrees that if in the future the Lessor desires to procure new mortgage financing on said premises that the Lessee shall execute such documents as may be required by the proposed mortgagee of said premises in order to facilitate such extension or refinancing, it being agreed, however, that the Lessee shall not be called upon to incur any personal liability with regard to the indebtedness to be secured by such mortgage, it being only required that the Lessee's interests in said premises be recognized as subject to the lien of the mortgage so to be placed on said property, and it being further agreed that no interest of the Lessee in said premises shall be defeated or terminated in the event of a default under such new mortgage if the Lessee is not in default under the terms of such lease.
- 21. Notices may be served on either party, at the respective addresses given at the beginning of this lease, either (a) by delivering or causing to delivered a written copy thereof, or (b) by sending a written copy thereof by United States certified or registered mail, postage prepaid, addressed to Lessor or Lessee at said respective addresses in which event the notice shall be deemed to have been served at the time the copy is mailed.
- 22. The words "Lessor" and "Lessee" wherever used in this lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed.
- 23. In any clause, phrase, provision or portion of this lease or the application thereof to any person or circumstance shall be declared invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

24.	This Lease may	be signed	by the	<b>Parties</b>	in cour	nterparts ar	id shall	be a	s binding	gas	s if
	signed together.	Facsimile	copies	of the	signed	counterpar	ts shall	be o	deemed	to	be
	authentic and val	lid as an or	iginal of	f this Le	ase.						

Signed by the parties hereto as of the date hereinabove set forth.

Lessor:	Lessee:
Village of University Park	United Dental Resources Corporation
Village Manager	
Attest:	
). N	
SUBSCRIBED and SWORN to before me this 28th day of March, 2023	SUBSCRIBED and SWORN to before me this day of, 2023
Notary Public	Notary Public

### Exhibit A

Lessor and Lessee understand and agree that the Premises shall be used for commercial purposes including marketing and manufacturing of products, equipment and services to the dental industry, if Lessor determines in Lessor's sole discretion that the Premises is not being utilized for the use designated herein Lessor shall notify Lessee in writing and Lessee shall immediately correct the issue. If Lessee fails to correct the issue within thirty (30) days of the written notice Lessor may terminate this Lease Agreement.

#### Rent Schedule

Rent shall be paid as follows:

- Lessee shall pay \$1,050.00 (one thousand fifty dollars and no cents) per month for the initial term of the lease agreement,
- Lessee shall have the option to extend the lease agreement for one additional four year term upon 90 days written notice prior to expiration of the lease term. The lease amount for the option shall period shall be \$1,500.00 (one thousand five hundred dollars and no cents) per month.

To the extent that any terms or conditions set forth in Exhibit A conflict with the Lease Agreement the terms and conditions as set forth in Exhibit A shall govern.

# PERSONAL GUARANTEE

	rs, the su	fficiency of w	hich is ackno	wledged as	of an additional ten in-hand paid, director, member,
	the Lessee o tained herein,	the Lease, per that the terms,	sonally guarantee	es, in addition	n to the corporate his lease and any
Should		, personally a		ity for all amou	ints due and owing
and hereby agre	ee that I will pe	rsonally make ar	ny and all pay <mark>men</mark>	its for amounts	s owing or owed.
Dated:	, 2020	)			
			Guarantor of	Lessee	•
SUBSCRIBED a me this				(SE	AL)
Notary Public					

# Notice to Enter into a Long-Term Lease

NOTICE IS HEREBY GIVEN that the Mayor and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, on March 28, 2023 at a regularly scheduled Village Board meeting to be held at 7:00 pm at 90 Town Center Drive, University Park, Illinois 60484, intends to adopt an ordinance authorizing a lease agreement for a period of four (4) years with one four (4) year option for the real estate the Village owns or controls at Unit 38 and Unit 40, Town Center Drive, University Park, Illinois 60484-2800. Under such lease, the property shall be used by the tenant for the use as a marketing and manufacturing company providing products, equipment and services for the dental industry.

