

**PD Application  
Item 1  
PETITION FOR PUBLIC HEARING**



# Petition for Public Hearing

Planned Development Application  MINOR [10-30K]  MAJOR [>30K]

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Address/Location of Property in Question: 1133 CHICAGO AVENUE

Property Identification Number(s)(PIN): 16-07-100-009-0000

Name of Property Owner(s): PATRICIA CRAIG & AUBER GENTILE

Address of Property Owner(s): 3620 N. PANAMA AVE. CHICAGO, IL. 60634

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Applicant(s): MICHAEL STREIT, ALTIERRA DEVELOPMENT GROUP, LLC

Applicant's Address: 1025 LINDEN AVE, OAK PARK, IL. 60302

Applicant's Phone Number: Office 847.910.8570 E-Mail MIKESTREIT@AOL.COM

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) JOHN CONRAD SCHIESS

Contact's Address: 905 HOME AVE. OAK PARK. IL. 60304

Contact's Phone Number: Office 708.383.5822 E-Mail JOHN@JCSARCHITECT.COM

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(Describe): \_\_\_\_\_

Existing Zoning: B1/B2 Describe Proposal: \_\_\_\_\_

CONSTRUCT A FIVE STORY, 11 UNIT CONDOMINIUM BUILDING

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Category Requested: (Circle One if Applicable) or NA (Not Applicable)

R-1	R-2	R-3	R-4	R-5	R-6	R-7
B-1	B-2	B-3	B-4	C	H	<u>PD</u>

Planned Development Requested: (Circle One if Applicable) or NA (Not Applicable)

<u>ResPD</u>	BusPD	ComPD	MIX
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Size of Parcel (from Plat of Survey): 8,975 Square Feet or Acre (circle one)

ATTACH LEGAL DESCRIPTION OF ALL APPLICABLE PROPERTY AS IT APPEARS ON THE DEED.

Adjacent Zoning Districts and Land Uses:

To the North: <u>B-1/B-2</u>	<u>GENERAL BUSINESS</u>
To the South: <u>R-5</u>	<u>TWO FAMILY</u>
To the East: <u>B-1/B-2</u>	<u>GENERAL BUSINESS</u>
To the West: <u>B-1/B-1</u>	<u>GENERAL BUSINESS</u>

How the property in question is currently improved? (Circle One)

<u>COMMERCIAL/BUSINESS</u>	RESIDENTIAL	MIXED USE	OTHER: _____
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Describe Improvement: CONSTRUCT VACANT UNUSED PARKING LOT

Is the property in question currently in violation of the Zoning Ordinance? \_\_\_ Yes X No

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use or Planned Development? \_\_\_ Yes X No

If Yes, how? \_\_\_\_\_

If Yes, please provide Ordinance No.'s \_\_\_\_\_

Is the subject property located within any Historic District? \_\_\_ Yes X No

If Yes, which district: \_\_\_ Frank Lloyd Wright \_\_\_ Ridgeland/Oak Park \_\_\_ Gunderson

Is the subject property located within the Transit Overlay District? X Yes \_\_\_ No

Is the subject property located within the Perimeter Overlay District? \_\_\_ Yes X No

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

HEIGHT + SET BACKS + MINIMUM LOT AREA +  
MAXIMUM LOT COVERAGE + LOT OPEN SPACE +  
LANDSCAPING

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan.

RESIDENTIAL DEVELOPMENT ON THIS SITE WILL COMPLIMENT  
THE RESIDENTIAL NEIGHBORHOOD TO THE SOUTH, AND BRING  
ADDITIONAL RESIDENT CONSUMERS TO THE COMMERCIAL DISTRICT.  
THE EXISTING CUL-DE-SAC PROVIDES A UNIQUE SENSATION THAT LINKS  
THIS RESIDENTIAL DEVELOPMENT TO THE NEIGHBORHOOD WITHOUT  
INCREASING RESIDENTIAL TRAFFIC.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law. Owner's signature must be notarized.

M. Gentile  
(Signature) Applicant

2/4/14  
Date

x Albert Gentile  
(Signature) Owner

2-4-2014  
Date

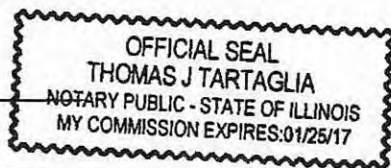
x Patricia L. Craig  
**Owner's Signature must be notarized**

DATE 2-4-2014

SUBSCRIBED AND SWORN TO BEFORE ME THIS

4 DAY OF 2, 2014  
For Albert M. Gentile AND  
PATRICIA L. CRAIG

[Signature]  
(Notary Public)





**ALTIERRA DEVELOPMENT GROUP, LLC**  
**REAL ESTATE SALE CONTRACT**

1. Altierra Development Group, LLC or its nominee ("**Purchaser**") agrees to purchase at a price of \_\_\_\_\_ on the terms set forth herein, the following described real estate located at 1133 Chicago Avenue, Oak Park, Cook County, Illinois, being unimproved, containing approximately 8,975 square feet ("**Property**"). The legal description is attached hereto and made a part hereof as **Exhibit A**.

2. The purchase of said real estate does not include personal property.

3. \_\_\_\_\_ agrees to sell the real estate described above at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser by a recordable, marketable and merchantable warranty deed, and a proper bill of sale, subject only to: (a) General taxes not due and payable at time of closing; (b) Acts done or suffered by, and judgments against Purchaser or any person or persons claiming by, through or under Purchaser; and (c) such other matters as Purchaser may accept, in its sole discretion, after review of the title commitment.

4. Purchaser will pay \_\_\_\_\_ within five (5) business days of Seller's execution hereof as initial earnest money and Fifty Five Thousand \_\_\_\_\_ within five (5) business days after the conditions in paragraph 17 has been waived or satisfied as additional earnest money (collectively referred to as "**Earnest Money**") to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, in cash at the time of closing.

5. This contract is not subject to financing.

6. The time of closing shall be on May 1, 2014, or prior date, by agreement, or on the date, if any, to which such time is extended by reason as set forth in paragraph 10 hereafter becoming operative (whichever date is later), unless subsequently mutually agreed otherwise, at the downtown, Chicago office of the title insurance company.

7. The Earnest Money shall be held by Greater Illinois Title Company in a strict joint order escrow for the mutual benefit of the parties, except all interest shall be for the benefit of the Purchaser.

8. Seller agrees to deliver possession of the real estate at closing in the same condition as it is at the date of this contract, ordinary wear and tear excepted.

9. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's attorney, not less than ten (10) days from full execution of this contract, a title commitment for an owner's title insurance policy with extended coverage that shall include the following endorsements which shall be paid for by the Seller: (a) owner's comprehensive; (b) survey (accuracy of survey); (c) location (survey legal matches title legal); (d) zoning 3.0; and (e) such other endorsements as Purchaser may reasonably require based on its review of the title commitment

and survey. Purchaser and Seller shall equally divide any escrow fees or title insurance settlement costs or fees issued by Greater Illinois Title Company or another title insurance company agreed upon by the Purchaser in the amount of the purchase price, covering title to the real estate on or after the date hereof, showing title in the intended grantor subject only to (a) the title exceptions set forth above, and (b) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which shall be removed by the payment of money at the time of closing and which the Seller shall so remove at that time by using the funds to be paid upon the delivery of the deed (all of which are herein referred to as the permitted exceptions). The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. Seller also shall furnish Purchaser an affidavit of title in customary form covering the date of closing and showing title in Seller subject only to the permitted exceptions in foregoing item (b) and unpermitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 10 below.

10. If the title commitment discloses unpermitted exceptions, Purchaser shall notify Seller in writing within 15 days of its receipt of the title commitment and Seller shall have ten ~~twenty (10 20)~~ days from the date of Purchaser's notice delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions, and, in such event, the time of closing shall be thirty five (35) days after delivery of the commitment or the time specified in paragraph 6, whichever is later. If Seller fails to have the exceptions removed, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate this contract within 5 days of the expiration of Seller's cure period. Failing termination, Purchaser shall be deemed to ~~or may~~ have elected to take title as it then is with right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void without further actions of the parties.

11. General real estate taxes shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted based on 110% of the most recent ascertainable taxes and re-prorated upon actual receipt of the actual tax bill.

12. Seller shall pay the amount of any stamp tax imposed by State law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by Seller or Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor. If such ordinance does not so place responsibility, the tax shall be paid by Seller.

13. Purchaser and Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974 as well as the title insurance company. In the event that either party shall fail to make

appropriate disclosure when asked, such failure shall be considered a breach on the part of said party.

14. Purchaser and Seller each represents and warrants to each other that no broker was instrumental in submitting, showing or selling the house to Purchaser, and Purchaser and Seller shall indemnify and hold each other harmless from any claim related to the purchase of the Property that may be asserted by any broker.

15. Seller, at its own expense, agrees to furnish Purchaser a staked plat of survey dated after the date of this contact and acceptable to Purchaser, certified by a surveyor registered in Illinois, showing the present location of the Property and all other improvements or structures, if any, on the land (including all encroachments by any parts of adjoining improvements on the Property), building lines, all easements, whether recorded or visible, and access to public roads or ways. If the survey discloses improper locations of improvements or encroachments and Purchaser notifies Seller of any survey issues within 15 days of its receipt of the survey, and Seller is unable to obtain title insurance protection for the benefit of Purchaser against loss resulting from improper location or encroachment, Purchaser may, at its option by written notice to Seller, within 20 business days of Purchaser's receipt of the survey, terminate the contract without further obligation and all Earnest Money and interest shall be promptly returned to Purchaser. Purchaser may obtain, at its sole discretion and expense, an ALTA Survey.

16. Purchaser intends to use the Property for the construction of a residential development ("**Project**"). Purchaser's obligation to close shall accordingly be contingent upon Purchaser satisfying itself, in its sole discretion, of all of the following (any of which can be waived by Purchaser):

a. Such tests, studies, fees, approvals and consents which Purchaser deems appropriate or desirable to proceed with the Project.

b. From and after the execution of this contract, Purchaser, its employees, agents and designated representatives, shall have the right to enter upon the Property or any portion thereof, at their own risk and during normal business hours, for the purpose of making tests and engineering and architectural studies which Purchaser deems appropriate.

In the event that satisfaction of the foregoing contingencies shall fail to occur on or before forty five (45) days after the delivery of a fully executed original of this contract ("**Due Diligence Period**"), then Purchaser may terminate this contract by delivery to Seller of notice thereof within said time period and the Earnest Money shall be promptly returned to Purchaser. ~~In the event that satisfaction of the foregoing contingencies shall fail to occur prior to expiration of the contingency period, then Purchaser may terminate this contract by delivery to the Seller notice thereof within five (5) business days following the termination of said time period and the Earnest Money plus interest shall be promptly returned to Purchaser.~~

17. Seller hereby represents and warrants to Purchaser as follows with respect to this contract and the Property:



a. To the best knowledge of Seller, after due inquiry, the Property at the date hereof and at the closing will be in full compliance with all of the following:

- (1) all applicable laws, ordinances, rules, regulations, and orders with respect to zoning, building, and subdivision requirements and fire, safety, pollution, health, environmental and other requirements of the local municipality, Cook County or any other applicable governmental authority;
- (2) all the terms and conditions of the aforesaid permits, licenses, and other governmental approvals; and
- (3) all material applicable deed restrictions and all material covenants, conditions, restrictions and easements affecting the Property. For purposes of the preceding sentence, "material" shall mean those matters affecting the quality of title to the Property and the use thereof.

b. Seller has received no notice and otherwise has no knowledge of, ~~and at the closing there will not be,~~ any uncured violation of zoning, building, subdivision, fire, safety, pollution, health or environmental laws, ordinances, rules, regulations or orders of any applicable federal, state, county, or local governmental authority or of any pending or threatened proceedings relating to any such violations.

c. At the time of closing there will be no persons in possession or occupancy of the Property, nor will there be any persons who have possessory rights in respect to the Property.

d. Seller has received no written notice of any claims, causes of action or other litigation or proceedings pending or threatened in respect to the ownership or operation of the Property or any part thereof (including disputes with mortgagees, governmental authorities, utilities, or adjoining land owners) which have not been resolved or otherwise disclosed to Purchaser.

e. Seller has not received any notice of any existing, pending, contemplated, threatened or anticipated condemnation of any part of the Property, which has not been completed.

~~f. Seller's title to the Property at the closing will be good, marketable and merchantable and free and clear of all liens, charges, mortgages, restrictions, encumbrances, assignments, security interests, covenants, conditions, easements and judgments.~~

~~g.f.~~ Seller warrants that there are no outstanding contracts for the purchase or lease of any part of the Property and that the Property is not subject to any other contract of sale, lease or option.



b.g. That Seller has no debts in connection with the Property except those recorded and shown in the title commitment, and there are no outstanding unrecorded loans or mortgages concerning the Property.

b.h. There are no service or maintenance contracts, management agreements or other agreements currently affecting the Property which cannot be terminated at no cost upon thirty (30) days' notice.

18. Seller agrees to be responsible for and pay all utility bills pertaining to the Property up to the date of closing. Seller agrees to obtain final readings on all utilities as of the closing date.

19. Until the closing, all risk of loss from damage or injury to the Property or any materials, equipment, fixtures or personal property to be transferred hereunder shall be borne by Seller.

20. If Purchaser fails to perform in accordance with this contract, then upon the written notice to Purchaser, the Earnest Money shall be forfeited by Purchaser as liquidated damages as the Seller's sole and exclusive remedy and this contract shall thereupon terminate. If Seller fails to perform in accordance with this contract, then the Earnest Money shall be refunded to Purchaser and Purchaser may pursue any and all legal remedies against Seller that are available in law and equity. In addition, the non-prevailing party shall pay all reasonable attorney fees and costs incurred by the prevailing party in enforcing the terms and provisions of this contract, including forfeiture or specific performance or any other remedy, or in defending any proceeding to which Purchaser or Seller is made a party as a result of any act or omission of the other party.

21. Seller represents and warrants with respect to the Property:

a. There has been no storage, treatment, generation, transportation, or disposal of solid or hazardous waste;

b. There has been no spill, discharge, leak, emission, injection, dumping or release of any toxic or hazardous substances as defined under any state or federal regulations, laws or statutes, other than those releases which are permissible under such regulations, laws or statutes;

c. Seller has received no notice from any federal, state or local environmental protection agency or similar regulatory body indicating any possible violations of any federal, state or local environmental protection statute, law or regulation; and

d. The Property is not located in a flood plain as designated by any governmental agency.

e. Seller shall deliver and have certified to Purchaser within ten (10) days after the delivery of a fully executed original of this contract any and all environmental reports in Seller's possession, prepared on behalf of Seller, or at the direction of Seller.

22. All agreements and representations made pursuant to this contract, shall be deemed to be remade on closing and shall survive the closing of this transaction and delivery of the deed hereunder.

23. All notices required or permitted hereunder shall be in writing and shall be served upon the parties at the following addresses:

If to Seller: Michael Streit  
1025 LINCOLN AVE  
OAK PARK, IL 60302  
Telephone: 847-910-8570  
Facsimile:  
Email: MIKE.STREIT@AOL.COM

With a Copy to: CATHLEEN KEATING  
MARTIN CRAIG CHESTER & SONNENSCHEIN  
2215 YORK ROAD, SUITE 550  
OAK BROOK, IL 60521  
Telephone: 630-472-3400  
Facsimile No.:  
Email: CMK@ACCSLAW.COM

If to Purchaser: Jonathan Shack  
Altierra Development Group, LLC  
101 North Marion Street  
Oak Park, Illinois 60301  
Telephone: 708-393-4189  
Facsimile: 708-919-1575  
Email: jshack@jcsbuild.com

With a Copy to: Dennis W. Winkler  
Dennis W. Winkler, P.C.  
1300 East Woodfield Road, Suite 220  
Schaumburg, Illinois 60173  
Telephone: (847) 466-5877  
Facsimile: (847) 466-5330  
Email: dwinkler@winklerchicago.com

Any such notices shall be either sent by certified mail, returned receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage pre-paid, in the United States Mail, or sent by a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with such courier or sent by

facsimile transmission or email in PDF format, with written confirmation by overnight or first class mail, in which case notice shall be deemed delivered upon receipt of confirmation of transmission of such facsimile or email notice. The above addresses or facsimile numbers may be changed by written notice to the other party provided, however, that no notice of a change of address or facsimile number shall be effective until actual receipt of such notice. Copies of notices are for information purposes only and a failure to give or receive copies of any notice shall not be deemed a failure to give notice.

