

# The Residences at South Boulevard

715-717 South Boulevard  
Oak Park, Illinois 60302

Issued for Plan Development  
September 14, 2016  
September 30, 2016 rev.  
October 4, 2016 rev.  
November 29, 2016 rev.



PD Application  
Item 1

PETITION FOR PUBLIC HEARING  
LEGAL DESCRIPTION +  
PROOF OF OWNERSHIP

The Applicant has appeared before the Historic Preservation Commission on June 9, 2016. Subsequently, the applicant has received a Certificate of Advisory Review dated June 20, 2016. Please see attached certificate.



# 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: 715-717 S. BOULEVARD

Property Identification Number(s)(PIN): 16-07-400-025-0000 & 16-07-400-026-0000

Name of Property Owner(s): 717 SOUTH BOULEVARD, LLC.

Address of Property Owner(s): 3528 WALNUT AVE WILMETTE, IL. 60091

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

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

Name of Applicant(s): JOHN C. SCHLESS

Applicant's Address: 400 ASHLAND AVE. RIVER FOREST, IL 60305

Applicant's Phone Number: Office 708.366.1500 E-Mail JOHN@JCSARCHITECT.COM

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

Project Contact: (if Different than Applicant) SAME AS APPLICANT

Contact's Address: \_\_\_\_\_

Contact's Phone Number: Office \_\_\_\_\_ E-Mail \_\_\_\_\_

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

Property Interest of Applicant: \_\_\_\_\_ Owner  Legal Representative \_\_\_\_\_ Contract Purchaser \_\_\_\_\_ Other

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

Existing Zoning: B-1/B-2 Describe Proposal: CONSTRUCT FIVE STORY

MIXED USE BUILDING. ONE COMMERCIAL SPACE  
+ 20 INTERIOR PARKING + 14 RESIDENTIAL UNITS.

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

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          PD

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

ResPD          BusPD          ComPD          MIX

Size of Parcel (from Plat of Survey): 9,000 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: B-3          CENTRAL BUSINESS  
To the South: B-1/B-2      GENERAL BUSINESS  
To the East: B-1/B-2      GENERAL BUSINESS  
To the West: B-1/B-2      GENERAL BUSINESS

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

COMMERCIAL/BUSINESS      RESIDENTIAL      MIXED USE      OTHER: \_\_\_\_\_

Describe Improvement: VACANT UNUSE 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? X Yes \_\_\_ No

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

Is the subject property located within the Transit Overlay District? \_\_\_ Yes X 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?


SECTION 3.8.1-A.2 (HEIGHT), SECTION 3.8.1-A.1.6  
(MIN. LOT AREA & INTENSITY OF USE), SECTION 6.2.2(D)  
(PARKING)

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.

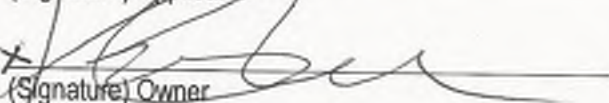
A MIXED USE DEVELOPMENT ON THIS PARCEL  
IS IN HARMONY WITH SURROUNDING USES +  
IN KEEPING WITH SCALE + DENSITY POTENTIAL

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.

  
(Signature) Applicant

11.13.15  
Date

  
(Signature) Owner

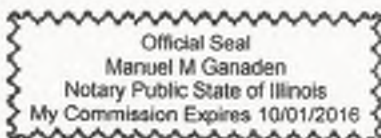
11.13.15  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13 DAY OF NOV. 15

  
(Notary Public)



CT 15N12575915 & W C

Chicago Title Insurance Company

**SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR(S), Forest Park National Bank & Trust Co., of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to 717 South Boulevard LLC (GRANTEE'S ADDRESS) 3528 Walnut, Wilmette, Illinois 60091 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether express, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Seller acquired title.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-07-400-025-0000, 16-07-400-026-0000  
Address(es) of Real Estate: 715-717 South Blvd., Oak Park, Illinois 60302

Dated this 27<sup>th</sup> day of March, 2015

Forest Park National Bank & Trust Co.

By: [Signature]  
John A. Vainisi  
Executive Vice President

Attest: [Signature]

**BOX 333-CTD**



# 0200003667

REAL ESTATE  
TRANSFER TAX

0324000

FP 102801

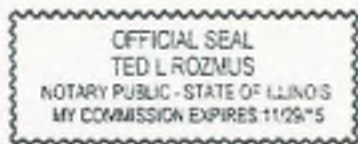
S  
P  
S  
SC  
INT

[Handwritten marks and signatures]

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John A. Vainisi, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>th</sup> day of March, 2015



Ted L. Rozmus (Notary Public)

Prepared By: Genevieve Halloran  
30 Gale Avenue  
River Forest, Illinois 60305

Mail To:  
~~Rick J. Erickson~~ 717 South Blvd LLC  
~~716 Lee Street~~ 3528 Walnut  
~~Des Plaines, Illinois 60016~~ Wilmette, IL  
60091

Name & Address of Taxpayer:  
717 South Boulevard LLC  
3528 Walnut  
Wilmette, Illinois 60091

REAL ESTATE TRANSFER TAX		22-Jul-2015
	COUNTY:	202 50
	ILLINOIS:	405 00
	TOTAL:	607 50
16-07-400-025-0000   20150301673831   1-363-516-288		

## LEGAL DESCRIPTION

Order No.: 15NW5759152WC

For APN/Parcel ID(s): 16-07-400-025 and 16-07-400-026

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Parcel 1:

The North 31 feet of the West 35.55 feet of lot 4 and the North 31 feet of the East 24.45 feet of Lot 5 in Block 3 in Blackstone Addition to Oak Park in the West ½ of the Southeast ¼ of Section 7, township 39 North, range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The West 35.55 feet of lot 4 (except the North 31 feet thereof) and the East 24.45 feet of lot 5 (except the North 31 feet thereof) in Block 3 in Blackstone Addition to Oak Park in the West ½ of the Southeast ¼ of Section 7, township 39 North, range 13, East of the Third Principal Meridian, in Cook County, Illinois.



AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK )  
 ) SS

STATE OF ILLINOIS )

I, ACT GUREVICH, under oath, state that I am  
(Print Name)

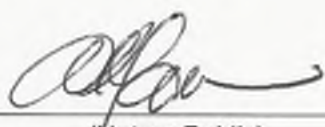
- the sole owner of the property  
 an owner of the property  
 an authorized officer for the owner of the property

commonly described as 715-717 S. BLVD.  
OAK PARK, IL.

and that such property is owned by 717 SOUTH BLVD, LLC, as of this date.  
(Print Name / Company)

  
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
13 DAY OF NOV, 2015

  
(Notary Public)





123 Madison Street, Oak Park, Illinois 60302

June 20, 2016

717 South Boulevard LLC  
c/o John Schiess  
400 Ashland Avenue  
River Forest, Illinois 60305

Re: Certificate of Advisory Review - 717 South Boulevard Planned Development

Mr. Schiess:

Thank you for attending the June 9, 2016 meeting of the Historic Preservation Commission. At that meeting you presented revised plans for the 5-story mixed-use building proposed for the vacant lot located within the *Ridgeland/Oak Park Historic District*. The Commission discussed the revisions to your proposal and had the following comments:

- The additional setback of the fifth floor from the front and rear facades makes sense from a contextual design standpoint, and helps to diminish the building's impact on the adjacent lower scale buildings. The Commission appreciates your responsiveness to this suggestion.
- The commercial space would be a benefit to the building and to the overall exterior design, as it is in a commercial district, and should be retained.
- The changes in the window fenestration on the side facades are an improvement.

Please contact me if you have any questions at (708) 358-5417 or at [dkaarre@oak-park.us](mailto:dkaarre@oak-park.us).

Sincerely,

Douglas Kaarre, AICP  
Urban Planner/Historic Preservation

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)*

ART GURKOVICH, MANAGER

(Printed Name of Applicant)



(Signature of Applicant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13 DAY OF NOV. 2015

  
(Notary Public)

PD Application  
Item 3

## APPLICATION FEE

The application fee was included as part of a previous submittal for this address by this Applicant.



717 SOUTH BOULEVARD, LLC  
 3528 WALNUT AVE.  
 WILMETTE, IL 60091

1013

2-50/710 IL  
 99201

DATE 11.09.15

PAY TO THE ORDER OF Village of Oak Park \$ 2000.00

Two thousand dollars and 00/100 DOLLARS

Bank of America

ACH R/T 081904808

FOR P.D. Application

*[Signature]*

⑈001013⑈ ⑆071000505⑆ 291015747426⑈

## PD Application Item 4

### PROJECT SUMMARY

The applicant identified the property at 717 South Boulevard as being underdeveloped, having recently been considered as a Bank branch with a drive thru facility. The challenges in developing this parcel were its limited size and dimensions as well as a history of neighborhood opposition to previously proposed developments.

From early neighborhood meetings that included design input sessions and early discussions with stakeholders, the developer now proposes a 14 unit, five story condominium with 20 off street covered parking spaces. The proposed building is designed with brick masonry, stone masonry and high-density concrete fiberboard siding. The building as designed will meet all aspects of Illinois' Accessibility Standards.

The proposed building, features and architecture have been reviewed by the Village's design consulting architect and received praise for modifications implemented. The Village's Historic Preservation Commission also reviewed the exterior features and design of the building and has recommended approval.

The responses to the **Comprehensive Plan Standards, Municipal Standards, Neighborhood Standards and Economic Development Standards** are contained within this Item Section.

PD Application  
Item 4, continued

Zoning Analysis

Pursuant to Section 6.2.3, items a, b and c, we hereby request a reduction in the number of required off-street parking spaces because of the following:

- a. there are 6 public parking spaces directly adjacent to the property
- b. the real estate professional associated with this application will testify that the future buyers of the condominium units in this proposed development will use mass transit
- c. currently there exists a “Divvy Bike” bike sharing station within 200 feet of the proposed development



## [Reasons demonstrate that the proposal meets standards in section 3.9.1](#)

The Residences at South Boulevard ( 717 South Boulevard ) development will contribute to achieving many of the goals and objectives for Housing, Transportation and Parking, and Economic Development established in the Village's 2014 Comprehensive Plan. The specific goals and objectives have been met and identified below.

### [Comprehensive Plan Standards](#)

#### ***Strengthen the Urban Fabric***

***Objective: 4.1.2 Strengthen the community's urban fabric through context sensitive infill development that is complementary to the scale and character of surrounding residential neighborhoods.***

The proposed project is consistent with the goals and objectives of Oak Park Comprehensive Plan with respect to development within the existing urban fabric. While the proposed development has a building height that is greater than its immediate neighbors, it complements the character of the urban fabric by aligning the building to the lot lines that is a consistent character on South Boulevard. The building's design has been respectful of sightlines as it sets back on the fifth floor to adjust for existing sight lines from the north, south and east. Further, the planning for the building's vehicular and pedestrian traffic respects traditional patterns that are apparent along South Boulevard.