# VILLAGE OF UNIVERSITY PARK

# **Request For Board Action**

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1J:
Discussion – An Ordinance Authorizing A Le Are Ordered.	ease Agreement for Unit #34 With Our Steps
SUMMARY OF REQUESTED ACTION COW N	IEETING OF: February 14, 2023
Presented For Discussion and Your Co	onsideration Is A Request For A Lease
Agreement for Unit #34 With Our Ste	ps Are Ordered, NFP.
APPROVED:	Elizabeth Scott Village Manager
BOARD ACTION: Motion By:	Seconded By:
Ordinance Number:	Resolution Number:

# THE VILLAGE OF UNIVERSITY PARK

WILL AND COOK COUNTIES, ILLINOIS

# **ORDINANCE**

NUMBER

# AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SHORT-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS UNIT 34, TOWN CENTER DRIVE, UNIVERSITY PARK, ILLINOIS 60484-2800

JOSEPH E. ROUDEZ III, Mayor DOROTHY R. JONES, MMC Village Clerk

> SHIRLEY A. BOLDING THEAPLISE BROOKS SONIA JENKINS-BELL DONZELL FRANKLIN KAREN L. LEWIS JANELLE D. MCFADDEN

> > Village Board

Published in pamphlet form by authority of the Mayor and the Board of Trustees of the Village of University Park on this the 28th day of February, 2023

ORD	INANC	E NO.	

# AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SHORT-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS UNIT 34, TOWN CENTER DRIVE, UNIVERSITY PARK, ILLINOIS 60484-2800

WHEREAS, the Village of University Park is a home rule unit of local government with authority granted pursuant to the Illinois Constitution of 1970, to exercise certain powers and perform certain functions pertaining to its local government and affairs;

WHEREAS, the Village of University Park (hereinafter referred to as "Village") presently owns various parcels of real estate throughout the village and is interested in leasing said parcels for specific periods in time pursuant to the village's redevelopment plans;

WHEREAS, the Village recognizes that the lease of real estate set described herein will assist in the redevelopment of not only the subject real estate but promote the redevelopment of the surrounding area and adjacent parcels or real estate;

WHEREAS, the Village owns the parcel of real estate commonly referred to as, Unit 34, Town Center Drive, University Park, Illinois, 60148-2800 and is desirous of leasing said real estate for a term not to exceed two years;

WHEREAS, the Village according to Illinois Compiled Statutes, 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, may approve pursuant to ordinance the lease of any municipal owned real estate;

WHEREAS, pursuant to the guidelines set forth within 65 ILCS 5/11-76-1 the corporate authorities may authorize the lease of real estate for a term not to exceed two years in any manner they deem appropriate; and

**WHEREAS**, in the opinion of the corporate authorities of the Village of University Park it is in the best interests of the Village to lease the real estate referred to herein, for a term not to exceed two years, pursuant to the terms and conditions of the lease agreement.

**NOW, THEREFORE, BE IT ORDAINED,** in open meeting assembled, by the Village President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois, pursuant to its "Home Rule Powers" as follows:

#### Section One – Recitals

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preamble to the ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

# Section Two – Approval of Lease Agreement

The Corporate Authorities of the Village of University Park hereby approve the Lease of Agreement for the real estate commonly referred to as the intersection located at Units 34 Town Center Drive, University Park, Illinois 60484-2800 (hereinafter referred to as the "Subject Property"), substantially in the form attached hereto and made a part hereof as Exhibit A.

The Corporate Authorities further authorize and approve the lease of the Subject Property for a period one year with no options.

#### Section Three - Authorization

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest to the Lease Agreement, substantially in the form of such Lease Agreement which is attached hereto as Exhibit A, with such changes therein as shall be approved by the Village Attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Lease Agreement.

## **Section Four - Other Actions Authorized**

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this ordinance and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

# Section Five - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

#### Section Six - Effective Date

This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

#### Section Seven - Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

# Section Eight - Conflict Clause

All ordinances, parts of ordinances, resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

# Section Nine - Saving Clause

If any section, paragraph, clause or provision of this ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this ordinance, which are hereby declared to be separable.