24. All provisions of this contract shall be strictly construed. Time is of the essence of this contract.

25. If any term, condition or provision of this contract is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms, conditions and provisions of this contract shall, nevertheless, remain in full force and effect.

26. Any escrow or settlement fees charged by the title insurer shall be equally divided between the parties.

27. This contract may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one contract. To facilitate the execution of this contract, the parties may execute and exchange by telephone facsimile counterparts of the signature pages.

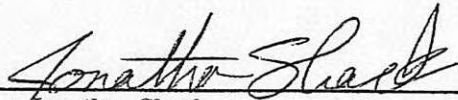
28. Notwithstanding anything to the contrary set forth herein, Purchaser at any time up to the closing date shall have the right to transfer its right, title and interest in this contract to any individual, general or limited partnership, corporation, joint venture, trust (including, but not limited to an Illinois land trust or a trustee thereof) or other entity which is affiliated with, related to, or which is otherwise controlled by, provided that Purchaser shall remain liable hereunder.

29. It is agreed by and between the parties hereto as follows: That their respective attorneys may approve and make modifications mutually acceptable to the parties. Approval will not be unreasonably withheld, but, if within seven (7) business days of acceptance of this contract, it becomes evident agreement cannot be reached by the parties hereto, and written notice thereof is given to either party within the time specified, then this offer shall become null and void with all Earnest Money promptly returned to the Purchaser. In absence of written notice within the time specified herein, this provision shall be deemed waived by all parties hereto, and this contract shall be in full force and effect.

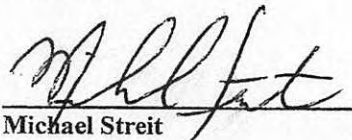
IN WITNESS WHEREOF, the parties have executed this contract as of the 5<sup>TH</sup> day of DECEMBER, 2013.

**PURCHASER:**

**ALTIERRA DEVELOPMENT GROUP, LLC,**  
a limited liability company

By:   
Name: Jonathan Shack  
Title: Manager

**SELLER:**

  
Michael Streit



**PD Application**  
**Item 2**  
**AFFIDAVIT OF NOTICE**

## AFFIDAVIT OF NOTICE FOR ADJACENT PROPERTY OWNERS

The undersigned Applicant, on oath states that the undersigned provided the Village of Oak Park, in writing, the list of owners of all property within 500 feet, excluding rights-of-way, in each direction of the property to which the petition relates; that documentation from a reputable title company [or other approved agency] indicating the identity of all such owners required to receive notice has been submitted; that such list was prepared in sufficient time for the Applicant to provide notice no less than fifteen (15) days prior to such hearing; and that the owners so notified, are those shown on the last available tax records of the county. *(Please attach a list of the notified property owners)*

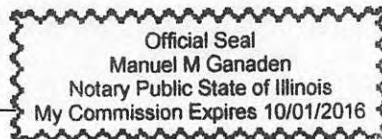
Jonathan Shack  
(Printed Name of Applicant)

*Jonathan Shack*  
(Signature of Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

21 DAY OF February, 2014

*[Signature]*  
(Notary Public)



**PD Application  
Item 3  
APPLICATION FEE**

The application fee has been paid.

ALTIERRA DEVELOPMENT GROUP, LLC

101 N Marion St  
Oak Park, IL 60301

CMTY BK OF OAK PARK RIVER FORE  
Oak Park, IL  
70-2563/719

0101

12/20/13

PAY TO THE  
ORDER OF

VILLAGE OF OAK PARK

\$ 2,000.-

Two Thousand Only

DOLLARS

Void After 180 Days

*Jonathan Slack* NP

MEMO

⑈000101⑈ ⑆071925635⑆ 00804680801⑈



**PD Application  
Item 4  
PROJECT SUMMARY**

**Reasons demonstrate that the proposal meets standards in section 3.9.1 (H)**

The Residences at Maple Place development will contribute to achieving many of the goals and objectives for Housing, Transportation and Parking, and Economic Development established in the Village's 1990 Comprehensive Plan. The specific goals and objectives have been met and identified below.

**Comprehensive Plan Standards 3.9.1 (H) (1)**

***Goal: To preserve and enhance Oak Park's stable residential environment so persons of all ages, races and incomes can continue to live here in sound affordable housing.***

The proposed project is consistent with the goals and objectives of Oak Park Comprehensive Plan with respect to housing. It will enhance Oak Park housing heritage and help stabilize the residential environment, by diversifying the housing stock to fit the needs of all ages and income. Condominium units are addressing the needs of buyers who want to "right size" their living spaces, and remain living in their neighborhoods. The recent data on buyers of homes similar to the ones proposed is clear. There is a market for newly constructed homes in areas of Oak Park that are close to shopping and transportation. The proposed development will diversify the housing stock in Oak Park by delivering housing that is newly constructed with attached parking and "right sized" units. The buyers of these homes will come from slightly different socio-economic markets than those of single family homes.

**Objective:**

***To support an economically diverse housing stock for all income and age groups living or working in Oak Park***

Since the majority of Oak Park's housing stock was built from the 1920's through the 1950's that is primarily single family homes with detached garages. Therefore, by offering newly constructed housing units, with attached, garage parking, the proposed development will serve different buyer markets than much of the existing housing stock. This proposed development will provide needed housing stock and further the objectives of the comprehensive plan.

**Objective:**

***To stabilize the size of Oak Park's population.***

Like similarly situated suburbs, Oak Park's population has been gradually shrinking, since 1970, trends toward lower birth rates, longer life spans, and the formation of more single parent households have resulted in a need for a modified home ownership paradigm. In addition, residents grow older, their children leave home, resulting in a smaller household size. Younger couples have often delayed child-bearing until they are older. Consequently, a given housing unit will frequently be found to have fewer occupants today than it did in 1970.

A consequence of this decline in population is the proportionate decline in the size of Oak Park's shopping market. As discussed in Chapter V; Economic Development, a strong market population is essential to support the Village's stores and thereby finance Village services. This decline in population also affects some federal and state funding, including Community Development Block Grants, motor fuel taxes and others. To prevent further erosion of the Village tax base, the Village will need to stabilize the size of its population.

This development will bring in new residents to Oak Park, thereby assisting in the objective of population stabilization. Furthermore, this development will guard against the erosion of Oak Park's tax base by increasing the real estate tax base (see section 3.9 H for analysis). Additionally, the new residents will add to Oak Park's tax base through their patronage of established Oak Park businesses.

**Objective:**

***(Oak Park comprehensive plan 1990-chapter II Page 24)***

***Encourage the selective construction of multi-family residential buildings. The size of units in terms of the number of bedrooms should meet the needs of the households not served by existing housing.***

Given the demographic trends discussed above, multi-family housing offers the best opportunity to help stabilize the size of Oak Park's population. In recent years, the evidence shows that units like the ones proposed in this application have been popular among purchasers. Some similar developments where units similar to the ones proposed in this application are: The Opera Club Condominiums at Marion Street and South Boulevard; and The Oak Park Club Condominiums at Ontario and Oak Park Avenue.

The proposed development will meet the recent market demand for this type of housing while at the same time meet the objective of the comprehensive plan.

Neighborhood Standards section 3.9 (H) 3

- a. ***The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.***

This development will not substantially diminish the use or enjoyment of other property in the vicinity since it will complement the existing uses (see vicinity plan with zoning designations for surrounding properties). In fact the building has been designed with quality materials which will be more appealing.

- b. ***The proposed use or combination of uses will not have a substantial adverse effect upon property values in the vicinity.***

The proposed project will benefit the neighbors properties, by converting a shuttered parking lot into an attractive condominium development. Property values will be enhanced due to the construction of these residences, which are expected to sell in the price range of \$425,000-\$625,000.

- c. ***The proposed design, use or combination of uses will complement the character of the surrounding neighborhood.***

As stated in response to "a" and "b" of the Neighborhood Standards, the North Residences of Maple Place were envisioned to both complement and contribute to the surrounding neighborhood. Specifically, the design of the project, with emphasis on architectural details, provides an attractive and suitable presence at Chicago Avenue. Further, a key element of the neighborhood is public transportation within walking distance. We believe the project successfully introduces the density needed for transit-oriented development without overwhelming its surrounding neighbors.



Economic Development Standards section 3.9 (H) 4

- a. ***The applicant has the financial and technical capacity to complete the proposed use or combination of uses.***

Altierra Development Group LLC has experience in residential projects and has the financial and technical capacity to complete the proposed development.

- b. ***The proposed use or combination of uses is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.***

As to the possible burden on the Village services, we restate the points raised earlier in this application:

The civil engineer, SpaceCo, believes that **there is adequate** capacity in the **existing water and sewer** facilities to handle the impact of the proposed development. We will attached to this application a schematic of the utility plan showing the proposed water and sewer connections to the mains on Maple Avenue. Based on the above, we believe that adequate utilities currently exist to serve the proposed use.

As to the possible burden on the tax base to the Village, we restate our point of the fact that the Real Estate tax base would increase as a result of this development:

In order to expand the Village tax base in order to maintain a high level of service, programs and facilities, the largest single source of revenues for taxing agencies like Village government is real estate taxes. The total real estate tax levy in Oak Park during the 2001 (for 2002 expenditures) was apportioned as follows:

- 66.33 percent for schools, (District 97, District 200, Triton)
- 21.14 percent for Village taxing agencies (Village Hall, Library, Park District)
- 6.53 percent for Cook County taxing agencies
- 6.00 percent for all others

Oak Park residents pay about 2.03 percent of market value of their real property in annual real estate taxes. The proposed development will be 13 condos with an average market value of \$588,000 in 2014. Therefore:

- **\$ 588,000. per residential condo (average),  
Total market value of development \$7,644,000.**
- **\$ 7,644,000. x 2.03% = \$175,812 taxes for residential condominiums**
- **Total real estate taxes projected: \$175,812.**

**Citizen participation:**

***To maintain a high and representative level of citizen involvement in village affairs***

***To maximize opportunities for citizen involvement in the decision-making process***

Altamira LLC recognizes the importance of input from neighbors regarding development. Rather than waiting until the public hearing process to involve interested parties, the architect, John Schiess will hold a neighborhood meeting prior to the Village of Oak Park Plan Commission Hearing.

We invite the neighbors to be active members in the process of approvals for this project.

We plan to host at least two more meetings with neighbors to keep them informed about our progress through the Planned Development process and to solicit input on our plans.

In Conclusion, based on the facts mentioned above, we believe, the proposed project will:

- **Be an asset to the community, and immediate neighborhood**
- **Increase property values,**
- **Help stabilize population growth, and**
- **Help with residual economic development.**
- **Provide needed housing stock**

**PROJECT ZONING DATA**

- Project Name **THE RESIDENCES AT MAPLE PLACE**  Date: February 28 2014
- Project Address **1133 Chicago Avenue Oak Park, Illinois**  Prepared By: John Conrad Schiess, Architect
- Lot Dimensions **95.70' x 93.80'**  Applicant: Altierra Development Group, LLC.
- Lot Area **8,975.0 SF**

**ZONING ANALYSIS**

ITEM	SECTION	REGULATIONS	ALLOWED	PROPOSED	ALLOWANCE
Zone District	3.8.1	B-1/B-2 General Business	B-1/B-2	R-7 Multiple-Family Dwelling	none
Allowable Uses	3.1	Multiple-Family Dwelling	<i>Multiple-Family Dwelling</i>	Multiple-Family Dwelling	none
Min. Lot Area	3.8.1-A.1	Lot area: minus 5,000 sq ft for the first two units the 700 sq ft for each additional unit	7	11 residential units	4 unit
Allowable Height Max.	3.8.1-A.2	45'-0"	45'-0"	62'-0"	17'-0"
Setbacks Min.	3.8.1-B.1	20'-0"	0'-0"	0'-0"	20'-0"
Front		25'-0" or 20% of depth of the lot, whichever is less	18'-9 1/8"	14'-9 5/8"	4'-1/2"
Rear		5'-0" minimum; however, in the case of lots more than 50 feet in width, each side yard shall be 10% of such width or 10 feet, whichever is less	9'-6"	0'-0" (west) 0'-0" (east)	9'-6" east 9'-6" west
Side					
Max Lot Coverage	3.8.1-C.1	45%	4,038.75sq ft	7,558 sq ft	3519.25 sq ft
Min Lot Open Space		25%	2,243.75sq ft	1,417 sq ft	826.75 sq ft
Parking	6.2	2.0 minimum Number Space for 3 BR unit	22	22 parking spaces	none
Residential					
Site Landscaping	6.4.2	Parkway: 1 per 35 liner feet Site Perimeter: 4 trees and 20 shrubs per 100 lineal feet of edge	per section 6.4.2	Addition of 1 parkway tree + trim existing	allowance request for Section 6.4.2



**PD Application**  
**Item 5**  
**PROFESSIONAL QUALIFICATIONS**

Developer: Altierra Development Group, LLC



101 N. Marion St., Oak Park, IL 60302 o 708.393.4189 f 708.919.1575

## **Jonathan Shack**

*Builder/Developer, Altierra Development Group LLC/JCS Construction, Inc.*

Jonathan Shack is a developer who truly understands construction. Having spent 25 years as a builder, general contractor and developer, his experience speaks for itself. During the tumultuous economic downturn of the last 5 years, Jonathan was able to keep his developmental support staff intact while prospering in his general contracting business and now, his eager team is poised to begin anew. In this next stage of his career, he is looking to expand his scope of work towards larger scale projects while delivering the kind of attention to detail and custom finishing that his sterling reputation is built upon.

Jonathan's hands on building experience covers all facets of the industry, from custom single family homes to multi-unit residential and commercial developments. Jonathan is a born and bred Oak Park resident and has a well known reputation for delivering quality projects on time and on budget. His extensive experience building in Oak Park gives him a unique understanding of how to successfully work with the various departments within Village Hall.

Jonathan's prior development projects include:

**Clarence Square, Oak Park, IL-** a 60,000 sq/ft four story 18 unit townhome development with a total project cost of \$6M.

**Garden Grove, Oak Park, IL-** a 30,000 sq/ft three story 12 unit townhome development with a total project cost of \$3.9M.

**SoHo, Oak Park, IL-** a 60,000 sq/ft 30 unit condo/townhome/commercial mixed use development with a total project cost of \$11M.

## **Paul Zimmermann**

*Marketing & Communications, Altierra Development Group LLC/JCS Construction, Inc.*

Paul Zimmermann's experience in real estate and development is dynamic and eclectic. Initiated by the purchase of a distressed 18 unit mixed use property on Roosevelt Road in Berwyn, within a year his financial and personal investment had turned the building into a secure and desirable rental property. Shortly thereafter, the opportunity arose to purchase a distressed 36 unit Oak Park mixed use property along the same stretch of Roosevelt, and with the same type of commitment he was able to turn it around. His investment of time and resources expanded into the surrounding community beginning with his involvement in the Roosevelt Road Business Association. Within a year of joining the organization, he ascended to the Presidency and was re-elected to that position for five consecutive years. Concurrently, his involvement in the Berwyn Development Corporation's (BDC) Roosevelt TIF Committee meetings lead to an appointment to the board of the BDC. Within two years he was installed to the executive committee as Vice President and was shortly thereafter elected President of the board, serving for three years. During his tenure as President, arguably one of the most challenging financial periods in recent history, the BDC and the city of Berwyn brought numerous developments and businesses into the city, including the award winning Berwyn Gateway Development on Harlem & Cermak.