Additionally, the building's design and planning have been reviewed by the Village's Historic Preservation Commission and the Village's Architectural Consultant, Floyd Anderson. HPC has concluded its review by recommending approval by the Village Board of the Plan Development application and was complimentary of the revisions made by the Architect during their review process.

## [Comprehensive Plan Standards, continued](#)

### ***Attracting a Diverse Population***

***Objective 7.1.5 Actively market Oak Park to a broad spectrum of potential residents throughout the Chicago region and ensure that all neighborhoods are appealing to all residents and potential residents.***

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; and multi-family buildings – both building types as designed do not meet any of the current accessibility standards. Therefore, by offering new housing units, with covered garage parking and that meet the current Illinois and ADA accessibility standards, the proposed development will serve different buyer markets than much of the existing housing stock does not. This proposed development will provide a diversification of housing stock and therefore further the objectives of the comprehensive plan.

Additionally, 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. To prevent further erosion of the Village population base, the Village will need to attract more residents by offering a diverse stable of housing options. This development will bring in new residents to Oak Park, thereby assisting in the objective of attractive a diverse population.

### ***Encourage Accessible Housing & Programs***

***Objective 7.3.1 Continue the Village's role in encouraging the rehabilitation and development of accessible and integrated housing through the use of municipal resources, policies and support.***

In the same manner where the development supports Objective 7.1.5, the development also supports this Objective in that, through the Village's approval of this development, and by the development offering new housing units that meet the current ADA and Illinois accessibility standards, the proposed development will serve different buyer markets than much of the existing housing stock does not.

## Comprehensive Plan Standards, continued

### **Fostering Transit Oriented Development**

**Objective 7.3.6 Encourage transit-oriented development with appropriate housing types and densities as a means of broadening housing choice, responding to local and regional markets, providing more direct access to goods and services, and strengthening the Village's business districts.**

This proposed development is located within steps of rapid transit stop ( the Green Line ) and the Pace Bus stop at Oak Park Avenue and South Boulevard. The marketing strategy for the units that are to be built, if approved, uses the Transit Oriented Development aspect of this site as its central feature. The new residents of this development will purchase here primarily because of its location and related "walk score". See [walkscore.com](http://walkscore.com) for this address.

### **Educating Consumers about Energy Efficiency**

**Objective 13.1 Support public awareness campaigns and hands-on workshops to educate consumers about energy efficient systems and practices for private residences and businesses.**

While this development is neither a workshop nor a campaign, the fact that the approval for this development is a very public process that encourages the public's participation, and, while a key component of this proposed development is its energy efficiency and LEED status, the public participation component of the approval process supports public awareness about energy efficiency.

### **Reducing Storm Water Runoff**

**Objective 13.4.1 Reduce the demand on local and regional storm water collection and treatment infrastructure through the use of various techniques and applicable streetscapes, infrastructure and development.**

A key component of this proposed development is its vegetated roof. The vegetated roof will act as a buffer between rapid rain downfall and the introduction of stormwater into the Village's combined sewer system. As designed, this system will have a positive impact on the Village's stormwater management and thereby support this Objective.

[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.***

Greengard, Inc. 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 Washington Boulevard. 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, this development is in close proximity to the CTA rapid transit line station at Oak Park and South Boulevard and the METRA transit station at Marion and South Boulevard. 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.

[Municipal Services Standards section 3.9 \(H\) 2, continued](#)

***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 alley to the South. In that sense, the development's unit owners will access their respective "garages" in much the same way townhouse residents at Euclid and South Boulevard and the Commercial tenants currently access their cars at the two commercial buildings to the west.

[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 vacant 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-\$550,000.

- 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 Residences at South Boulevard 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 on South Boulevard. 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.***

717 South Boulevard, LLC and its affiliate company, Jenny Builders, Inc., has experience in residential projects and has the financial and technical capacity to complete the proposed development. Jenny Builders has successfully built out the remainder of homes at SoHo and is currently actively developing over 30 units of multi-family homes in the Chicago area.

- 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, Greengard, 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

### Economic Development Standards section 3.9 (H) 4, continued

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 fourteen condos with an average market value of \$ in 2007. Therefore:

- **\$ 488,000. per residential condominium (average),  
Total market value of development \$6,832,000.**
- **\$ 6,832,000. x 2.03% = \$157,136 taxes for residential condominiums**
- **Total real estate taxes projected: \$175,812 per year.**

### **Conclusion of Standard Applicability**

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 attract a diverse population, and
- Help with residual economic development.
- Provide needed and diversified housing stock



## PROJECT ZONING DATA

■ Project Name	<b>THE RESIDENCES @ SOUTH BOULEVARD</b>	■ Date: SEPTEMBER 29, 2016
	<b>1 Commercial Space + 20 Private Parking Spaces + 14 Dwelling Units</b>	
■ Project Address	<b>715-717 South Boulevard Oak Park, Illinois</b>	■ Prepared By: John Conrad Schiess, Architect
■ Lot Dimensions	<b>60.0' x 150.0'</b>	
■ Total Lot Area	<b>9,000 square feet</b>	■ Applicant:

## ZONING ANALYSIS

ITEM	SECTION	REGULATIONS	REQUIRED	PROPOSED	ALLOWANCE
Zone District	3.8.1	B-1/B-2 Business District	<i>Mixed Use</i>	Mixed Use (Commercial + Multifamily)	none
Min. Lot Area and Intensity Of Use	3.8.1-A.1.b	Lot area: not less than 3,000 sq ft of land for the first two multi-family dwelling units and additional 700 sq ft of land for each dwelling unit excess of 2.	<b>10 ALLOWED</b>	14	4
Allowable Height Max.	3.8.1-A.2	45'-0"	<b>45'-0"</b>	60'-0"	15'-0"
Setbacks Min.	3.8.1-B.2				
Front		0'-0"	<b>0'-0"</b>	0'-0"	none
Rear		0'-0"	<b>0'-0"</b>	0'-0"	none
Side		0'-0"	<b>0'-0"</b>	0'-0"	none
Min. Open Space	3.8.1-C.1	25% of lot area or any Vegetative/Green roof may reduce the applicable open space requirement on a 2:1 basis.	<b>2,250 sq ft</b>	4,587 sq ft (Vegetative/Green Roof)	none
Parking					
Multifamily	6.2.2(D)	Three bedrooms and larger (2 spaces per unit) + 2 commercial	<b>30</b>	20	3*
Parking Credits*	6.2.3(A)(B)(C)	Zoning Officer may authorize 25% reduction in the number of required off-parking spaces under on street-parking, transit availability, and bicycle parking circumstances.	<b>7 (25%)</b>	<i>7 (there are 5 current on-street parking directly adjacent to the property and homeowners will utilize public transportation)</i>	* request 7 parking credit
Loading Berth	6.2.8	For buildings or uses commercial district and consisting between 7,500 to 25,000 square feet of floor area, at least one off-street loading berth shall be provided.	<b>1</b>	1 (10' x 25')	none

PD Application  
Item 5  
**PROFESSIONAL QUALIFICATIONS**

**Developer: 717 South Boulevard, LLC + Jenny Builders, Inc.**

717 South Boulevard, LLC is a single purpose Illinois limited liability corporation with the sole purpose to purchase and develop the property at 717 South Boulevard in Oak Park, IL.

717 South Boulevard, LLC is a corporate entity whose partners include Mark Bolun, manager of 717 South Boulevard, LLC and Arthur Gurevich, authorized officer for the LLC.

Both Arthur Gurevich and Mark Bolun are partners in the construction company, Jenny Builders. Jenny Builders has successfully completed over 30 multi-family and mixed use buildings throughout the Chicago area. In Oak Park, Jenny Builders purchased the failed SoHo development and successfully completed it.

Attached to this Item Section is a more detailed Qualifications Statement for Jenny Builders, Mark Boldun + Arthur Gurevich.

**Architect: JCSA + John Conrad Schiess Architect, Ltd.**

JCSA is a full service architectural design firm. The firm offers a unique blend of architectural design plus the proven ability to insure development clients realize their project visions. In addition to years of design excellence, including award-winning designs, JCSA has over 20 years of success in helping their clients gain necessary governmental approvals such as discretionary permits, historic preservation certificates and land use entitlements. JCSA specializes in a collaborative approach that includes working with neighborhood groups, municipal staff, and policy makers to build consensus and turn project visions into reality.

John Conrad Schiess, president of JCSA, is licensed to practice architecture in both California and Illinois, and is also a LEED Accredited Professional. He is fluent in both English and Spanish, his native language. Over the years he has served on community advisory commissions in Oak Park, including the Historic Preservation Commission. John also taught architecture for 10 years at Triton Community College.

## **THE COMPANY:**

Over the last 16 years, Mr. Mark Boldun and Mr. Art Gurevich built several dozen projects varying in size from custom single family homes to many mid-size (6-13) unit elevator buildings, to several townhome development (15-18 units). Mr. Mark Boldun and Mr. Art Gurevich buildings received 2 awards: The New Construction Award from the Chicago Commission on Landmarks (4510 S. Greenwood and 4512 S. Greenwood) and The Good Neighbor Award from the Chicago Association of Realtors (4115 S. Drexel Blvd.). Current projects consist of an 8 residential condo units at 2442 N. Clybourn, 15 townhome development at 2823 N. Oakley (just completed), 7 residential condo units at 2140 W. Armitage, 4 residential condo units at 2301 W. Wolfram, all in Chicago and 8 Condominiums and 17 Townhomes development in Oak Park. There are also several smaller projects in progress in Chicago and suburbs. Mr. Mark Boldun and Mr. Art Gurevich are involved in every phase of the project development, from acquisition of land, to working with an architect on concept development and layouts optimization, to planning and zoning issues, to building permits, construction, inspections, certificates of occupancy, and legal issues related to units closings. Mr. Mark Boldun and Mr. Art Gurevich have excellent working relationship with the City of Chicago Aldermen in the wards where they have their projects –Toni Preckwinkle, former Alderman of 4<sup>th</sup> Ward (now Chairman of the Cook County Board); and Alderman Michelle Smith, 43<sup>rd</sup> Ward (Lincoln Park). We also enjoy excellent working relationship with the City of Chicago Department of Planning and the City of Chicago Building Department. Mr. Mark Boldun and Mr. Art Gurevich have an unblemished reputation with all of these agencies and have never been involved in a law suit in relation to their product.

During the last recession, Mr. Boldun and Mr. Gurevich acquired many foreclosed distressed projects from area banks and successfully brought them to completion and sale.

## **PRINCIPALS:**

**Mr. Mark Boldun, BSCE.** Mr. Boldun is career construction industry professional, with more than 40 years of experience encompassing all phases of construction. After graduating from the Ukrainian Institute of Construction Engineering with a degree in Civil Engineering, he rose through the ranks in one of the largest state owned construction companies in Ukraine, from the Project Superintendent to Chief Engineer to 10 years as the Assistant General Director. The 1,500 employee company was one of the largest residential builders in Ukraine, with annual production of 1,100,000 square feet of living space.