# Section Ten – Recording

This ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of University Park.

# **DECIDED** pursuant to a Roll Call Vote:

		- Year	ACCOUNTY.	
	YES	NO	ABSENT	PRESENT
Shirley A. Bolding				
Theaplise Brooks				
Sonia Jenkins-Bell				
Donzell Franklin		18		
Karen L. Lewis		S. A.		
Janelle D. McFadden				
Joseph E. Roudez III				
TOTAL				

PASSED AND APPROVED by the Village of University Park Board of Trustees on the 28th day of February, 2023:

	Joseph E. Roudez III Mayor
ATTEST:	
Dorothy R. Jones, MMC Village Clerk	

STATE OF ILLINOIS ) ) SS				
COUNTIES OF WILL AND COOK )				
CLERK'S CERTIFICATION				
L Donathy D. James MMC de harehy autify that Laur the duly elected and availified Village				
I, Dorothy R. Jones, MMC do hereby certify that I am the duly elected and qualified Village Clerk in and for the Village of University Park, Will and Cook Counties, Illinois; that I am the keepe of the files, records, and seal of said Village, and that the following is a true and correct copy of Ordinance No				
AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A SHORT-TERM LEASE AGREEMENT FOR THE PROPERTY COMMONLY REFERRED TO AS UNITS 34, UNIVERSITY PARK, ILLINOIS 60484-2800				
adopted and approved by the Mayor and the Board of Trustees at an official meeting held of February 28, 2023 and that the vote on the motion for adoption was as follows:	on			
YES NO ABSENT PRESENT				
Shirley A. Bolding	ᅱ			
Theaplise Brooks	┨			
Sonia Jenkins-Bell	$\dashv$			
Donzell Franklin	ᅦ			
Karen L. Lewis	$\exists$			
Janelle D. McFadden	$\exists$			
Joseph E. Roudez III	$\dashv$			
TOTAL	╡			
TOTAL				
I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of University Park, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.				
I further state that this Certification is issued under my hand and the seal of the Village of University Park as required in the Illinois Compiled Statues 65 ILCS 5/1-2-4.				
<b>IN WITNESS WHEREOF</b> , I have hereunto set my hand and caused to be affixed the Corporate Seal of said Village of University Park, Will and Cook Counties, Illinois on the date structure forth herein.				
Dorothy R. Jones, MMC Village Clerk				

Exhibit A
Lease Agreement



#### LEASE OF COMMERCIAL PROPERTY

THIS LEASE AGREEMENT (hereinafter referred to as the "Lease") is executed as of this 28th day of February, 2023, by and between the Village of University Park, a municipal corporation whose principal place of business is located at 44 Town Center Drive, University Park, Illinois 60484, (hereinafter referred to as the "Lessor,") and Our Steps Are Ordered, NFP (hereinafter referred to as the "Lessee"). In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, for the purposes only of processing and distributing children's items for families in need on the premises located at Unit(s) 34, Town Center Drive, University Park, IL 60484-2800, referred to as the "Premises," together with the appurtenances thereto, for a one year (1) term commencing on the date hereinabove set forth.

The parties agree as follows:

- 1. Lessee shall pay Lessor pursuant to the rent schedule set forth in Exhibit A for the Premises set forth herein, rent shall be payable in advance on the first day of each month. If the rent has not been paid by the fifth day of the month, a penalty of \$50.00 per day for each day thereafter shall apply and is declared to be so much additional rent to be added to the monthly rental for that month.
- 2. Lessee shall deposit \$900.00 with Lessor, which amount shall be held by Lessor as security for the full and timely performance by Lessee of the terms and conditions of this lease agreement. No interest shall be paid on the deposit. The security deposit shall be returned to Lessee at the expiration of this lease agreement provided that all the terms and conditions contained in this lease agreement have been fully performed by Lessee.
- 3. Lessee will pay, in addition to the rent above specified, all sewer and water, gas, telephone and electric light and power bills taxed, levied or charged on the Premises, real estate taxes, and liability insurance for and during the time for which this lease is granted, and in case said bills shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid are declared to be so much additional rent payable with the installment of rent next due thereafter.
- 4. Lessee shall not assign this lease without the prior written consent of the Lessor. If Lessee shall make an assignment for the benefit of creditors, or shall be adjudged a bankrupt, Lessor may terminate this lease and in such event Lessee shall at once pay Lessor a sum of money equal to the entire amount of rent reserved by this lease for the then unexpired portion of the term hereby created, as liquidated damages.
- 5. Lessee will not allow the Premises to be used for any purpose other than that herein specified, a distribution center. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the prior written permission of Lessor. Lessee will not load floors beyond the floor load rating prescribed by applicable municipal ordinances.
- 6. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, repair or improve the Premises, have been made by Lessor prior to or at the execution of this lease that are not herein expressed.