His commitment to development in both Oak Park and Berwyn continued with his appointment to the Roosevelt Road Advisory Committee, which was selected to oversee the \$10M Roosevelt Road Redevelopment Project. A multi-municipal project, the first of its kind in the State of Illinois, the award winning project transformed the Roosevelt Road corridor between Harlem & Austin into a dynamic commercial corridor, attracting top tier businesses and rebranding the thriving district as a unique entertainment destination.

Paul is currently serving on the Oak Park Comprehensive Plan Advisory Committee and is the chair of the Business Association Council of Oak Park.

**PD Application**  
**Item 6**  
**PROPOSED FINANCING**



January 30, 2014

Altierra Development Group  
101 N. Marion St.  
Oak Park, IL 60301

Mr. Shack:

Please accept this letter as proof that Community Bank of Oak Park River Forest supports a loan to "The Residences At Maple Place" condominium project located at 1133 Chicago Avenue, Oak Park, Illinois 60302. Community Bank supports this project and will be the financing entity pursuant to Altierra Development Group meeting the bank's standard lending requirements.

Please contact me directly if you have any further questions at (708) 660-7005 or [walth@cboprf.com](mailto:walth@cboprf.com).

Sincerely,

A handwritten signature in cursive script, appearing to read "Walter F. Healy".