**Mr. Art Gurevich, BSCE, MBA.** Mr. Gurevich is a career construction industry professional, with more than 30 years of experience encompassing all phases of construction. After Graduating from the Illinois Institute of Technology with a degree in Civil Engineering, Mr. Gurevich worked as a Structural Designer for one of the leading nuclear power station design firms and attended a Graduate Management School at the University of Illinois. After receiving his MBA, Mr. Gurevich worked as a Supervisor of Inspectional Services for the Village of Hanover Park, Illinois, and later, for almost 9 years, as a Building Commissioner for the Village of Vernon Hills, Illinois. In this position, Mr. Gurevich, with a staff of 10, oversaw all phases of the planning, zoning and building function of the Village of Vernon Hills, with over 200 million dollars annual construction volume. Since 1999, Mr. Gurevich has been developing residential projects with Mr. Boldun in the City of Chicago and neighboring suburbs.

## Mrs. Art Gurevich and Mark Boldun Development Projects

4413 S. Lake Park Ave., Chicago	new 3 dwelling unit condominium in Landmark District
4710 S. Ellis Ave., Chicago	new 7 dwelling unit condominium
4714 S. Evans Ave., Chicago	new 7 dwelling unit condominium
4510 S. Greenwood Ave, Chicago	new 4 dwelling unit condominium <b>Landmark Award</b>
4512 S. Greenwood Ave, Chicago	new 4 dwelling unit condominium <b>Landmark Award</b>
4458 S. Greenwood Ave., Chicago	new 6 dwelling unit condominium in Landmark District
4427 S. Oakenwald Ave., Chicago	new 4 dwelling unit condominium in Landmark District
4431 S. Oakenwald Ave., Chicago	new 4 dwelling unit condominium in Landmark District
4435 S. Oakenwald Ave., Chicago	new 4 dwelling unit condominium in Landmark District
1036 E. 45 <sup>th</sup> Street	new 4 dwelling unit condominium Landmark District
3968 S. Ellis Ave., Chicago	new 8 dwelling unit condominium
3976 S. Ellis Ave., Chicago	new 8 dwelling unit condominium
3982 S. Ellis Ave., Chicago	new 8 dwelling unit condominium
3971 S. Ellis Ave., Chicago	new 8 dwelling unit condominium
4105 S. Drexel Blvd., Chicago	new 13 dwelling unit elevator condominium
4115 S. Drexel Blvd., Chicago	new 7 dwelling unit condominium <b>Good Neighbor Award</b>
4956 S. Champlain Ave., Chicago	new 6 dwelling unit condominium
4800 S. St. Lawrence Ave., Chicago	new 6 dwelling unit condominium
4806 S. St. Lawrence Ave., Chicago	new 6 dwelling unit condominium
4921 S. Martin Luther King Dr., Chicago	new 8 dwelling unit condominium

1955 W. Melrose Ave. Chicago	new 3 dwelling unit condominium
1058 N. Paulina Ave., Chicago	new 3 dwelling unit condominium
2117 W. Armitage Ave., Chicago	new 2 dwelling unit condominium
2448 N. Southport Ave., Chicago	new 3 + 1 unit mixed use condominium; , completion of an unfinished construction project (Completed in 2003)
1626 W. LeMoyne Ave., Chicago	new 2 dwelling unit condominium
1631 W. LeMoyne Ave., Chicago	new 2 dwelling unit condominium
1637 W. LeMoyne Ave., Chicago	new 3 dwelling unit condominium
1327 N. Greenview Ave., Chicago	new 3 dwelling unit condominium
1722 W. Beach Ave., Chicago	new 2 dwelling unit condominium
1728 W. Beach Ave., Chicago	new 2 dwelling unit condominium
1630 W. Julian Ave., Chicago	new 3 dwelling unit condominium
3404 N. Seminary., Chicago	new 3 dwelling unit condominium
1306 Brook Ln., Glenview	new custom single family house
1030 Manor Dr., Wilmette	new custom single family house
3534 Elmwood, Wilmette	new custom single family house
3528 Walnut, Wilmette	new custom single family house
945 Hunter, Glenview	new custom single family house
3522 Walnut, Wilmette	new custom single family house
3815 N. Kedzie	New 6 residential + 2 commercial condo building. The building has since been rezoned form B3-2 to B2-3 to allow conversion of the 2 commercial spaces into residential condominiums; completion of an unfinished construction project acquired from a bank (Completed in 2009)
3627-35 Forest Ave., Brookfield	New 18 townhomes development; completion of an unfinished construction project (Completed in 2010)

844 S. Humphrey, Oak Park	Gut rehab 11 unit condo conversion (now rental); completion of an unfinished construction project acquired from a bank (Completed in 2010, sold building in 2012)
1021 N. Wood St., Chicago	New 3 dwelling unit condominium; completion of an unfinished construction project acquired from a bank (Completed in 2010)
815 W. Newport, Chicago	Gut rehab 9 unit condo conversion; completion of an unfinished construction project acquired from a bank (Completed in 2011)
1443 W. Thomas, Chicago	new 6 dwelling unit condominium; completion of an unfinished construction project acquired from a bank (Completed in 2011)
3528 Elmwood, Wilmette	new custom single family house
2849-51 N. Ashland, Chicago	3 condominium units in a 5 unit building; completion of an unfinished construction project acquired from a bank (Completed in 2012)
1823 N. Halsted, Chicago	2 condominium units in a 3 unit building; completion of an unfinished construction project acquired from a bank. Completed in 2012
2628-30 N. Halsted, Chicago	new 6 residential + 2 commercial unit building (Completed 2013)
2646 N. Halsted, Chicago	new 9 residential + 2 commercial unit building (Under construction). Land acquired from a bank
1005 South Blvd., Oak Park	8 residential and 1 commercial condominiums and 17 townhomes. Completion of an unfinished construction project acquired from a bank. Acquired on 2/15/2013. Under construction.
2823 N. Oakley, Chicago	New riverfront development of 15 townhomes. Land acquired from a bank.
2140 W. Armitage	New 7 unit condominium building. (Under construction)
2301 W. Wolfram, Chicago	4 unit residential condominium building (under construction). Land acquired from a bank.
2442 N. Clybourn	8 unit condo building (under construction. Land acquired from a bank)
2501 N. Halsted	3 unit condo building