7. Lessee shall keep the Premises and appurtenances thereto in a clean, sightly and healthy condition and in good repair, all according to applicable statutes and ordinances and the directions of public officers thereunto duly authorized, all at its own expense, and shall yield the same back to Lessor upon the termination of this lease, in the same condition of cleanliness, repair and sightliness as at the date of the execution hereof, loss by fire and reasonable wear and tear excepted. Lessee shall make all necessary repairs and renewals upon Premises and replace broken globes, glass and fixtures with material of the same size and quality as that broken and shall insure at replacement value all glass in windows and doors of the Premises at its own expense all to the sole and complete satisfaction of Lessor. Lessee at its sole expense shall provide for adequate garbage pick-up to ensure cleanliness and sightliness of the Premises.

If the Premises shall be kept in good repair and in a clean, sightly and healthy condition by Lessee, as aforesaid, Lessor may enter the same, himself or by its agents, servants or employees, without such causing or constituting a termination of this lease or an interference with the possession of the Premises by Lessee and Lessor may replace the same in the same condition of repair, sightliness, healthiness and cleanliness as existed at the date of execution hereof, and Lessee agrees to pay Lessor, in addition to the rent hereby reserved, the expenses of Lessor in thus replacing the Premises in that condition. Lessee shall not cause or permit any waste, misuse or neglect of the water, gas or electric fixtures.

8. During the term of this lease or any extension thereof, Lessee shall at its sole expense procure, keep in force and pay all premiums on a policy of fire and extended coverage insurance for the full insurable value of the fixtures, equipment and inventory located upon the premises at replacement cost which shall name the Lessor as loss payee thereunder. Lessee shall at all times furnish Lessor with a copy of said policy or certificate of insurance evidencing the same to be in full force and effect and paid in full. Any such policy of insurance shall have a specific provision therein reflecting the agreement of the insurer that no termination of the coverage or amendment of same shall be made without first giving ten (10) days' advance written notice thereof to Lessor.

Lessee shall also maintain continually in force during the term of this lease or any extended term thereof a policy of public liability insurance (standard owners, landlords and tenants liability form) with a responsible insurance company, naming the Lessor as an additional insured, which policy shall contain limits of not less than Three Million Dollars (\$3,000,000.00) for injury or death to any one person and Three Million Dollars (\$3,000,000.00) in the aggregate for each occurrence, and One Hundred Thousand Dollars (\$100,000.00) for personal property damage. A copy of such policy or a certificate of insurance evidencing same shall be delivered to Lessors prior to the effective date of this lease, and any such policy shall contain a provision stating that no cancellation of such policy or any change in any provision thereof shall be effective unless Lessor is given at least ten (10) days' advance notice by the insurer under such policy. Lessee shall insure that Lessor is named as an additional party insured on all insurance policies described herein.

9. Lessee will allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof which Lessor may see fit to make, and Lessee will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent", and Lessee will not interfere with the same.