Walter F. Healy  
President

WFH/pkh



**PD Application  
Item 7  
PLAT OF SURVEY**

**PD Application**

**Item 8**

**LIST AND MAP OF SURROUNDING PROPERTY OWNERS**



16-07-107-025-1001  
KARIN BIANUCCI  
320 N MAPLE AV 1N  
OAK PARK, IL 60302

16-07-107-025-1002  
D SIMON KEANE  
318 N MAPLE AV 1S  
OAK PARK, IL 60302

16-07-107-025-1003  
MARK JAEGER  
320 N MAPLE 2N  
OAK PARK, IL 60302

16-07-107-025-1004  
MINHWAN YANG  
318 N MAPLE 2S  
OAK PARK, IL 60302

16-07-107-025-1005  
SUZANNE GERON  
320 N MAPLE 3N  
OAK PARK, IL 60302

16-07-107-025-1006  
JOANNE E GUENNEWIG  
318 N MAPLE 3S  
OAK PARK, IL 60302

16-07-107-025-1007  
JEFFREY S OOSTEMA  
320 N MAPLE #G  
OAK PARK, IL 60302

16-07-107-026-0000  
NOT VALID  
,

16-07-107-026-1001  
SUZANNE NEYENESCH  
1108-10 W. ERIE  
OAK PARK, IL 60302

16-07-107-026-1002  
CHRISTOPHER J LEPLEY  
609 BLUE SPRUCE LANE  
MUNDELEIN, IL 60060

16-07-107-026-1003  
GISELA PADILLA  
1108 ERIE 2R  
OAK PARK, IL 60302

16-07-107-026-1004  
JOHN RYAN  
1108 ERIE #2C  
OAK PARK, IL 60302

16-07-108-001-0000  
TAXPAYER OF  
326 N MARION ST  
OAK PARK, IL 60302

16-07-108-003-0000  
ATG TRUST L010 063  
1 S WACKER DR 24TH FL  
CHICAGO, IL 60606

16-07-108-043-1001  
FRANCISCO RODRIGUEZ  
324 N MARION ST  
OAK PARK, IL 60302

16-07-108-043-1002  
DAVID KIRSCH  
25935 DUNDEE RD  
HUNTINGTON, MI 48070

16-07-108-043-1003  
LORI KRZYZEWSKI  
322 N MARION 1 SOUTH  
OAK PARK, IL 60302

16-07-108-043-1004  
JENNIFER SHACK  
324 N MARION 2N  
OAK PARK, IL 60302

16-07-108-043-1005  
JUSTIN EMILY HARTUNG  
322 N MARION #2S  
OAK PARK, IL 60302

16-07-108-043-1006  
JOSH KLAYMAN  
324 N MARION 3N  
OAK PARK, IL 60302

16-07-108-043-1007  
CATHERINE LA LUZ  
322 N MARION 3S  
OAK PARK, IL 60302



16-07-107-020-0000  
JOHN OLIVET  
PO BOX 128  
OAK PARK, IL 60303

16-07-107-022-0000  
MARGARET R OLIVET  
P O BOX 128  
OAK PARK, IL 60303

16-07-107-023-0000  
TAXPAYER  
315 N MAPLE AVE  
OAK PARK, IL 60302

16-07-107-023-1001  
SUSAN C MOSHER  
300 N MAPLE #1  
OAK PARK, IL 60302

16-07-107-023-1002  
THOMAS JOHN NIELSEN  
417 N KENILWORTH AVE  
OAK PARK, IL 60302

16-07-107-023-1003  
EARL S LEMBERGER  
300 N MAPLE 3  
OAK PARK, IL 60302

16-07-107-023-1004  
VICTORIA ENGONOPOULOS  
300 N MAPLE #4  
OAK PARK, IL 60302

16-07-107-023-1005  
DAVID GOLDMAN  
300 N MAPLE #5  
OAK PARK, IL 60302

16-07-107-023-1006  
DONALD L EDWARDS  
300 N MAPLE AV 6  
OAK PARK, IL 60302

16-07-107-023-1007  
RICHARD LINDA LIEFER  
300 N MAPLE AV 7  
OAK PARK, IL 60302

16-07-107-023-1008  
CLAUDIA JOYNER  
300 N MAPLE 8  
OAK PARK, IL 60302

16-07-107-023-1009  
DR W P DMOWSKI  
300 N MAPLE AVE 9  
OAK PARK, IL 60302

16-07-107-023-1010  
JOSEPH E MC DONALD  
300 N MAPLE AV #10  
OAK PARK, IL 60302

16-07-107-023-1011  
JAMES COCKERILL  
300 N MAPLE AVE 11  
OAK PARK, IL 60302

16-07-107-023-1012  
JOHN ZDENKA NOVAK  
300 N MAPLE AVE 12  
OAK PARK, IL 60302

16-07-107-023-1013  
SHARON WILKEY  
300 N MAPLE AVE 13  
OAK PARK, IL 60302

16-07-107-023-1014  
SAN UTSUNOMIYA  
300 N MAPLE AVE 14  
OAK PARK, IL 60302

16-07-107-023-1015  
V RAUSTATHAKOS  
300 N MAPLE 15  
OAK PARK, IL 60302

16-07-107-023-1016  
SANDRA J GIBSON  
300 N MAPLE 16  
OAK PARK, IL 60302

16-07-107-024-0000  
NOT VALID  
,

16-07-107-024-1001  
KELLY HENDRICKSON  
331 N MARION  
OAK PARK, IL 60302

16-07-107-024-1002  
CAROL ANN GODFREY  
329 N MARION ST  
OAK PARK, IL 60302

16-07-107-024-1003  
KATHLEEN KLAUS  
327 N MARION UNIT 3  
OAK PARK, IL 60302

16-07-107-024-1004  
TERESA LUGO  
325 N MARION 4  
OAK PARK, IL 60302

16-07-107-024-1005  
DONALD I KANE 16171617  
323 N MARION 5  
OAK PARK, IL 60302

16-07-107-024-1006  
DAVID J WALKER  
322 KERNEWAY  
BALTIMORE, MD 21212

16-07-107-024-1007  
SHAKER MGMT CO  
1100 LAKE ST  
OAK PARK, IL 60301

16-07-107-024-1008  
IRENA L KOVALSKY  
1105 W SUPERIOR #8  
OAK PARK, IL 60302

16-07-107-024-1009  
RITA J WILLIAMS  
1107 SUPERIOR ST  
OAK PARK, IL 60302

16-07-107-025-0000  
NOT VALID  
,

16-07-102-035-1006  
COURTNEY CARTER  
412 N MARION  
OAK PARK, IL 60302

16-07-102-035-1009  
ANGELA J MOORE  
412 N MARION 3C  
OAK PARK, IL 60302

16-07-102-036-1003  
SHARON HINKLE  
1038 W SUPERIOR ST  
OAK PARK, IL 60302

16-07-106-004-0000  
HARLEM REAL ESTATE LLC  
2201 MAIN STREET  
EVANSTON, IL 60202

16-07-106-012-0000  
CARLO COOPER  
325 N MAPLE AVE  
OAK PK, IL 60302

16-07-106-015-0000  
NOT VALID

16-07-106-022-0000  
HARLEM REAL ESTATE LLC  
2201 MAIN STREET  
EVANSTON, IL 60202

16-07-106-025-0000  
TITO SPIZZIRRI  
7200 QUICK AVE  
RIVER FOREST, IL 60305

16-07-107-004-0000  
VICTOR SANTIAGO  
314 N MAPLE  
OAK PARK, IL 60302

16-07-107-013-0000  
PETER J MAZARKOS  
315 N MARION ST  
OAK PARK, IL 60302

16-07-102-035-1007  
ROSE A HERMANN  
412 N MARION 3A  
OAK PARK, IL 60302

16-07-102-036-1001  
GENEEN SUTTON  
1038 SUPERIOR #1E  
OAK PARK, IL 60302

16-07-102-036-1004  
ANDREA CORALYN REID  
1038 SUPERIOR ST #2W  
OAK PARK, IL 60302

16-07-106-005-0000  
HARLEM REAL ESTATE LLC  
2201 MAIN STREET  
EVANSTON, IL 60202

16-07-106-013-0000  
RICHARD F TUCCI  
1119 JACKSON AVE  
RIVER FOREST, IL 60305

16-07-106-018-0000  
CHRISTOPHER J HANSON  
1138 ERIE  
OAK PARK, IL 60302

16-07-106-023-0000  
JAAFAR HUSSEIN  
722 68TH ST  
WILLOWBROOK, IL 60527

16-07-107-001-0000  
DOUGLAS ZAPOTOCNY  
328 N MAPLE  
OAK PARK, IL 60302

16-07-107-009-0000  
RICHARD ISAACS  
12 OLD FORCE RD  
WOODSTOCK, NY 12498

16-07-107-014-0000  
ANTHONY BERNELL LOEB  
313 N MARION  
OAK PARK, IL 60302

16-07-102-035-1008  
SERGEI CANILOV  
315 N MAPLE #24  
OAK PARK, IL 60302

16-07-102-036-1002  
GLENN HARMON  
414 WISCONSIN #3  
OAK PARK, IL 60302

16-07-102-038-0000  
MICHELE CARBONE  
1031 CHICAGO AVENUE  
OAK PARK, IL 60302

16-07-106-011-0000  
TRACEY DEAR  
329 N MAPLE AVE  
OAK PARK, IL 60302

16-07-106-014-0000  
JAAFAR HUSSEIN  
722 68TH ST  
WILLOWBROOK, IL 60527

16-07-106-019-0000  
KUO JEN SOONG  
303 N MAPLE ST  
OAK PARK, IL 60302

16-07-106-024-0000  
METROPOLITAN B T CO  
2201 W CERMAK  
CHICAGO, IL 60608

16-07-107-002-0000  
RICHARD A GENGE  
324 N MAPLE AVE  
OAK PARK, IL 60302

16-07-107-012-0000  
ROY A GONZALEZ  
317 N MARION  
OAK PARK, IL 60302

16-07-107-019-0000  
MAURITA C CALKINS  
309 N MARION ST  
OAK PARK, IL 60302

16-07-101-017-1002  
BARBARA A ROBERTS  
403 N MARION ST #1B  
OAK PK, IL 60302

16-07-101-017-1003  
YASINSKI YURI  
403 N MARION ST 1C  
OAK PARK, IL 60302

16-07-101-017-1004  
TIMOTHY HOUTAKKER  
403 N MARION 1D  
OAK PARK, IL 60302

16-07-101-017-1005  
SIL PESAVENTO  
403 NORTH MARION 28A  
OAK PARK, IL 60302

16-07-101-017-1006  
MARJORIE RUSSO  
403 N MARION 2B  
OAK PARK, IL 60302

16-07-101-017-1007  
RUTH REHWALDT  
403 N MARION 2C  
OAK PARK, IL 60302

16-07-101-017-1008  
CHRISTINE A JOHNSON  
403 N MARION  
OAK PARK, IL 60302

16-07-101-017-1009  
GEORGE HERRERA  
403 N MARION ST  
OAK PARK, IL 60302

16-07-101-017-1010  
JAMES LOBELLO  
403 N MARION ST 3B  
OAK PARK, IL 60302

16-07-101-017-1011  
LEO WIEGEL  
403 N MARION 3C  
OAK PARK, IL 60302

16-07-101-017-1012  
ELLEN J. HICKEY  
403 N MARION ST 3-D  
OAK PARK, IL 60302

16-07-101-017-1013  
ALESSANDRO SQUEO  
403 N MARION ST B-1  
OAK PARK, IL 60302

16-07-101-018-0000  
KATHLEEN BRUSSOCK  
6214 SOUTH CT  
MCFARLAND, WI 53558

16-07-101-019-0000  
ORIGANOS OAK PARK  
687 N MILWAUKEE AVE  
CHICAGO, IL 60642

16-07-102-003-0000  
FC PILGRIM  
1037 CHICAGO AV  
OAK PARK, IL 60302

16-07-102-004-0000  
FC PILGRIM  
1037 CHICAGO AV  
OAK PARK, IL 60302

16-07-102-013-0000  
CAROL O BRIEN  
408 N MARION  
OAK PARK, IL 60302

16-07-102-016-0000  
STEPHEN A ROSKAM  
1036 SUPERIOR  
OAK PARK, IL 60302

16-07-102-017-0000  
JAMES BONACCORSI  
1032 W SUPERIOR  
OAK PARK, IL 60302

16-07-102-029-0000  
CONSUMMATION CORP  
5631 S DORCHESTER #3  
CHICAGO, IL 60637

16-07-102-030-0000  
WHP KNOWLES  
1041 CHICAGO AV 1  
OAK PARK, IL 60302

16-07-102-031-0000  
TRAXLER DONOGHUE  
420 N MARION  
OAK PARK, IL 60302

16-07-102-032-0000  
D S MALAGOLI  
404 N MARION ST  
OAK PARK, IL 60302

16-07-102-032-1019  
NOT VALID  
,

16-07-102-033-0000  
HOMESPACE PROPERTIES  
684 GREENLEAF AV  
GLENCOE, IL 60022

16-07-102-035-1001  
MARIO PARIONA  
412 N MARION #1A  
OAK PARK, IL 60302

16-07-102-035-1002  
EDWARD ITA COSTELLO  
412 N MARION ST 1B  
OAK PARK, IL 60302

16-07-102-035-1003  
CASSANDRA D WILSON  
412 N MARION ST 1C  
OAK PARK, IL 60302

16-07-102-035-1004  
S K SENEVIRATNE  
412 N MARION #2A  
OAK PARK, IL 60302

16-07-102-035-1005  
PAMELA LEHNER  
412 N MARION 2B  
OAK PARK, IL 60302



16-07-100-007-0000  
ELIZABETH SCOTT  
1140 W SUPERIOR ST  
OAK PARK, IL 60302

16-07-100-010-0000  
DANIEL PYCH  
1024 ONTARIO  
OAK PARK, IL 60302

16-07-100-013-0000  
EVELYN ALLEN  
187 N MARION  
OAK PARK, IL 60301

16-07-100-019-0000  
JOY DONAHUE  
1120 SUPERIOR ST  
OAK PARK, IL 60302

16-07-100-025-0000  
MARIO SPINA  
381 EAST ST CHARLES RD  
CAROL STREAM, IL 60188

16-07-101-003-0000  
DAVID PLUMMER  
416 N MAPLE AVE  
OAK PARK, IL 60302

16-07-101-006-0000  
THOMAS F KIRCHNER  
404 N MAPLE AV  
OAK PARK, IL 60302

16-07-101-009-0000  
MARTIN APOLIT  
421 N MARION ST  
OAK PARK, IL 60302

16-07-101-012-0000  
TIMOTHY KAYSER  
415 N MARION ST  
OAK PARK, IL 60302

16-07-101-015-0000  
ENNA AIKENS  
407 N MARION ST  
OAK PARK, IL 60302

16-07-100-008-0000  
GRANITE 1135 CHICAGO  
1000 LAKE ST STE 200  
OAK PARK, IL 60301

16-07-100-011-0000  
PAUL BRENNAN  
417 N MAPLE AV  
OAK PARK, IL 60302

16-07-100-014-0000  
ROBERT ALLEN  
187 N MARION  
OAK PARK, IL 60301

16-07-100-020-0000  
BETTY MCGHEE  
1122 W SUPERIOR  
OAK PARK, IL 60302

16-07-100-026-0000  
TODD DRESSEL  
1137 CHICAGO AVE  
OAK PARK, IL 60302

16-07-101-004-0000  
KENNETH HOGREERE  
412 N MAPLE AV  
OAK PARK, IL 60302

16-07-101-007-0000  
ROBERT W SKINKLE JR  
400 N MAPLE AV  
OAK PARK, IL 60302

16-07-101-010-0000  
MARTIN APOLIT  
421 N MARION ST  
OAK PARK, IL 60302

16-07-101-013-0000  
JOAN E COMISKEY  
909 LENOX RD  
GLENVIEW, IL 60025

16-07-101-017-0000  
NOT VALID

16-07-100-009-0000  
PATRICIA CRAIG  
5735 N OCTAVIA AV  
CHICAGO, IL 60631

16-07-100-012-0000  
UGIS SPRUDZS  
411 N MAPLE AV  
OAK PARK, IL 60302

16-07-100-018-0000  
BEVERLY DECK  
P O BOX 3563  
OAK PARK, IL 60303

16-07-100-023-0000  
CHAR ROB TODD DRESSEL  
1137 CHICAGO AV  
OAK PARK, IL 60302

16-07-101-002-0000  
PAUL E KSIAZEK  
420 N MAPLE AV  
OAK PARK, IL 60302

16-07-101-005-0000  
BLAINE ROABINSON  
408 N MAPLE  
OAK PARK, IL 60302

16-07-101-008-0000  
OAK PARK PARTNERS  
17W300 22ND ST #200  
OAKBROOK TER, IL 60181

16-07-101-011-0000  
KERRY PETERTIL  
417 N MARION ST  
OAK PARK, IL 60302

16-07-101-014-0000  
JACOB SHUBAT  
411 N MARION ST  
OAK PARK, IL 60302

16-07-101-017-1001  
DIANE FANTETTI  
403 N MARION #1A  
OAK PARK, IL 60302



16-06-317-033-0000  
WILLIAM PATTERSON  
825 N HARLEM AVE  
OAK PARK, IL 60302

16-06-317-034-0000  
M LWIN H MYO  
823 N HARLEM AVE  
OAK PARK, IL 60302

16-06-317-035-0000  
SUZANNE LAROCCA  
821 N HARLEM  
OAK PARK, IL 60302

16-06-317-036-0000  
ANDREW ACOSTA  
819 N HARLEM  
OAK PARK, IL 60302

16-06-317-037-0000  
JEREMY MOUNGEY  
101 N EUCLID #22  
OAK PARK, IL 60301

16-06-317-038-0000  
TAXPAYER OF  
815 N HARLEM AV  
OAK PARK, IL 60302

16-06-317-039-0000  
AMY PLANCON  
813 N HARLEM  
OAK PARK, IL 60302

16-06-317-040-0000  
PAULINA PLACE TOWNHME  
819 N HARLEM AVE  
OAK PARK, IL 60302

16-06-318-017-0000  
NARAYAN NAYAR  
534 N MARION ST  
OAK PARK, IL 60302

16-06-318-018-0000  
LAURIE M LOMASNEY  
532 N MARION ST  
OAK PARK, IL 60302

16-06-318-019-0000  
PETER J SENGER  
528 N MARION ST  
OAK PARK, IL 60302

16-06-318-020-0000  
R SCHIESS  
1001 MADISON ST  
OAK PARK, IL 60302

16-06-318-021-0000  
JAMES SCHUELLER  
1220 PRINCETON PL  
WILMETTE, IL 60091

16-06-318-022-0000  
TODD TEDROW  
516 N MARION FL 1  
OAK PARK, IL 60302

16-06-318-023-0000  
THOM CUTEAN  
514 N MARION STREET  
OAK PARK, IL 60302

16-06-318-024-0000  
MIDWEST BANK TRUST  
1606 N HARLEM  
ELMWOOD PARK, IL 60707

16-06-318-025-0000  
HELEN H JOHANAN  
1046 CHICAGO AVE#2E  
OAK PARK, IL 60302

16-06-318-026-0000  
MARIO GIORDANO  
1042 CHICAGO AV  
OAK PARK, IL 60302

16-06-318-046-0000  
PETER KAVANAUGH  
531 BELLEFORTE  
OAK PARK, IL 60302

16-06-318-047-0000  
JAMES DOYLE  
132 E DELAWARE #5407  
CHICAGO, IL 60611

16-06-318-048-0000  
PETER B THOMPSON  
523 N BELLEFORTE AVE  
OAK PARK, IL 60302

16-06-318-053-0000  
OPRC IV LLC  
220 HEMLOCK  
WOOD DALE, IL 60191

16-06-318-054-0000  
TAXPAYER OF  
1030 CHICAGO AV  
OAK PARK, IL 60302

16-06-318-055-0000  
MICHAEL GEAREN  
224 PAKOHANA ST  
HONOLULU, HI 96813

16-06-318-056-0000  
TAXPAYER OF  
1030 CHICAGO AV  
OAK PARK, IL 60302

16-06-318-057-0000  
TAXPAYER OF  
1038 CHICAGO AVE  
OAK PARK, IL 60302

16-06-319-049-0000  
PETER R KROCHMOLNY  
1020 W CHICAGO AV  
OAK PARK, IL 60302

16-07-100-004-0000  
HEATHER J THEISZMANN  
P O BOX 260888  
PLANO, TX 75026

16-07-100-005-0000  
HEATHER J THEISZMANN  
P O BOX 260888  
PLANO, TX 75026

16-07-100-006-0000  
HEATHER J THEISZMANN  
P O BOX 260888  
PLANO, TX 75026

16-06-316-027-1007  
JAY BICKNELL  
837 N HARLEM 3N  
OAK PARK, IL 60302

16-06-316-027-1008  
TAWANNA R SADEEQ  
833 N HARLEM AVE #3C  
OAK PARK, IL 60302

16-06-316-027-1009  
BRENDA J DONALD  
833 N HARLEM 3S  
OAK PARK, IL 60302

16-06-316-028-0000  
BELL HARRIS  
1130 PAULINA  
OAK PARK, IL 60302

16-06-316-029-0000  
JAMES A GILLESPIE  
1134 PAULINA ST  
OAK PARK, IL 60302

16-06-317-002-0000  
B CARMEL D KOEHLER  
1133 PAULINA  
OAK PARK, IL 60302

16-06-317-003-0000  
ZDZISLAW GRZESIAK  
1129 PAULINA  
OAK PARK, IL 60302

16-06-317-004-0000  
JOANN OREILLY  
1125 PAULINA FRONT  
OAK PARK, IL 60302

16-06-317-005-0000  
W ARTHUR SOLBERG  
639 PARSONS AV  
DES PLAINES, IL 60016

16-06-317-007-0000  
JOHN HARMON JEAN CHR  
1115 PAULINA AV  
OAK PARK, IL 60302

16-06-317-008-0000  
BRANKA JOSEPH J  
1832 SOBRANT CT  
WALNUT CREEK, CA 94595

16-06-317-009-0000  
DANIEL S GASH  
1109 PAULINA ST  
OAK PARK, IL 60302

16-06-317-010-0000  
BASIL D KTSANES  
312 ALGONQUIN RD  
BARRINGTON, IL 60010

16-06-317-011-0000  
BASIL D KTSANES  
312 ALGONQUIN RD  
BARRINGTON, IL 60010

16-06-317-012-0000  
HOWARD C HAWKINSON  
515 N MARION  
OAK PARK, IL 60302

16-06-317-013-0000  
CICCIO REALTY  
1142 CHICAGO AV  
OAK PARK, IL 60302

16-06-317-017-0000  
1122 CHICAGO AVE LLC  
1122 CHICAGO  
OAK PARK, IL 60302

16-06-317-018-0000  
HALLMARK JOHNSON  
7101 N CICERO AV #200  
LINCOLNWOOD, IL 60712

16-06-317-019-0000  
SERAJEAN ALIOTO  
1007 FRANKLIN AV  
RIVER FOREST, IL 60305

16-06-317-020-0000  
JORY ONE LLC  
7101 N CICERO #200  
LINCOLNWOOD, IL 60712

16-06-317-021-0000  
GREG MORRISEY  
1135 SCHNEIDER AVE 3-A  
OAK PARK, IL 60302

16-06-317-022-0000  
CATHY BLAUE  
511 N MARION ST  
OAK PARK, IL 60302

16-06-317-023-0000  
CHRISTINE FIOPRITE  
509 N MARION  
OAK PARK, IL 60302

16-06-317-024-0000  
P SKIOURIS 1100 W CHGO  
307 DUNDEE RD  
BARRNGTN HLS, IL 60010

16-06-317-027-0000  
MICHAEL BESSELL  