2640 N. Halsted	3 unit condo building
3342 N. Sheffield	4 unit condo building
2654 N. Paulina	Single family home
625 W. Cornelia	5 unit condo
2450 N. Clybourn	12 unit condo (waiting for a permit)
1000-1006 W. Montana	5 unit townhome
840 N. Franklin, Palatine	15 townhomes (waiting for a permit)



PD Application

Item 6

## PROPOSED FINANCING

The Developer has secured 75% of the required construction financing from the Construction Lender, Forest Park National Bank, as shown in the attached Letter. The Developer will use their own private equity for the balance ( 25% ) for the Construction Costs.



**Forest Park National Bank & Trust Co.**

*Customer Centered & Community Minded Since 1943*

November 13, 2015

Mr. Art Gurevich  
717 South Boulevard LLC  
3528 Walnut Avenue  
Wilmette, IL 60091

RE: 715-717 South Boulevard, Oak Park, IL 60302

Mr. Gurevich,

Forest Park National Bank & Trust Co. would like to thank you for the opportunity to offer financing for the development of the parcel at 715-717 South Boulevard, Oak Park.

After review of salient financial information the bank determines the project to be qualified for financing of 75% of the projected total budget. Final approval as well as the loan terms and conditions will be subject to all required due diligence, as determined by the bank. Again thank you for the opportunity to address your credit needs and we look forward to establishing this business relationship.

Best regards,

FOREST PARK NATIONAL BANK & TRUST CO.

Chris R. Griffith  
AVP - Commercial Lending

PD Application  
Item 7  
PLAT OF SURVEY

The Plat of Survey shows the gas meter for the property to the east to be an unpermitted encroachment. The property owner will be notified of the unpermitted encroachment and will be required to relocate the meter.

Furthermore, there is a virtual encroachment onto this property by the fact that the building directly to the east of the subject property has several non-code compliant windows. To the Architect's knowledge, the property owner to the east has been notified by the Building Department's past Director, Mr. Steve Witt, that, in fact, the windows are non-code compliant and that once development is proposed by the owner of the subject property ( 717 South Boulevard ), that Property Owner ( 711 South Boulevard ) must remove the non-code compliant windows at their expense.

# CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2015

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447  
CHICAGOLANDSURVEY@SBCGLOBAL.NET

## ALTA/ACSM LAND TITLE SURVEY

OF

**PARCEL 1:**

THE NORTH 31 FEET OF THE WEST 35.55 FEET OF LOT 4 AND THE NORTH 31 FEET OF THE EAST 24.45 FEET OF LOT 5 IN BLOCK 3 IN BLACKSTONE'S ADDITION TO OAK PARK, THE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE WEST 35.55 FEET OF LOT 4 (EXCEPT THE NORTH 31 FEET THEREOF) AND THE EAST 24.45 FEET OF LOT 5 (EXCEPT THE NORTH 31 FEET THEREOF) IN BLOCK 3 IN BLACKSTONE'S ADDITION TO OAK PARK, THE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 715-717 SOUTH BOULEVARD, OAK PARK, ILLINOIS.

P.I.N. 16-07-400-025-0000 & 16-07-400-026-0000



VICINITY MAP  
NOT TO SCALE

**LEGEND:**

N	NORTH	—○—	WOOD FENCE
S	SOUTH	—X—X—X—	CHAIN LINK FENCE
E	EAST	—○—○—	IRON FENCE
W	WEST	—	PROPERTY LINE
O.L.	ON LINE	—	LOT LINE
⊙	MANHOLE	—	CONCRETE PAVEMENT
○	CATCH BASIN	—	PROPERTY LINE
⊗	POWER POLE	⊙	GAS METER
☀	LIGHT POLE	⊙	WATER METER
⊙	SIGN POLE	⊙	ELECTRIC METER
●	GUARD POST	⊙	WATER B. BOX
⊙	FIRE HYDRANT	⊙	PARKING METER

PROPERTY AREA= 9,000 SQ. FT.

**BEARING BASIS:**

THE NORTHERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 89 DEGREES 49 MINUTES 34 SECONDS EAST.

**NOTE:**

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

**NOTE:**

AT THE TIME WHEN THIS SURVEY WAS PERFORMED SOME SURFACE FEATURES MAY NOT HAVE BEEN LOCATED DUE TO SNOW AND ICE.

**FLOOD NOTE:**

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0485 J, EFFECTIVE DATE: AUGUST 19, 2008; PANEL NOT PRINTED.

**NOTE:**

THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**NOTE:**

NO TITLE COMMITMENT PROVIDED.

**NOTE:**

NO BUILDINGS ON SUBJECT PROPERTY.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF MARCH 12, 2015, TO:

CHICAGO TITLE INSURANCE COMPANY  
SOHO DEVELOPMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),7(a),7(b),7(c),8,9,10,11(a),14,16,17,18,19 OF TABLE A THEREOF.