- 10. Except as provided by Illinois statute, Lessor shall not be liable to Lessee for any damage or injury to it or its property occasioned by the failure of Lessor to keep the Premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, water pipes or steam pipes, or from broken stairs, porches, railings or walks, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank in, upon or about the Premises or the building of which they are a part, nor for any such damage or injury occasioned by water, snow or ice being upon or coming through the roof, skylight, trapdoor, stairs, walks or any other place upon or near the Premises, nor for any such damage or injury done or occasioned by the falling of any fixture, plaster or stucco, nor for any damage or injury arising from any act, omission or negligence of occupants of the same building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property, or of Lessor's agents or Lessor himself, all claims for any such damage or injury being hereby expressly waived by Lessee.
- 11. Any fixtures previously installed or installed after the date of Lease, are hereby considered part of the Premises and shall remain for the benefit of Lessor upon termination of this lease, free of any liens. From the date of this lease, Lessee shall not attach, affix or exhibit except by prior written approval of Lessor, any articles of permanent character or any sign, attached or detached, with any writing or printing thereon, to any window, floor, ceiling, door or wall in any place in or about the Premises, or upon any of the appurtenances thereto, without in each case the prior written consent of Lessor; and shall make no changes or alterations in the Premises by the erection of partitions or the papering of walls, or otherwise, without the prior written consent of Lessor; and in case Lessee shall affix additional locks or bolts on doors or windows, or shall place in the Premises lighting fixtures or any fixtures of any kind, without the prior written consent of Lessor, such locks, bolts and fixtures shall remain for the benefit of Lessor.
- 12. In case the Premises shall be rendered untenantable by fire, explosion or other casualty, Lessor may, at its option, terminate this lease or repair the Premises within sixty days. If Lessor does not repair the Premises within said time, or the building containing the Premises shall have been wholly destroyed, the lease hereby created shall terminate.
- 13. At the termination of this lease, Lessee will yield up immediate possession of the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will return the keys therefor to Lessor at the place of payment of rent. If Lessee retains possession of the Premises or any part thereof after the termination, then Lessor may at its option within thirty days after termination serve written notice upon Lessee that such holding over constitutes either (a) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental, or (b) creation of a tenancy at sufferance, at a rental of five hundred (\$500.00) dollars per day for the time Lessee remains in possession. If no such written notice is served then a tenancy at sufferance with rental as stated at (b) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessor of any right of re-entry; nor shall receipt of any rent or any other act in apparent affirmance of tenancy operate as a waiver of the right to terminate this lease for a breach of any of the covenants herein.

14. If Lessee shall vacate or abandon the Premises or permit the same to remain vacant or unoccupied for a period of ten days, or in case of the non-payment of the rent reserved hereby, or any part thereof, or of the breach of any covenant in this lease contained. Lessee's right to the possession of the Premises thereupon shall terminate with or (to the extent permitted by law) without any notice or demand whatsoever, and the mere retention of possession thereafter by Lessee shall constitute a forcible detainer of the Premises; and if the Lessor so elects, but not otherwise, and with or without notice of such election or any notice or demand whatsoever, this lease shall thereupon terminate, and upon the termination of Lessee's right of possession as aforesaid, whether this lease be terminated or not, Lessee agrees to surrender possession of the Premises immediately, without the receipt of any demand for rent, notice to guit or demand for possession of the Premises whatsoever, and hereby grants to Lessor full and free license to enter into and upon the Premises or any part thereof, to take possession thereof with or (to the extent permitted by law) without process of law, and to expel and remove Lessee or any other person who may be occupying the Premises or any part thereof, and Lessor may use such force in and about expelling and removing Lessee and other persons as may reasonably be necessary, and Lessor may re-possess himself of the Premises, but such entry of the Premises shall not constitute a trespass or forcible entry or detainer, nor shall it cause a forfeiture of rents due by virtue thereof, nor a waiver of any covenant, agreement or promise in this lease contained, to be performed by Lessee.

Lessee hereby waives all notice of any election made by Lessor hereunder, demand for rent, notice to quit, demand for possession, and any and all notices and demands whatsoever, of any and every nature, which may or shall be required by any statute of this state relating to forcible entry and detainer, or to landlord and tenant, or any other statute, or by the common law, during the term of this lease or any extension thereof. The acceptance of rent, whether in a single instance or repeatedly after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessor's right to act without notice or demand or of any other right hereby given Lessor, or as an election not to proceed under the provisions of this lease.