1121 PAULINA ST  
OAK PARK, IL 60302

16-06-317-028-0000  
JERI A SCHULZ  
1119 PAULINA ST  
OAK PARK, IL 60302

16-06-317-029-0000  
COM ED  
THREE LINCOLN CTR 4TH  
OAKBROOK TER, IL 0

16-06-317-030-0000  
P SKIOURIS 1130 CHICGO  
307 DUNDEE RD  
BARRINGTON, IL 60010

16-06-317-031-0000  
TAX PAYER OF  
1124 CHICAGO AVE  
OAK PARK, IL 60302

16-06-317-032-0000  
1122 CHICAGO AVE LLC  
1122 CHICAGO AVE  
OAK PARK, IL 60302

15-12-205-024-1114  
JOHN A KELTY  
7214 OAK 2SW  
RIVER FOREST, IL 60305

15-12-205-024-1115  
ALEXIS LLORENS  
7214 OAK AV #3SE  
RIVER FOREST, IL 60305

15-12-205-024-1116  
ANN OSHEA  
7214 OAK AVE  
RIVER FOREST, IL 60305

15-12-205-024-1117  
LAZARO FERNANDEZ  
1523 JACKSON AVE  
RIVER FOREST, IL 60305

15-12-205-024-1118  
JOYCE W ROCCO  
7214 OAK AV 1NE  
RIVER FOREST, IL 60305

15-12-205-024-1119  
PAUL J RANDALL  
7214 OAK AV 1NW  
RIVER FOREST, IL 60305

15-12-205-024-1120  
DIANA WIORA  
7214 W OAK 2E  
RIVER FOREST, IL 60305

15-12-205-024-1121  
N MCKNIGHT  
7214 OAK AVE 2NW  
RIVER FOREST, IL 60305

15-12-205-024-1122  
FRANCES BURKE  
7214 OAK ST 3NE  
RIVER FOREST, IL 60305

15-12-205-024-1123  
MARY WOHLFORD  
7214 W OAK AV 3NW  
RIVER FOREST, IL 60305

15-12-205-024-1124  
AMPARO CASTILLO  
7214 W OAK#4NW  
RIVER FOREST, IL 60305

15-12-205-024-1125  
ROSS WENZLOFF  
7214 W OAK AV 4SE  
RIVER FOREST, IL 60305

15-12-205-091-0000  
NOT VALID

15-12-205-998-1057  
NOT VALID

16-06-316-015-0000  
STEVEN J SMITH  
1122 PAULINA  
OAK PARK, IL 60302

16-06-316-016-0000  
MARK CAPPELLI  
1120 PAULINA ST  
OAK PARK, IL 60302

16-06-316-017-0000  
ANDREW JAIMIE LUMM  
1118 PAULINA  
OAK PARK, IL 60302

16-06-316-018-0000  
RONALD JUDITH FINE  
1114 PAULINA ST  
OAK PARK, IL 60302

16-06-316-019-0000  
PATRICIA BIRCH  
1112 PAULINA  
OAK PARK, IL 60302

16-06-316-020-0000  
KEVIN JENNIFER CLOW  
539 N MARION ST  
OAK PARK, IL 60302

16-06-316-021-0000  
ADAM WAGENER  
537 N MARION ST  
OAK PARK, IL 60302

16-06-316-022-0000  
RANDALL S KULAT  
535 N MARION ST  
OAK PARK, IL 60302

16-06-316-023-0000  
A LANE  
1128 PAULINA ST  
OAK PARK, IL 60302

16-06-316-024-0000  
ARLENE RITTENHOUSE  
1126 PAULINA AV  
OAK PARK, IL 60302

16-06-316-027-1001  
LAKSHMI TALLURI  
837 N HARLEM 1N  
OAK PARK, IL 60302

16-06-316-027-1002  
ELDRIDGE JOHNSON JR  
1111 NORTH GROVE AVE  
OAK PARK, IL 60302

16-06-316-027-1003  
CYNTHIA L BENDER  
833 N HARLEM 1S  
OAK PARK, IL 60302

16-06-316-027-1004  
JAMES POLONCASZ  
837 N HARLEM  
OAK PARK, IL 60302

16-06-316-027-1005  
R LAUCIUS  
833 N HARLEM 2C  
OAK PARK, IL 60302

16-06-316-027-1006  
TREVOR G SMITH  
833 N HARLEM AVE #2S  
OAK PARK, IL 60302



15-12-205-024-1084  
CHRISTOPH LEONHARD  
7210 OAK AVE APT 3 NW  
RIVER FOREST, IL 60305

15-12-205-024-1085  
Z B JEDRZEJCZYK  
7210 OAK ST 4SW  
RIVER FOREST, IL 60305

15-12-205-024-1086  
SERGIO SOTO  
7210 OAK  
RIVER FOREST, IL 60305

15-12-205-024-1087  
SARA SARKEY  
7210 W OAK 1SE  
RIVER FOREST, IL 60305

15-12-205-024-1088  
EVA M JANZEN ANDRADE  
7210 OAK AV 1NE  
RIVER FOREST, IL 60305

15-12-205-024-1089  
JACEK KAFEL  
7210 OAK AVE #2 S E  
RIVER FOREST, IL 60305

15-12-205-024-1090  
BRADLEY NAPIORKOWSKI  
7210 OAK STREET 2NE  
RIVER FOREST, IL 60305

15-12-205-024-1091  
LENA M FLOYD  
7210 W OAK #3 SE  
RIVER FOREST, IL 60305

15-12-205-024-1092  
YASMINA SEFIAN JOHNSON  
7210 OAK AV 3NE  
RIVER FOREST, IL 60305

15-12-205-024-1093  
A SKIBA  
7210 OAK AVE 4SE  
RIVER FOREST, IL 60305

15-12-205-024-1094  
MAREK SALAMON  
7210 W OAK AV 4NE  
RIVER FOREST, IL 60305

15-12-205-024-1095  
ALANNA COBB  
7212 OAK AV  
RIVER FOREST, IL 60305

15-12-205-024-1096  
YVONNE M DAVENPORT  
7212 OAK ST 1NW  
RIVER FOREST, IL 60305

15-12-205-024-1097  
CAROLE M GIUNTINI  
7212 OAK AVE #2SW  
RIVER FOREST, IL 60305

15-12-205-024-1098  
EDWARD MEDALA  
7212 W OAK ST 2NW  
RIVER FOREST, IL 60305

15-12-205-024-1099  
KELLY A OTHMAN  
7212 OAK AVE 3SW  
RIVER FOREST, IL 60305

15-12-205-024-1100  
PEREZ MIRANDA  
7212 W OAK AVE #3NW  
RIVER FOREST, IL 60305

15-12-205-024-1101  
EILRICH  
7212 OAK AV 4SW  
RIVER FOREST, IL 60305

15-12-205-024-1102  
KARIN I HALLBERG  
7212 OAK AV 4 N W  
RIVER FOREST, IL 60305

15-12-205-024-1103  
HABIBA ABDALLAH  
7212 OAK AV UNIT 1SE  
RIVER FOREST, IL 60305

15-12-205-024-1104  
JARRED NORDHUS  
7212 W OAK #1NE  
RIVER FOREST, IL 60305

15-12-205-024-1105  
RUTH BRUCE  
7212 W OAK 3SE  
RIVER FOREST, IL 60305

15-12-205-024-1106  
JENNIFER LANE  
2024 BOWLING GREEN ST  
DENTON, TX 76201

15-12-205-024-1107  
ANDREW MARK  
7212 OAK AVENUE  
RIVER FOREST, IL 60305

15-12-205-024-1108  
JUSTYNA F PRZYGOCKA  
7212 OAK AVE #3NE  
RIVER FOREST, IL 60305

15-12-205-024-1109  
JASON MADEL  
7212 OAK AVE #4SE  
RIVER FOREST, IL 60305

15-12-205-024-1110  
PAUL RISKE  
7212 OAK AV 4NE  
RIVER FOREST, IL 60305

15-12-205-024-1111  
MICHAEL MONROE  
7214 W OAK #1SE  
RIVER FOREST, IL 60305

15-12-205-024-1112  
COURTLAND MUNROE  
16767 SE 77 NORTHRIDGE  
THE VILLAGES, FL 32162

15-12-205-024-1113  
PAUL BREIDENBACH  
7214 W OAK ST 2 S E  
RIVER FOREST, IL 60305



15-12-205-024-1054  
R VIRGO  
PO BOX 5804  
RIVER FOREST, IL 60305

15-12-205-024-1055  
HORTENCIA RIVERA  
7206 W OAK AVE #4NW  
RIVER FOREST, IL 60305

15-12-205-024-1056  
MARIJA BUBANJ  
7206 OAK AVENUE #1SE  
RIVER FOREST, IL 60305

15-12-205-024-1057  
JOHN M MCSHANE  
7206 OAK AVE 2SE  
RIVER FOREST, IL 60305

15-12-205-024-1058  
KENNETH HUNTER  
7206 OAK AVE #2SW  
RIVER FOREST, IL 60305

15-12-205-024-1059  
KRISTINE K CIHLAR  
7206 W OAK 3SE  
RIVER FOREST, IL 60305

15-12-205-024-1060  
VANESSA WM ACOSTA  
2234 EASTVIEW DR  
DES PLAINES, IL 60018

15-12-205-024-1061  
WALTER PASULNA  
4140 W EDDY  
CHICAGO, IL 60641

15-12-205-024-1062  
MARCIN SEKSCINSKI  
7206 OAK AV 4SW  
RIVER FOREST, IL 60305

15-12-205-024-1063  
LAWRENCE C KOCEN JR  
7208 W OAK 1SW  
RIVER FOREST, IL 60305

15-12-205-024-1064  
CATHERINE WALKER  
7208 OAK ST #1-NW  
RIVER FOREST, IL 60305

15-12-205-024-1065  
MICHAEL J HUGHES  
7208 OAK AVE 25W  
RIVER FOREST, IL 60305

15-12-205-024-1066  
SHELDON LIEBMAN  
7208 OAK AV 2NW  
RIVER FOREST, IL 60305

15-12-205-024-1067  
PAULETTE BRAZLEY  
7208 OAK AV 35W  
RIVER FOREST, IL 60305

15-12-205-024-1068  
S M KLAJS  
7208 OAK STREET 3NW  
RIVER FOREST, IL 60305

15-12-205-024-1069  
MARY SCHAAL  
7208 OAK AVENUE  
RIVER FOREST, IL 60305

15-12-205-024-1070  
MARY ELLEN WITHERS  
205 FRANKLINPO BOX 151  
FONDA, IA 50540

15-12-205-024-1071  
FELIX VIVAS  
7208 W OAK 1SE  
RIVER FOREST, IL 60305

15-12-205-024-1072  
STEVEN S BERBERICH  
7208 OAK AVE #1NE  
RIVER FOREST, IL 60305

15-12-205-024-1073  
ALEXANDRIA NEVINS  
7208 OAK AVE 23E  
OAK PARK, IL 60305

15-12-205-024-1074  
REGINA CHARLES KRYSZTYN  
7208 OAK AV 2NE  
RIVER FOREST, IL 60305

15-12-205-024-1075  
KOCHO RENATA  
910 N RIDGELAND  
OAK PARK, IL 60302

15-12-205-024-1076  
HENRY CAMPILLO  
7208 OAK AVE 3NE  
RIVER FOREST, IL 60305

15-12-205-024-1077  
F J SCHAAL  
7208 OAK AV 4SE  
RIVER FOREST, IL 60305

15-12-205-024-1078  
DONNA L PRATHER  
7208 OAK AVE 4NE  
RIVER FOREST, IL 60305

15-12-205-024-1079  
JENNIFER CHAN  
7210 OAK ST #1SW  
RIVER FOREST, IL 60305

15-12-205-024-1080  
VALERIA ROBINSON  
7210 OAK AVE 1NW  
RIVER FOREST, IL 60305

15-12-205-024-1081  
ANTONIETTA CONSALVI  
7210 OAK #2SW  
RIVER FOREST, IL 60305

15-12-205-024-1082  
ALMA C PEDROZA  
7210 OAK AVE #2NW  
RIVER FOREST, IL 60305

15-12-205-024-1083  
CHAN LIN  
7210 OAK 3SW  
RIVER FOREST, IL 60305

15-12-205-024-1024  
JOE ANDRITZKY  
7202 OAK AVE #4NE  
RIVER FOREST, IL 60305

15-12-205-024-1027  
ROBERTA J RICHARDS  
2738 VERNON CT  
WOODRIDGE, IL 60517

15-12-205-024-1030  
HANNA KAPICA  
7202 OAK 3NW  
RIVER FOREST, IL 60305

15-12-205-024-1033  
PAUL ROESER  
7204 OAK #1SE  
RIVER FOREST, IL 60305

15-12-205-024-1036  
FAWZIA TATE  
7204 OAK UNIT 2NE  
RIVER FOREST, IL 60305

15-12-205-024-1039  
PETER UTARA  
7204 OAK AV 4SE  
RIVER FOREST, IL 60305

15-12-205-024-1042  
A RICE  
7204 OAK 1SW  
RIVER FOREST, IL 60305

15-12-205-024-1045  
E JANE MURPHY  
7204 OAK AV 3SW  
RIVER FOREST, IL 60305

15-12-205-024-1048  
CAROLE L SOLDAT  
7204 W OAK AV 4NW  
RIVER FOREST, IL 60305

15-12-205-024-1051  
ROBERT S NOVAK  
7206 OAK AVE  
RIVER FOREST, IL 60305

15-12-205-024-1025  
DENITRA TAYLOR  
7202 W OAK AVE #1NW  
RIVER FOREST, IL 60305

15-12-205-024-1028  
KRYSTYNA MICHALOWSKA  
7202 OAK AVE 2NW  
RIVER FOREST, IL 60305

15-12-205-024-1031  
CATHERINE JERVIER  
7202 W OAK ST 4SOW  
RIVER FOREST, IL 60305

15-12-205-024-1034  
ANDREW D MARK  
7204 W OAK #1NE  
RIVER FOREST, IL 60305

15-12-205-024-1037  
SHIRLEY HAMEI  
7204 W OAK ST  
RIVER FOREST, IL 60305

15-12-205-024-1040  
STEPHEN C MAGNONE  
7204 W OAK AVE  
RIVER FOREST, IL 60305

15-12-205-024-1043  
STEPHANIE MASLANKA  
7204 OAK AV 2SW  
RIVER FOREST, IL 60305

15-12-205-024-1046  
NORMA MARQUARDT  
7204 OAK AV 3NW  
RIVER FOREST, IL 60305

15-12-205-024-1049  
MICHAEL G CRONIN  
7206 OAK AV 1 NE  
RIVER FOREST, IL 60305

15-12-205-024-1052  
TAXPAYER OF  
7200 OAK AV  
RIVER FOREST, IL 60305

15-12-205-024-1026  
DAVID STACEY FLINT  
7202 OAK 1SW  
RIVER FOREST, IL 60305

15-12-205-024-1029  
RICHARD DASSINGER  
7202 OAK AVE#3SW  
RIVER FOREST, IL 60305

15-12-205-024-1032  
ROBERT J BALNIS SR  
7202 OAK AVE 4NW  
RIVER FOREST, IL 60305

15-12-205-024-1035  
NIKKIBA T JONES  
7204 OAK AV #2SE  
RIVER FOREST, IL 60305

15-12-205-024-1038  
JOSEPH K BEARD  
7204 OAK AVE 3NE  
RIVER FOREST, IL 60305

15-12-205-024-1041  
HUI CHEN  
7204 OAK AVE 1NW  
RIVER FOREST, IL 60305

15-12-205-024-1044  
OLGA ZITEK  
7204 OAK AV 2NW  
RIVER FOREST, IL 60305

15-12-205-024-1047  
BETTY J DAVIDSON  
1343 GROVE  
BERWYN, IL 60402

15-12-205-024-1050  
WILLIAM COLLINS  
7206 W OAK ST #2NE  
RIVER FOREST, IL 60305

15-12-205-024-1053  
ROBERT BRADELY  
7206 W OAK  
RIVERFORST, IL 60305

15-12-205-010-0000  
J S DONOHO  
719 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-012-0000  
STEPHEN M NELSON  
707 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-013-0000  
PATRICIA S WAGNER  
703 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-014-0000  
BELL AND RIVER REAL  
754 N HARLEM AVE  
RIVER FOREST, IL 60305

15-12-205-022-0000  
PAUL CURATOLO  
715 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-023-0000  
M FURLOW  
711 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-024-0000  
NOT VALID

15-12-205-024-1001  
ZOYA FURDA  
7200 OAK AV 1SE  
RIVER FOREST, IL 60305

15-12-205-024-1002  
ERIN MCARDLE  
7200 OAK AVE NE 1  
RIVER FOREST, IL 60305

15-12-205-024-1003  
THOMAS J CUMMANEE  
1390 HICKORY CT  
DOWNERSGROVE, IL 60515

15-12-205-024-1004  
ROSS WENZLOFF  
7200 OAK AV 2NE  
RIVER FOREST, IL 60305

15-12-205-024-1005  
BENNY FERNANDEZ  
7200 W OAK#3SE  
RIVER FOREST, IL 60305

15-12-205-024-1006  
COMMUNITY SAVINGS BANK  
4801 W BELMONT  
CHICAGO, IL 60641

15-12-205-024-1007  
JAIME TORRES  
7200 OAK AVE 4SE  
RIVER FOREST, IL 60305

15-12-205-024-1008  
JANINA A CIEZADLO  
7200 OAK LN 4NE  
RIVER FOREST, IL 60305

15-12-205-024-1009  
KATHERINE E KRASIN  
7200 OAK#1NW  
RIVER FOREST, IL 60305

15-12-205-024-1010  
JOSEPHINE S HAMMOND  
7200 OAK AV 1SW  
RIVER FOREST, IL 60305

15-12-205-024-1011  
S BRESNAHAN  
7200 OAK 2SW  
RIVERFOREST, IL 60305

15-12-205-024-1012  
CHRIS POTACZEK  
4911 N CENTRAL  
CHICAGO, IL 60630

15-12-205-024-1013  
CONNIE ANN WALKSLER  
7200 OAK AVE 35W  
RIVER FOREST, IL 60305

15-12-205-024-1014  
RICHARD M FITCH  
589 HITCHCOCK AVE  
LISLE, IL 60532

15-12-205-024-1015  
TIM LOUDERMAN  
7200 W OAK AVE 4SW  
RIVER FOREST, IL 60305

15-12-205-024-1016  
MICHAEL MORLEY  
7202 OAK AVENUE 2SE  
RIVER FOREST, IL 60305

15-12-205-024-1017  
LENEE D POWELL  
7202 OAK AVE 1SE  
RIVER FOREST, IL 60305

15-12-205-024-1018  
SUMAN MANCHIREDDY  
7202 W OAK ST #1NE  
RIVER FOREST, IL 60305

15-12-205-024-1019  
J WARREN SCHEIDEMAN  
7202 OAK AV 2SE  
RIVER FOREST, IL 60305

15-12-205-024-1020  
STEVEN MARY KEDROWSKI  
7202 OAK ST #2NE  
RIVER FOREST, IL 60305

15-12-205-024-1021  
RUTH MCLAREN  
318 N DOVER AV  
LA GRANGE, IL 0

15-12-205-024-1022  
MARIA BONO  
7202 OAK AV #3NE  
RIVER FOREST, IL 60305

15-12-205-024-1023  
NATALIE N BOUDROS  
7202 OAK AVE #4SE  
RIVER FOREST, IL 60305



15-01-418-001-0000  
MICHAEL JANET HANLEY  
847 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-002-0000  
JOHN GIRARDOT  
841 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-003-0000  
WILLIAM IANNESSA  
835 BONNIE BARE  
RIVER FOREST, IL 60305

15-01-418-004-0000  
JAMES NEUHAUSER  
831 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-005-0000  
MICHAEL M BREEN  
825 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-006-0000  
DR JAMES BAJO  
821 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-007-0000  
ROCHE  
815 BONNIE BRAE PL  
RIVER FOREST, IL 60305

15-01-418-008-0000  
SASKIA MAEL BOLORE  
4058 S ELLIS AVE  
CHICAGO, IL 60653

15-01-418-009-0000  
WILLIAM F MCDONALD  
803 BONNIE BRAE  
RIVER FOREST, IL 60305

15-01-418-010-0000  
DAVE ELSNER  
7205 W IOWA ST  
RIVER FOREST, IL 60305

15-01-418-011-0000  
PATRICIA LASAR TRUST  
360 E RANDOLPH ST 301  
CHICAGO, IL 60601

15-01-418-012-0000  
M KOHUT  
838 N HARLEM AV  
RIVER FOREST, IL 60305

15-01-418-013-0000  
DAVID L WILSON  
834 N HARLEM  
RIVER FOREST, IL 60305

15-01-418-014-0000  
ROBERT GREENDYKE  
830 N HARLEM  
RIVER FOREST, IL 60305

15-01-418-015-0000  
T CANALES M SEGOVIA  
826 N HARLEM AV  
RIVER FOREST, IL 60305

15-01-418-016-0000  
B P SHARPE  
822 N HARLEM  
RIVER FOREST, IL 60305

15-01-418-017-0000  
KHANH QUOC SAM  
818 N HARLEM  
RIVER FOREST, IL 60305

15-01-418-018-0000  
TCF BANK FACILITIES MGT  
801 MARQUETTE AVE  
MINNEAPOLIS, MN 55402

15-01-418-019-0000  
TCF BANK FACILITIES MGT  
801 MARQUETTE AVE  
MINNEAPOLIS, MN 55402

15-01-418-020-0000  
TCF BANK FACILITIES MGT  
801 MARQUETTE AVE  
MINNEAPOLIS, MN 55402

15-01-418-021-0000  
TCF BANK FACILITIES MGT  
801 MARQUETTE AVE  
MINNEAPOLIS, MN 55402

15-12-205-001-0000  
JOHN T IWANSKI  
755 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-002-0000  
CHRISTINE G HAURI  
751 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-003-0000  
M BRENNEN C KNUDSON  
795 CREST LANE  
ELLSWORTH, WI 54011

15-12-205-004-0000  
PETER BIRMINGHAM  
743 BONNIE BRAE PL  
RIVER FOREST, IL 60305

15-12-205-005-0000  
CORD STURGEON  
739 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-006-0000  
TIMOTHY THACHER M CO  
735 BONNIE BRAE PL  
RIVER FOREST, IL 60305

15-12-205-007-0000  
JOHN HENEK  
731 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-008-0000  
MARGARET COZZI OLSON  
727 BONNIE BRAE  
RIVER FOREST, IL 60305

15-12-205-009-0000  
DONALD E COE  
723 BONNIE BRAE  
RIVER FOREST, IL 60305



**PD Application**

**Item 9**

**RESTRICTIONS AND COVENANTS**

The Applicant hereby states that any restrictions or covenants proposed for this development shall be provided prior to the scheduled public hearing.