DATED THIS 12 TH. DAY OF MARCH 2015.

BY: Roger P. Jacob  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384



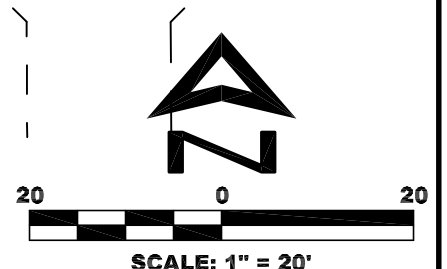
LICENSE EXPIRES 11/30/2016

**ZONING:**

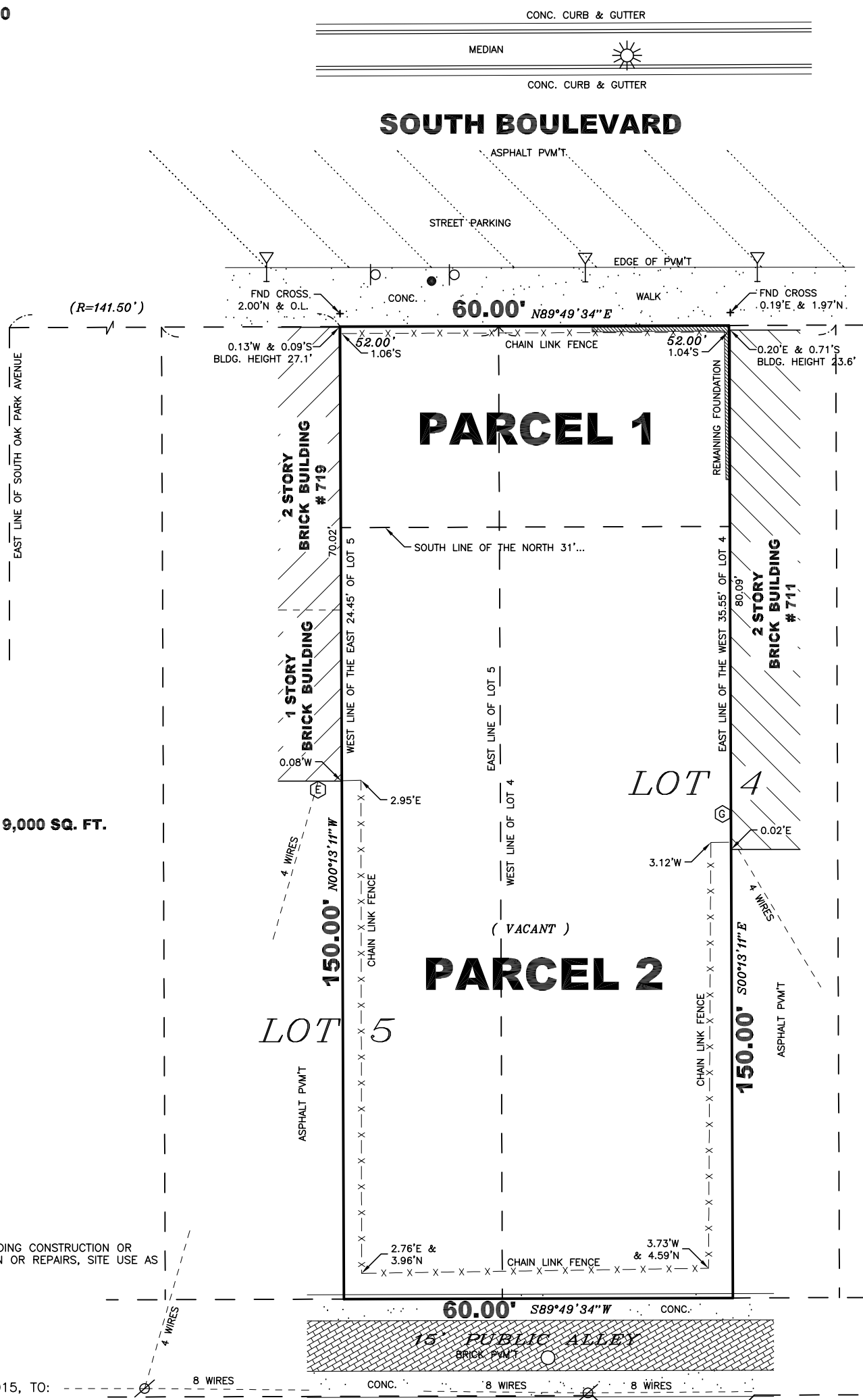
B-1/B-2: GENERAL BUSINESS DISTRICT

FOR BULK RESTRICTION REFER TO:  
PLANNING AND ZONING DIVISION  
VILLAGE OF OAK PARK  
123 MADISON STREET  
OAK PARK, ILLINOIS 60302  
TEL. (708) 358-5459