- 15. If Lessee's right to the possession of the Premises shall be terminated in any way, the Premises, or any part thereof, may, but need not (except as provided by Illinois statute), be relet by Lessor, for the account and benefit of Lessee, for such rent and upon such terms and to such person or persons and for such period or periods as may seem fit to the Lessor, but Lessor shall not be required to accept or receive any tenant offered by Lessee, nor to do any act whatsoever or exercise any diligence whatsoever, in or about the procuring of another occupant or tenant to mitigate the damages of Lessee or otherwise, Lessee hereby waiving the use of any care or diligence by Lessor in the reletting thereof; and if a sufficient sum shall not be received from such reletting to satisfy the rent hereby reserved, after paying the expenses of reletting and collection, including commissions to agents, and including also expenses of redecorating. Lessee agrees to pay and satisfy all deficiency; but the acceptance of a tenant by Lessor, in place of Lessee, shall not operate as a cancellation hereof, nor to release Lessee from the performance of any covenant, promise or agreement herein contained, and performance by any substituted tenant by the payment of rent, or otherwise, shall constitute only satisfaction pro tanto of the obligations of Lessee arising hereunder.
- 16. Lessee shall pay upon demand all Lessor's costs, charges and expenses, including fees

of attorneys, agents and others retained by Lessor, incurred in enforcing any of the obligations of Lessee under this lease or in any litigation, negotiation or transaction in which Lessor shall, without Lessor's fault, become involved through or on account of this lease.

- 17. Lessor shall have a first lien upon the interest of Lessee under this lease, to secure the payment of all moneys due under this lease, which lien may be foreclosed in equity at any time when money is overdue under this lease; and the Lessor shall be entitled to name a receiver of said leasehold interest, to be appointed in any such foreclosure proceeding, who shall take possession of said premises and who may relet the same under the orders of the court appointing him.
- 18. In event any lien upon Lessor's title results from any act or neglect of Lessee, and Lessee fails to remove said lien within ten days after Lessor's notice to do so, Lessor may remove the lien by paying the full amount thereof or otherwise and without any investigation or contest of the validity thereof, and Lessee shall pay Lessor upon request the amount paid out by Lessor in such behalf, including Lessor's costs, expenses and counsel fees.
- 19. The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.
- 20. The Lessee agrees that if in the future the Lessor desires to procure new mortgage financing on said premises that the Lessee shall execute such documents as may be required by the proposed mortgagee of said premises in order to facilitate such extension or refinancing, it being agreed, however, that the Lessee shall not be called upon to incur any personal liability with regard to the indebtedness to be secured by such mortgage, it being only required that the Lessee's interests in said premises be recognized as subject to the lien of the mortgage so to be placed on said property, and it being further agreed that no interest of the Lessee in said premises shall be defeated or terminated in the event of a default under such new mortgage if the Lessee is not in default under the terms of such lease.
- 21. Notices may be served on either party, at the respective addresses given at the beginning of this lease, either (a) by delivering or causing to delivered a written copy thereof, or (b) by sending a written copy thereof by United States certified or registered mail, postage prepaid, addressed to Lessor or Lessee at said respective addresses in which event the notice shall be deemed to have been served at the time the copy is mailed.
- 22. The words "Lessor" and "Lessee" wherever used in this lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed.
- 23. In any clause, phrase, provision or portion of this lease or the application thereof to any person or circumstance shall be declared invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

24.	This Lease may be signed by the Parties in counterparts and shall be as binding as it
	signed together. Facsimile copies of the signed counterparts shall be deemed to be
	authentic and valid as an original of this Lease.

Signed by the parties hereto as of the date hereinabove set forth.