**PD Application**  
**Item 10**  
**CONSTRUCTION SCHEDULE**

## SCHEDULE OF DEVELOPMENT

After the approval by the Village Board, the process of developing the project will be according to the following schedule:

Plan and schedule of construction

	Months					
	1	3	5	7	13	15
Demolition and site prep	X					
Drawings and permits			X			
Excavation			X			
Foundation			X			
Rough Framing				X		
Roof				X		
Brick and masonry				X		
Mechanics rough					X	
Drywall					X	
Trim and paint						X
Cleaning and Landscaping						X

**PD Application**

**Item 11**

**CONSTRUCTION TRAFFIC SCHEDULE**



**PD Application**

**Item 12**

**MARKET AND FEASIBILITY REPORT**

The Applicant hereby states that a Market and Feasibility Report shall be provided prior to the scheduled Public Hearing.



## GLOOR REALTY CO.

114 NORTH OAK PARK AVENUE • OAK PARK, ILLINOIS 60301 • 708.524.1100 • FAX: 708.524.1286  
[www.gloor.com](http://www.gloor.com)

Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302

To Whom It May Concern:

We are writing in reference to the proposed *The Residences at Maple Place* Condominium project at the corner of Chicago and Maple Avenues in Oak Park.

We understand the Village is requesting more information on the feasibility of a mixed-use project containing first floor commercial space and residential condominium units above. It is our opinion that this is not a viable option for this particular parcel of land.

There are several reasons for this opinion. The economics of such a project - the cost of building new commercial space, is very high. That new construction cost, coupled with exceptionally high real estate taxes levied on commercial property in Oak Park, would necessitate the owner of such a development to charge a premium rental rate of \$30+ per square foot. This location does not command commercial rents in that price range.

If the owner of commercial rental space were to demand such premium rates, they would certainly be expected to provide parking for customers immediately outside the businesses' front door. The parcel at Maple and Chicago Avenues is not large enough to provide adequate parking for both residential and commercial space.

Keeping this project as a strictly residential development will be a true asset to the Village of Oak Park as there is a niche that needs to be filled for large premium condo units that currently does not exist in the Village. Filling this void will retain current Oak Parkers who might otherwise leave Oak Park to find such a product.

Sincerely,

Richard C. Gloor  
GLOOR REALTY CO.

RCG/cjc

**PD Application  
Item 13  
TRAFFIC STUDY**

The Applicant hereby states that traffic study for this development shall be provided prior to the scheduled public hearing.



101 N. Marion St., Oak Park, IL 60302 o708.393.4189 f708.919.1575

Village Hall of Oak Park  
Craig Failor, Village Planner  
123 Madison St.  
Oak Park, IL 60302

2/28/14

Concerning The Residences at Maple Place residential development at 1133 W. Chicago Ave, Oak Park

**PD Application**  
**Item 13**  
**TRAFFIC STUDY**

The applicant hereby states that traffic study for this development will be provided prior to the scheduled public hearing.



**PD Application**  
**Item 14**  
**PARKING STUDY**

Given the nature of parking, the low intensity of use and the specific location of driveways, street configuration and number of parking spaces provided by the proposed development, the Applicant hereby requests a waiver from this requirement.



101 N. Marion St., Oak Park, IL 60302 o708.393.4189 f708.919.1575

Village Hall of Oak Park  
Craig Failor, Village Planner  
123 Madison St.  
Oak Park, IL 60302

1/28/14

Concerning The Residences at Maple Place residential development at 1133 W. Chicago Ave, Oak Park

**PD Application**  
**Item 14**  
**PARKING STUDY**

Given the nature of parking, the low intensity of use and the specific location of driveways, street configuration and number of parking spaces provided by the proposed development, the Applicant hereby requests a waiver from this requirement.

**PD Application  
Item 15  
VILLAGE SERVICES**

**Municipal Services Standards section 3.9 (H) 2**

Planned Developments are required to satisfy the following Municipal Service Standards:

- a. ***The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety, morals or general welfare of the residents of the Village.***

The proposed development will not be materially detrimental to or endanger the public health, safety, morals or general welfare of the residents of the Village.

The proposed project will not be materially detrimental in terms of public health in that the proposed project will meet the Village's requirements for proper installation of water and sewer systems. Further, we expect a positive recommendation from the Fire Chief, since the proposed development will be constructed with an automatic fire suppression system.

- b. ***Adequate utilities, road access, drainage, police and fire services and other necessary facilities already exist or will be provided to serve the proposed use or combinations of uses, including access for fire, sanitation, and maintenance equipment.***

SpaceCo the civil engineer for this development has concurred that **there is adequate** capacity in the **existing water and sewer** facilities to handle the impact of the proposed development. We have attached to this application a preliminary schematic of the utility plan showing the proposed water and sewer connections to the mains on Maple Avenue. Based on the above, we believe that adequate utilities currently exist to serve the proposed use.

We believe that adequate Police and Fire protection facilities exist to be able to maintain the proposed development.

Regarding transportation, the proposed development is located in an area bounded by Lake Street on the South, Chicago Avenue on the North; Marion Street on the East and Harlem Avenue on the West. This area is in close proximity to the CTA rapid transit line station at Marion and South Boulevard and the METRA transit station. The location of this development is convenient for future home owners to use the CTA bus, CTA rapid transit and METRA. Therefore, this convenience will encourage future home owners to use of public transportation and thereby be less dependent on automobiles.



***c. Adequate ingress and egress to the proposed use or combination of uses already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.***

Ingress and egress to the development's parking garage is provided from the public Street ( Maple Avenue ). Some homes along North Maple Street have curb cuts along Maple Avenue. In that sense, the development's unit owners will access their respective "garages" in much the same way single-family owners access their garages in this neighborhood.

Therefore, since current single-family owners who access their garages via curb cuts and driveways have created a safe and comfortable pedestrian environment, the proposed development will continue that safe and comfortable pedestrian environment.

**PD Application  
Item 16  
ENVIRONMENTAL REPORTS**

See phase one report previously submitted.

**PD Application**

**Item 17**

**PERSPECTIVE DRAWINGS**

**PD Application**

**Item 18**

**PHOTOS OF SURROUNDING PROPERTIES AND  
BUILDINGS**



**PD Application  
Item 19  
LOCATION MAP**

**PD Application  
Item 20  
SITE PLAN**

**PD Application  
Item 21  
LANDSCAPE PLAN**

See Site Plan dated January 28, 2014.

**PD Application**  
**Item 22**  
**DETAILED SIGN ELEVATIONS**

Given the design of the proposed building and nature of it's intended use, the Applicant hereby requests a waiver from this requirement.





101 N. Marion St., Oak Park, IL 60302 o708.393.4189 f708.919.1575

Village Hall of Oak Park  
Craig Failor, Village Planner  
123 Madison St.  
Oak Park, IL 60302

1/28/14

Concerning The Residences at Maple Place residential development at 1133 W. Chicago Ave, Oak Park

**PD Application**  
**Item 22**  
**DETAILED SIGN ELEVATIONS**

Given the design of the proposed building and nature of it's intended use, the Applicant hereby requests a waiver from this requirement.

**PD Application  
Item 23  
BUILDING ELEVATIONS**

**PD Application  
Item 24  
FLOOR PLANS**

**PD Application  
Item 25  
EXTERIOR LIGHTING PLAN**



**PD Application**  
**Item 26**  
**SHADOW STUDY**

**PD Application**

**Item 27**

**PRELIMINARY ENGINEERING PLAN**

**PD Application  
Item 28  
GREATER DOWNTOWN MODEL**

Given that the proposed development is not located in the Greater Downtown District, the Applicant hereby requests a waiver from this requirement.

**PD Application**  
**Item 29**  
**ENERGY ANALYSYS**



**PD Application**

**Item 30**

**HISTORICALLY SIGNIFICANT PROPERTIES**

Given the location of the proposed building and its specific location, the Applicant hereby requests a waiver from this requirement.

**PD Application  
Item 31  
LEED REQUIREMENTS**

See letter from Altierra Development Group, LLC



101 N. Marion St., Oak Park, IL 60302 o708.393.4189 f708.919.1575

Village Hall of Oak Park  
Craig Failor, Village Planner  
123 Madison St.  
Oak Park, IL 60302

1/28/14

Concerning The Residences at Maple Place residential development at 1133 W. Chicago Ave, Oak Park

## **PD Application**

### **Item 31**

#### **LEED CERTIFICATION**

The ordinance requiring all PUD's to be LEED Certified has the adverse effect of making smaller infill developments nonviable. The costs to comply with the LEED construction requirements adds an extra 5%-10% to a project, which is impossible to absorb. For small infill developments, just the cost of obtaining LEED certification alone, which includes design, engineering and consulting fees, starts at \$60,000 and goes upwards from there. In addition to these expenses, the ordinance requires the developer to put up a Performance Bond of \$10,000.00 per LEED point required. If the development needs 35 LEED points to reach Certification, the bond required would be \$350,000.00. Since the economic downturn, Performance Bonds are much more difficult to obtain, especially for smaller developers. Insurance companies now require that 25-50% of the bond be collateralized with cash, in addition to a 4% fee. Added to the direct expenses are the interest and carrying cost to cover the added capital needed, as well as realtor & stamp fees and closing costs. With this added financial burden, the per unit price would need to be increased by 10% or more, putting an unfair premium on buyers wanting to purchase in a small infill development. All that being said, according to HUB International, there is currently no vehicle for this type of green certification bond.

This ordinance has created an unfair financial burden for small infill developments in four distinct ways. First, the cost of LEED Certification is a much greater percentage of the cost for smaller infill developments than it is for larger projects. Second, whether directly or indirectly, the cost of LEED certification on larger developments, like the ones proposed for Down Town Oak Park, are subsidized by Oak Park and its tax payers, reducing the cost even more for the larger developer, in effect reducing per unit cost. Third, no other municipality in the immediate area, including the city of Chicago, puts this added burden on development, making it impossible to compete on cost basis. And finally, for people who are financing their unit purchase, LEED certification costs are not figured in to appraisals, making it impossible to compete on costs with locally subsidized or comparable products in nearby municipalities.

At this time, with housing prices still depressed, this ordinance has the effect of inhibiting small infill developments. Given the prohibitive costs in building a LEED Certified development, including the added costs of testing, paperwork, consulting, architectural, engineering and bonding fees, the Applicant hereby requests a waiver from this requirement, citing unfair financial hardship.

**PD Application  
Item 32  
RECORDATION**

The Applicant hereby certifies that a final plat of recordation shall be filed with Cook County upon the Village of Oak Park Granting the rights requested within this application.



**PD Application**

**DECLARATION OF EASEMENTS**

## DECLARATION OF EASEMENTS

### THIS DECLARATION OF EASEMENTS

has been agreed upon and entered into this \_\_\_\_ day of \_\_\_\_\_ 2014, by and between MICHAEL STREIT, of 1025 Linden, Oak Park, Illinois 60302 ("Grantor") and GRANITE 1135 CHICAGO LLC, of 7708 Central Ave., River Forest, Illinois 60305 ("Grantee");

Whereas, Grantor is the Owner of a parcel of land legally described in Exhibit A hereto and known as 1133 Chicago Avenue, Oak Park, Illinois ("Parcel A"); and

Whereas, Grantee is the Owner of a parcel of land immediately adjacent to and west of Parcel A, which parcel is legally described in Exhibit B hereto and known as 1135 Chicago Avenue, Oak Park, Illinois ("Parcel B"); and

Whereas, Grantee has requested a permanent and perpetual utility access and service easement from Grantor over, across and through those portions of Parcel A which are necessary to access, read and service the gas meter servicing the building at 1135 Chicago Avenue (located in the northwest corner of Parcel A) and the waste clean out valve servicing the building at 1135 Chicago Avenue (located along the western boundary of Parcel A) (collectively referred to herein as the "Utility Access and Service Easement Area"); and

Whereas, Grantee has requested a permanent storage easement from Grantor over, across and through the southwesterly 35 feet of Parcel A (i.e., the rectangular area measuring 5 feet east to west along the south property line of Parcel A and 7 feet north to south along the west property line of Parcel A) ("Permanent Storage Easement Area") for purposes of storing equipment, dumpsters and waste receptacles used in connection with 1135 Chicago Avenue; and

Whereas, Grantor has agreed to grant the requested permanent easements to Grantee in consideration for Grantee's agreement to grant to Grantor a permanent and perpetual easement for light and air along the easternmost 3 feet of Parcel B beginning at a height of 20 feet above grade and extending upward for the height of Grantor's building ("Light and Air Easement Area").

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN GRANTOR AND GRANTEE AS FOLLOWS:

1. Permanent Utility Access and Service Easement Granted to Grantee. Grantor hereby GRANTS, CONVEYS, AND AGREES TO ALLOW Grantee, its successors and assigns: a permanent and perpetual Utility Access and Service Easement over, across and through the Utility Access and Service Easement Area for the purpose of accessing, servicing and reading the gas meter and accessing, servicing and cleaning out the waste system. Grantor, and its successors and assigns,

agree not to interfere with the use of the Utility Access and Service Easement by Grantee, its tenants, invitees, employees and agents. Grantor and Grantee agree not to change or alter the grade of the Utility Access and Service Easement Area so as to interfere with Grantee's use thereof.

2. Permanent Storage Easement Granted to Grantee. Grantor hereby GRANTS, CONVEYS, AND AGREES TO ALLOW Grantee, its successors and assigns: a permanent, and perpetual Permanent Storage Easement over, across and through the Permanent Storage Easement Area for the purpose of storing equipment, dumpsters and waste receptacles used in connection with 1135 Chicago Avenue. Grantor, and its successors and assigns, agree not to interfere with the use of the Permanent Storage Easement by Grantee, its tenants, invitees, employees and agents. Grantor and Grantee agree not to change or alter the grade of the Permanent Storage Easement Area so as to interfere with Grantee's use thereof.

3. Permanent Easement for Light and Air Granted to Grantor. Grantee hereby GRANTS AND CONVEYS, TO Grantor, its successors and assigns: a permanent, and perpetual Easement for Light and Air over, across and through the Light and Air Easement Area for the purpose of maintaining three (3) feet of open space immediately adjacent to and west of Grantor's building on Parcel A. Grantee, and its successors and assigns, agree not to install any structure above 20 feet in the Light and Air Easement Area.

4. Binding on Successors and Assigns; Covenant Running with the Land. This Utility Access and Service Easement, Storage Easement, and Easement for Light and Air, including all benefits and burdens connected with each of those easements, shall be covenants running with the land described as Parcel A and Parcel B, and shall be binding on and shall inure to the benefit of Grantor, its representatives, employees, agents, successors and assigns, as well as Grantee, its representatives, employees, agents, successors and assigns.