Lessor:	Lessee:
Village of University Park	Our Steps Are Ordered, NFP
Mayor	
Attest:	
Village Clerk	
SUBSCRIBED and SWORN to before me this day of, 2023	SUBSCRIBED and SWORN to before me this day of, 2023
Notary Public	Notary Public

#### Exhibit A

Lessor and Lessee understand and agree that the Premises shall be used for a heath care provider, if Lessor determines in Lessor's sole discretion that the Premises is not being utilized for the purposes of processing and distributing children's items for families in need Lessor shall notify Lessee in writing and Lessee shall immediately correct the issue. If Lessee fails to correct the issue within thirty (30) days of the written notice Lessor may terminate this Lease Agreement.

#### Rent Schedule

Rent shall be paid as follows:

\$900.00 per month for 12 months,

To the extent that any terms or conditions set forth in Exhibit A conflict with the Lease Agreement the terms and conditions as set forth in Exhibit A shall govern.

# PERSONAL GUARANTEE

As a condition to the execution of this lease, for and in consideration of an additional te (\$10.00) dollars, the sufficiency of which is acknowledged as in-hand paid as either the individual tenant or as the officer, director, member
or manager of the Lessee of the Lease, personally guarantees, in addition to the corporat guarantees contained herein, that the terms, conditions, and payments of this lease and an extensions thereto will be paid.
Should the terms, conditions, and payments not be paid, personally accept responsibility for all amounts due and owin
and hereby agree that I will personally make any and all payments for amounts owing or owed.
Dated:, 2020
Guarantor of Lessee
SUBSCRIBED and SWORN to before me this day of, 2023.
(SEAL)
Notary Public

# VILLAGE OF UNIVERSITY PARK

# Request For Board Action

AGENDA SECTION: DISCUSSION	DOCKET NUMBER: 5-1k:
Presentation-Discussion Of Papa Luis Su	per Burrito For A Request For A Liquor License.
SUMMARY OF REQUESTED ACTION COV	V MEETING OF: February 14, 2023
Presented For Discussion and Your Guper Burrito For A Liquor License.	Consideration Is A Request From Papa Luis
APPROVED:	Elizabeth Scott
	Village Manager
BOARD ACTION: Motion By:	Seconded By:
Ordinance Number:	Resolution Number:
Comments:	

# Papa Luis Super Burrito

1301 Hamilton Avenue University Park, IL 60484 (708) 746-5468

# Liquor License Proposal

January 6th, 2023

## **OVERVIEW**

Papa Luis has proudly served University Park and surrounding areas since July 20, 2020. With continued growth, the restaurant has decided to expand. This addition will include a larger eating area, a bar, bar seating and a new area dedicated to sweets and snacks. With new items coming to the food and drink menu these add ons will bring something new to the community for customers to enjoy and keep them wanting to come back. Being a family owned business we take a lot of pride in having the community accept us and help us on our journey to top quality food and service.

### GOAL

1. Obtain a liquor license

### **SPECIFICATIONS**

The liquor license will allow Papa Luis to serve alcoholic beverages to customers. The employees legally allowed to serve alcohol will be properly trained to ensure all guidelines and rules are followed. Having a bar manager who has proudly been in the industry 14 years will ensure that we have the right tools to teach the staff the importance of all protocol.

#### MILESTONES

# 3 Years and Counting

Papa Luis opened in the middle of a global pandemic while remaining a growing and successful restaurant with each passing year. Papa Luis was ready to open the doors April of 2020,

unfortunately due to the troubling times we had to hold off on opening our doors. After a few months of uncertainty with the help of the Village,Code Enforcement, Fire Department and Health department we received the green light all in one day. It was finally go time for the first time small business owners. Now three years later, we have a new opportunity at bay and we couldn't be more grateful.

# Rating 4.7 out of 5 Stars

Papa Luis proudly obtains a high rating for fresh and tasty food. The restaurant is known for their friendly service and clean atmosphere. It has always been top priority for us to have our customers come in and leave like they just left moms kitchen at home. Being that a lot of our customer base are drivers from different states traveling long hours, we know they miss home. Being able to provide hot fresh food at the start or end of their long day fills the restaurant with a great ambiance. The university park community has also given us amazing feed back. Moving forward we'd be honored to give the community an added experience here at Papa Luis.