**GRANTOR:**

\_\_\_\_\_  
**Michael Streit**

**GRANTEE:**

**GRANITE 1135 CHICAGO LLC**

By: \_\_\_\_\_  
Its \_\_\_\_\_

This document prepared by and please mail to:  
Cathleen M. Keating, 2215 York Road, Suite 550, Oak Brook, Illinois 60523

**ACKNOWLEDGMENT - GRANTOR**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

I, \_\_\_\_\_ a Notary Public in and for and residing in said County and State,  
DO HEREBY CERTIFY THAT Michael Streit personally known to me to be the same person  
whose name is subscribed to the foregoing instrument personally appeared before me this day in  
person and acknowledged that he signed and delivered said instrument as his personal act for the  
uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**ACKNOWLEDGMENT - GRANITE 1135 CHICAGO LLC - GRANTEE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

I, \_\_\_\_\_ a Notary Public in and for and residing in said County and State,  
DO HEREBY CERTIFY THAT \_\_\_\_\_ personally known to me to be the same  
person whose name is subscribed to the foregoing instrument as Manager of GRANITE 1135  
CHICAGO LLC personally appeared before me this day in person and acknowledged that he  
signed and delivered said instrument as such Manager of said company for the uses and purposes  
therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A – LEGAL DESCRIPTION**

**PARCEL A – GRANTOR'S LAND**

**1133 CHICAGO AVE., OAK PARK, ILLINOIS**

LOT 4 (EXCEPT THE WEST 50 FEET OF THE SOUTH 93.8 FEET AND EXCEPT THE NORTH 7 FEET TAKEN FOR STREET) IN BLOCK 5 OF TIMMES' SUBDIVISION OF BLOCKS 3, 4, 5 AND 6 (EXCEPT THE SOUTHWEST  $\frac{1}{4}$ ) IN KETTLESTRINGS'S ADDITION TO HARLEM, BEING IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 16-07-100-009-0000

**EXHIBIT B – LEGAL DESCRIPTION**

**PARCEL B – GRANTEE'S LAND**

**1135 CHICAGO AVE., OAK PARK, ILLINOIS**

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 145.9 FEET EAST OF THE NORTH WEST CORNER OF BLOCK 5, IN KETTLESTRING'S ADDITION TO HARLEM, EXTENDING THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 5, 50 FEET; THENCE SOUTH 11.35 FEET, THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF SAID BLOCK 5, 50 FEET, THENCE NORTH 111.55 FEET IN THE PLANE OF BEGINNING (EXCEPT THE NORTH 7 FEET THEREOF, DEDICATED FOR STREET) IN THE VILLAGE OF OAK PARK, COUNTY OF COOK, AND STATE OF ILLINOIS.

PINS: 16-07-100-008-0000, 16-07-100-017-0000

**PD Application**

**Neighborhood Meeting Notice**

# Altierra Development Group

101 N. Marion Oak Park, IL 60302

CORDIALLY INVITES YOU TO A

NEIGHBORHOOD MEETING

TO DISCUSS THE DEVELOPMENT OF THE PROPERTY  
LOCATED AT 1133 CHICAGO AVENUE

WHERE:

GIORDANO'S

1115 Chicago Ave, Oak Park, IL 60302

WEDNESDAY, MARCH 12th

7:00 PM - 8:30 PM

The developer and architect for the property at 1133 Chicago Avenue will be presenting to the community and answering questions regarding a proposed development to be located at this site.

**Your attendance and input is appreciated.**



5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630

# MM SURVEYING CO., INC.

## PROFESSIONAL DESIGN FIRM No. 184-003233

### PLAT OF SURVEY

OF

PHONE: (773)282-5900  
FAX: (773)282-9424

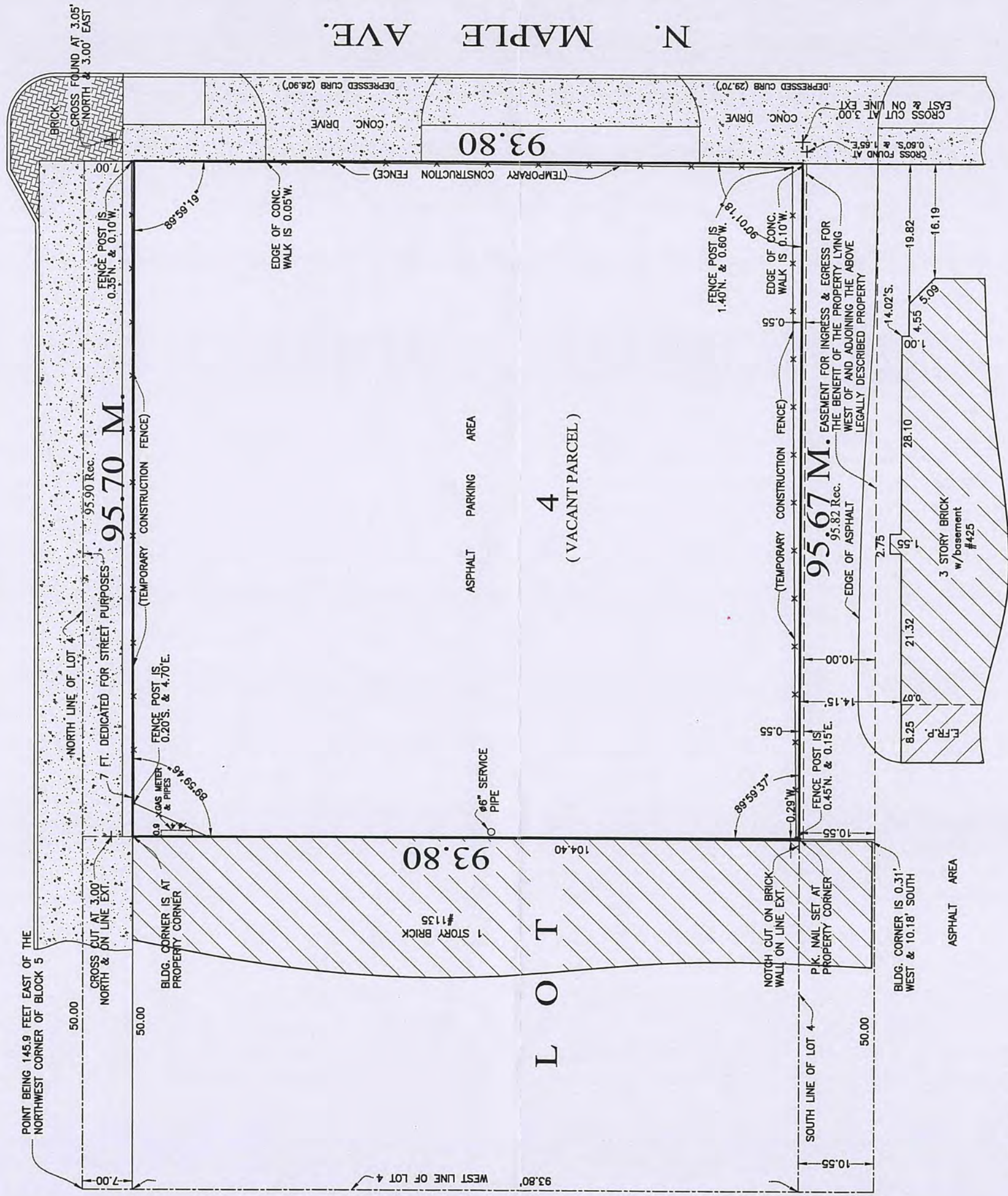


LOT 4 (EXCEPT THE WEST 50 FEET OF THE SOUTH 93.8 FEET AND EXCEPT THE NORTH 7 FEET THEREOF DEDICATED FOR STREET PURPOSES) IN BLOCK 5 IN TIMME'S SUBDIVISION OF BLOCKS 3, 4, 5 AND PART OF 6 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1133 CHICAGO AVENUE, OAK PARK, ILLINOIS

TOTAL LAND AREA = 8,975 sq.ft.

## CHICAGO AVE.



#### LEGEND:

- x - CHAIN LINK FENCE
- o - WOOD FENCE
- o - IRON FENCE
- [stippled box] - CONCRETE PAVEMENT
- [hatched box] - ENCLOSED FRAME PORCH
- [dotted box] - OPEN FRAME PORCH
- [diagonal lines] - OPEN BRICK PORCH
- [horizontal lines] - OPEN CONC. PORCH
- [vertical lines] - EDGE OF CONCRETE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

State of Illinois ss  
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: *M. Mihajlovic*

Date: *12-23-2013*

REG. ILL. Land Surveyor No. 35-2522  
LIC. EXP. NOVEMBER 30, 2014



ORDER NO. 76965

SCALE: 1 INCH = 16 FEET


FIELDWORK COMPLETION DATE: SEPTEMBER 03, 2010

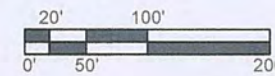
ORDERED BY: MARTIN, CRAIG, CHESTER & SONNENSCHNEIN, LLP

UPDATED: DECEMBER 11, 2013






**Construction Traffic Route**  
 SCALE : 1" = 160'-0"



**john conrad schiess architect**  
 905 Home Avenue Oak Park Illinois 60304  
 tel. 708.383.5822 fax 708.383.5884 john@jcsarchitect.com

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 consent of John Conrad Schiess.

Revised for PD	02/28/14
Revised for PD	01/28/14
Issued for PD	12/20/13
Date	
Drawn by:	<b>MG</b>

The RESIDENCES  
 at  
 MAPLE PLACE  
 1133 Chicago Avenue  
 Oak Park, Illinois

Sheet Title  
 construction traffic route  
  
**SK1.12**  
 Sheet No.





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Issued for PD | 12/20/13

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 at  
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 1133 Chicago Avenue  
 Oak Park, Illinois

Sheet Title  
 rendering

SK1.14

Sheet No.





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Sheet Title  
 rendering

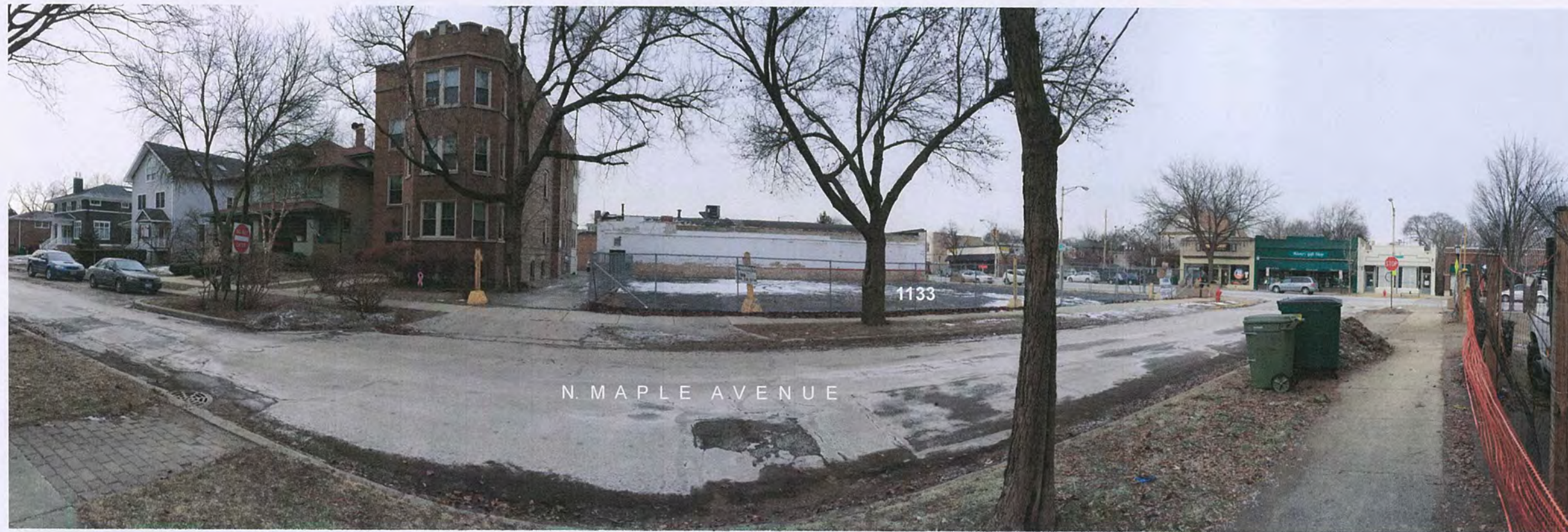
**SK1.15**

Sheet No.





CHICAGO AVENUE



N. MAPLE AVENUE

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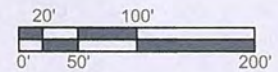
The RESIDENCES  
 at  
 MAPLE PLACE  
 1133 Chicago Avenue  
 Oak Park, Illinois


Sheet Title  
 PHOTOS OF SURROUNDING  
 PROPERTIES AND BUILDINGS

SK1.0

Sheet No.






**LOCATION MAP**  
 SCALE : 1" = 160'-0"

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

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**MAPLE PLACE**  
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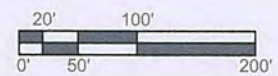
Sheet Title  
 location map


**SK1.1**  
 Sheet No.





- LEGEND:**
-  B1/B2 GENERAL BUSINESS
  -  R5 TWO FAMILY (SINGLE FAMILY 3,500 SF)  
TWO FAMILY 5,000 SF OR 10,000 SF)
  -  R-6 MULTIPLE FAMILY



 **ZONING MAP**  
SCALE : 1" = 160'-0"

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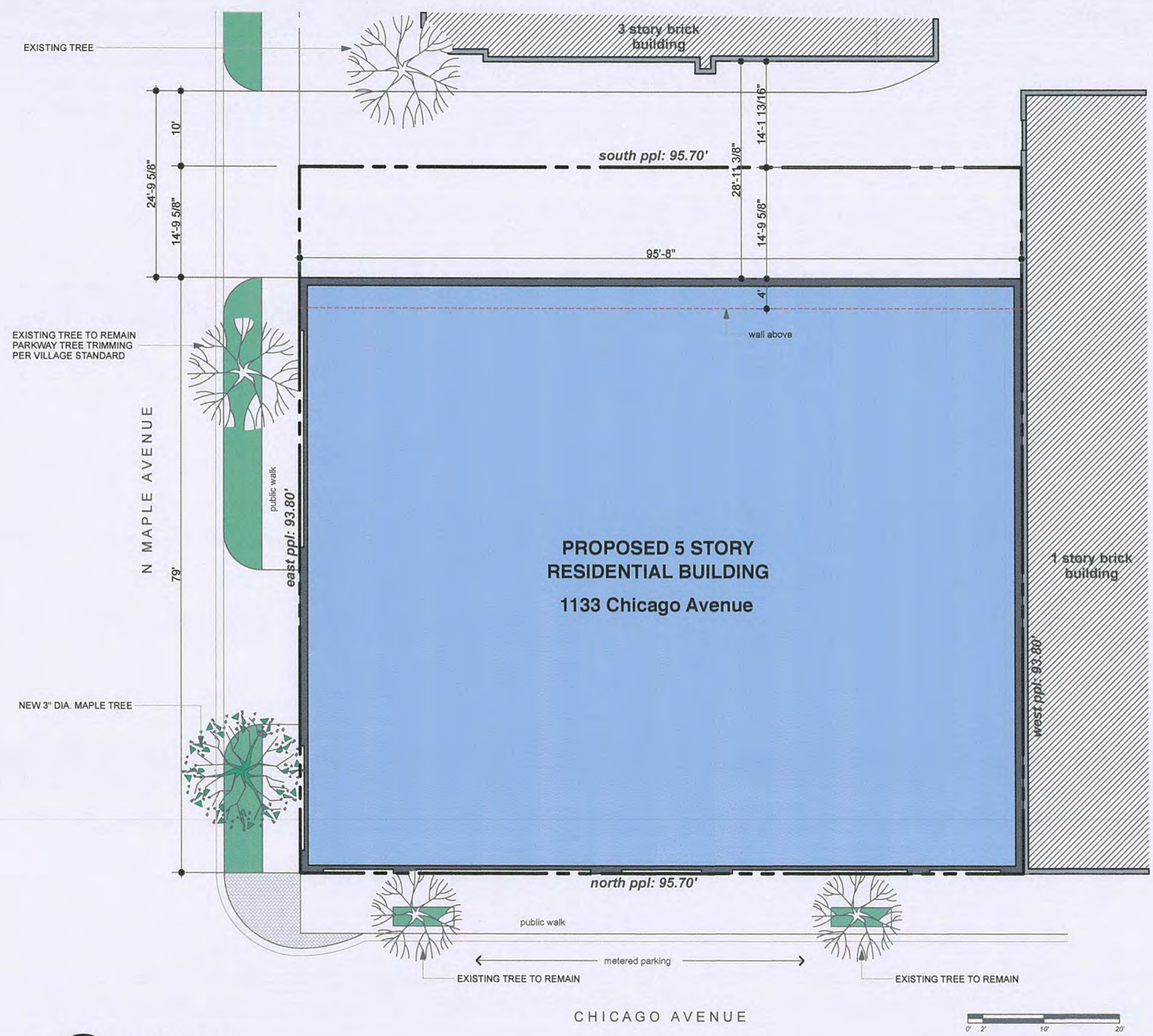
Sheet Title  
zoning map

**SK1.2**

Sheet No.



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Sheet Title  
 proposed site plan

**SK1.3**

Sheet No.



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FRONT ELEVATION  
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at  
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1133 Chicago Avenue  
Oak Park, Illinois

Sheet Title  
proposed elevation

SK1.7

Sheet No.





○ EAST ELEVATION  
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**The RESIDENCES**  
 at  
**MAPLE PLACE**  
 1133 Chicago Avenue  
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Sheet Title  
 proposed elevation

SK1.8

Sheet No.



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**SOUTH ELEVATION**  
**The RESIDENCES at MAPLE PLACE**

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Revised for PD | 01/28/13

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The RESIDENCES  
at  
MAPLE PLACE  
1133 Chicago Avenue  
Oak Park, Illinois

Sheet Title  
proposed elevation

**SK1.9**

Sheet No.





NOTE: EXACT WINDOW LOCATION AT RESIDENCES MAY VARY

WEST ELEVATION  
**The RESIDENCES at MAPLE PLACE**

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 at  
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Sheet Title  
 proposed elevation

**SK1.10**

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 MAPLE PLACE  
 1133 Chicago Avenue  
 Oak Park, Illinois

Sheet Title  
 streetscape

**SK1.11**

Sheet No.

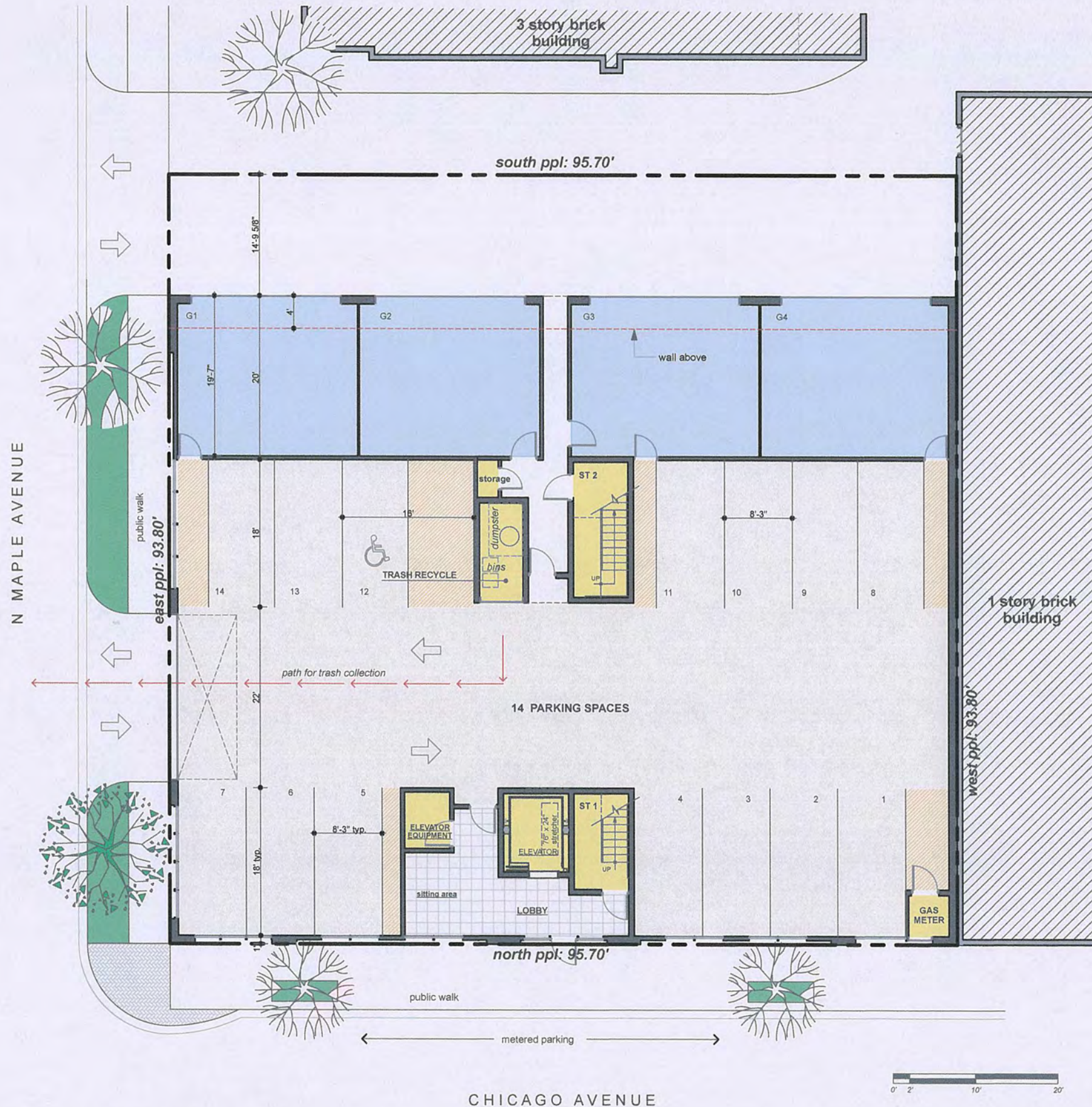


○ STREETScape ALONG CHICAGO AVENUE  
 The RESIDENCES at MAPLE PLACE



○ STREETScape ALONG MAPLE AVENUE  
 The RESIDENCES at MAPLE PLACE





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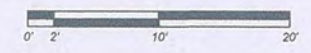
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The RESIDENCES  
 at  
 MAPLE PLACE  
 1133 Chicago Avenue  
 Oak Park, Illinois

Sheet Title  
 proposed first floor plan

**SK1.4**

Sheet No.







NOTE: EXACT WINDOW LOCATION AT RESIDENCES MAY VARY

**SECOND FLOOR PLAN**  
**The RESIDENCES at MAPLE PLACE**

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The RESIDENCES  
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 Oak Park, Illinois

Sheet Title  
 floor plan

**SK1.5**

Sheet No.





NOTE: EXACT WINDOW LOCATION AT RESIDENCES MAY VARY



**THIRD-FIFTH FLOOR PLAN**  
**The RESIDENCES at MAPLE PLACE**

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Sheet Title  
 proposed floor plan

**SK1.6**

Sheet No.






**MEZZANINE LEVEL**  
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Sheet Title  
 mezzanine floor plan

**SK1.6a**

Sheet No.





SUMMER MORNING  
JUNE 22 @ 10 AM



SUMMER AFTERNOON  
JUNE 22 @ 2 PM



WINTER MORNING  
DECEMBER 22 @ 10 AM



WINTER AFTERNOON  
DECEMBER 22 @ 2 PM

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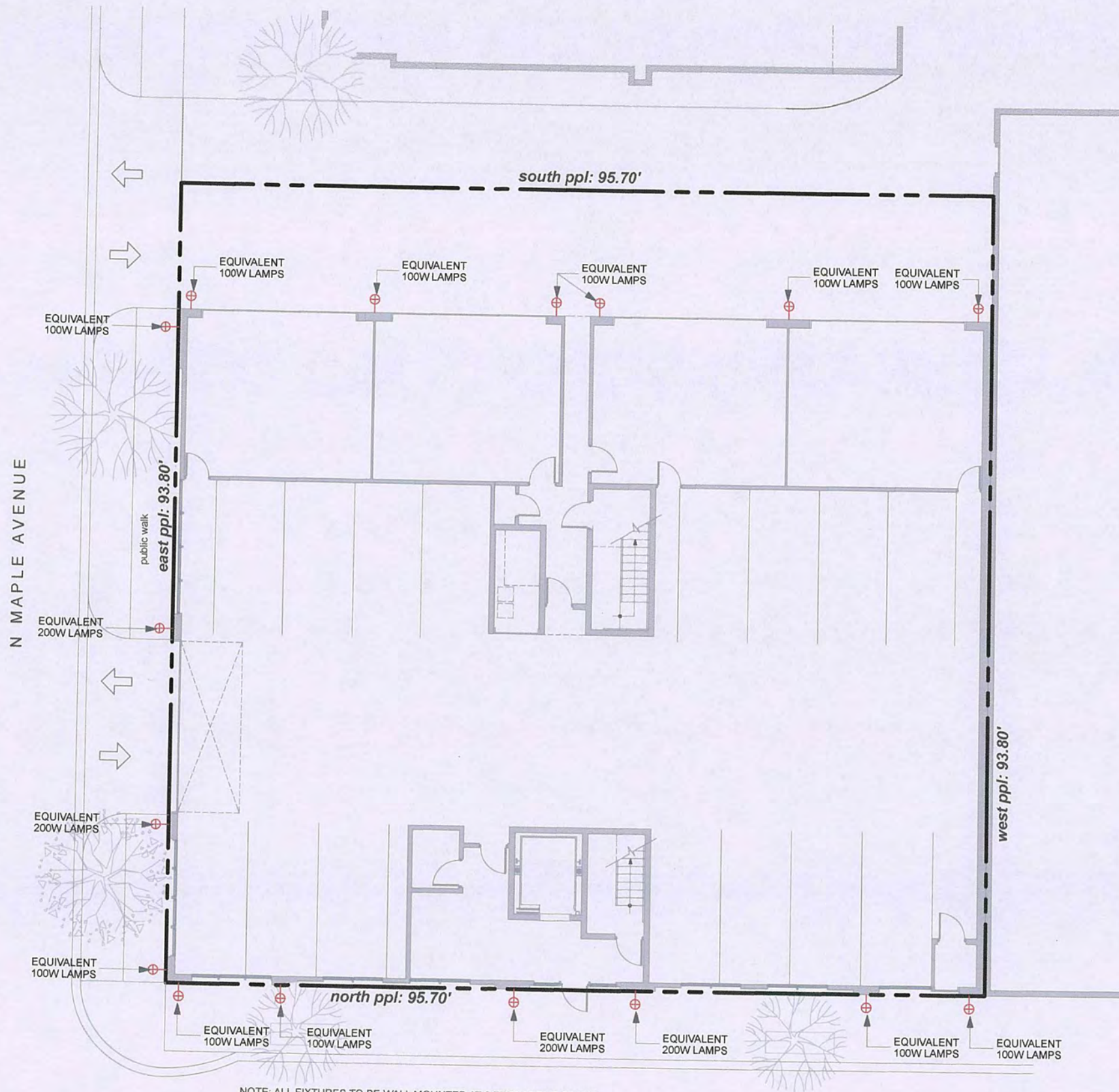
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Sheet Title  
shadow study

**SK1.16**

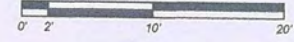
Sheet No.





NOTE: ALL FIXTURES TO BE WALL MOUNTED AT 8 FEET ABOVE GRADE

CHICAGO AVENUE



**EXTERIOR LIGHTING PLAN**  
**The RESIDENCES at MAPLE PLACE**

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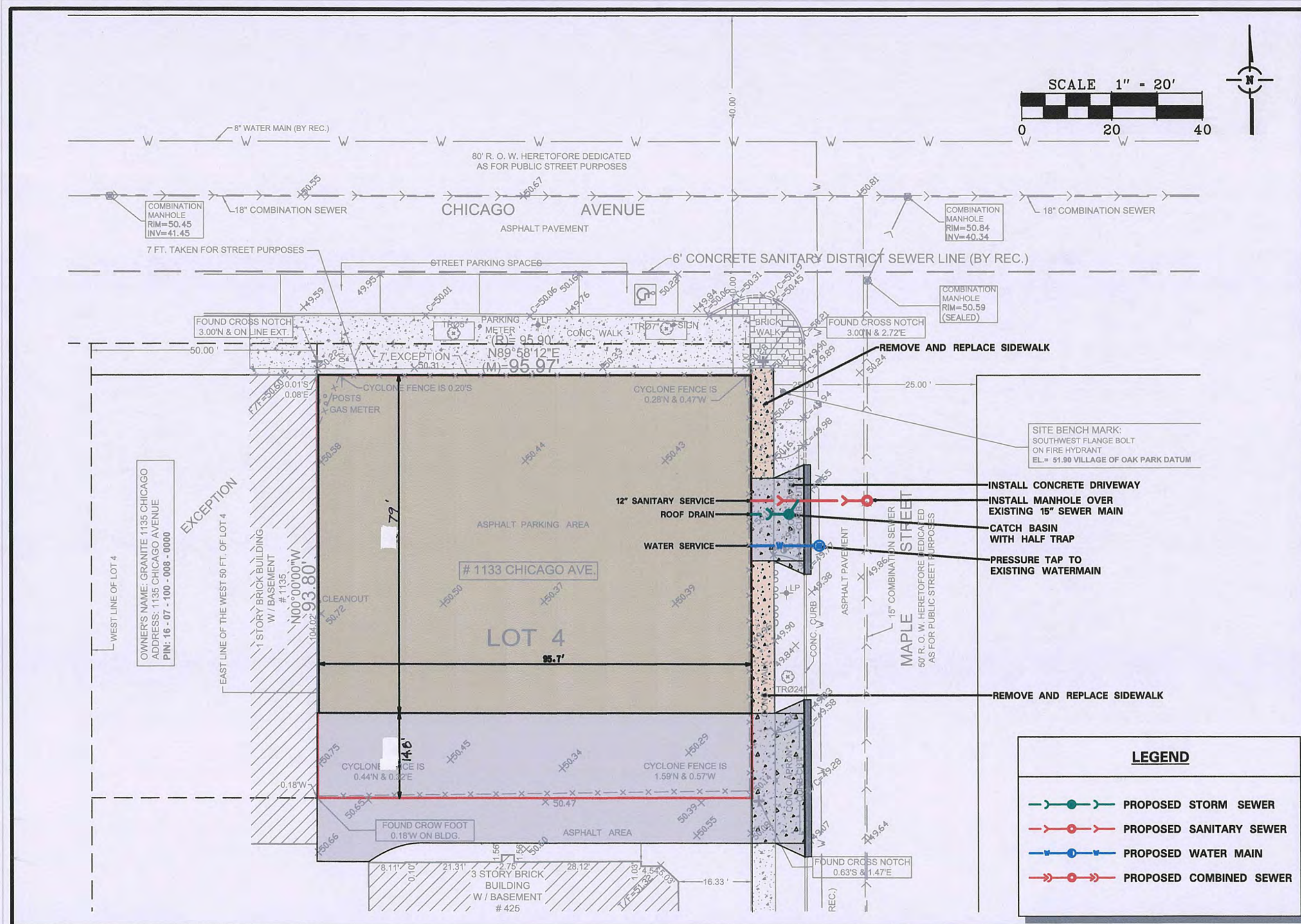
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Sheet Title  
 exterior lighting plan

**SK1.13**

Sheet No.





**CONCEPTUAL UTILITY EXHIBIT**

**THE RESIDENCES AT MAPLE PLACE  
OAK PARK, ILLINOIS**

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

JOB NO: 8028

FILENAME: 8028C-UT.dgn

DATE: 01/29/14



LEGEND	
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED COMBINED SEWER