FIELD WORK COMPLETED 03/05/2015



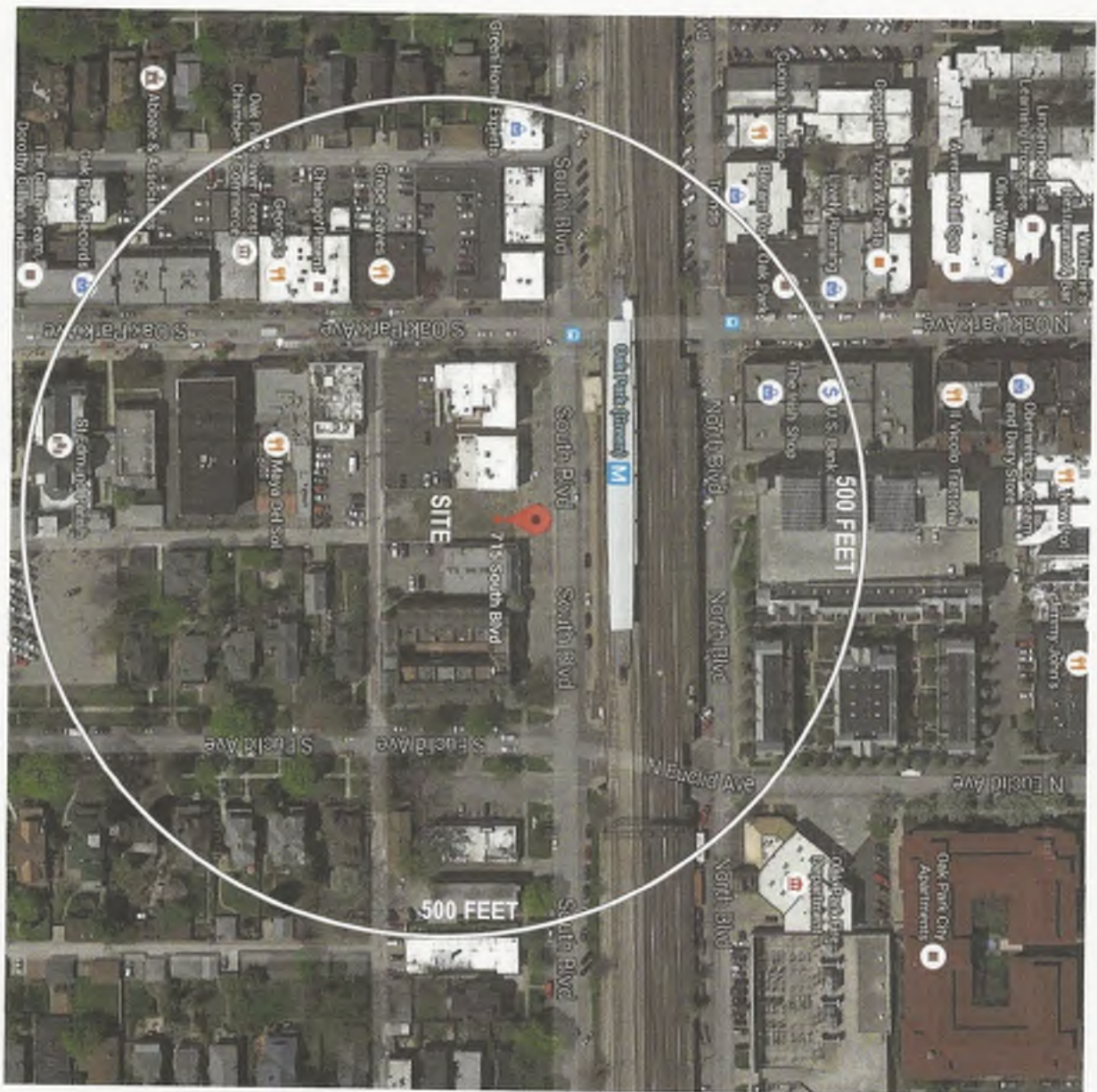
ORDERED BY: ART GUREVICH  
FILE NO.: 114-13



PD Application

Item 8

LIST AND MAP OF SURROUNDING PROPERTY OWNERS



16-07-123-001-0000  
EXEMPT

16-07-129-014-0000  
US BANK FACILITY MGMT  
2800 EAST LAKE ST  
MINNEAPOLIS, MN 55406

16-07-129-016-0000  
SCOVILLE SQUARE ASSCO  
137 N OAK PARK  
OAK PARK, IL 60301

16-07-129-018-0000  
NORTH GROUP LLC  
830 N BLVD  
OAK PARK, IL 60301

16-07-129-019-0000  
DANIEL F BRENNAN  
826 NORTH BLVD  
OAK PARK, IL 60301

16-07-129-020-0000  
US BANK CORP RE  
2800 E LAKE ST  
MINNWPOLIA, MN 55406

16-07-129-021-0000  
820 N BLVD LLC  
136 S CUYLER  
OAK PARK, IL 60302

16-07-129-023-0000  
GARY COLLINS 115  
P O BOX 887  
OAK PARK, IL 60303

16-07-129-024-0000  
W GILMARTIN  
833 N ORLEANS 400  
CHICAGO, IL 60610

16-07-129-025-0000  
VALERIE R CARLIN  
19W034 AVE NORMANDY E  
OAK BROOK, IL 60523

16-07-129-027-0000  
JOHN D TOOMEY  
818 NORTH BLVD  
OAK PARK, IL 60301

16-07-129-028-0000  
PAM STRINGER  
1010 S MAPLE ST  
OAK PARK, IL 60304

16-07-129-034-0000  
NOT VALID

16-07-129-034-1001  
BROOKFIELD RELOCATION  
16260 N 71ST ST  
SCOTTSDALE, AZ 85254

16-07-129-034-1002  
KATHRYN E FARNI  
813 W LAKE ST 1N  
OAK PARK, IL 60301

16-07-129-034-1003  
RICHARD L ASKAM  
813 W LAKE ST 1S  
OAK PARK, IL 60301

16-07-129-034-1004  
MARY K STONER  
813 LAKE ST 2N  
OAK PK, IL 60301

16-07-129-034-1005  
JEFFREY FELDMAN  
813 W LAKE ST 2S  
OAK PARK, IL 60301

16-07-129-034-1006  
SCOTT DOLEZAL  
810 S EUCLID AVE  
OAK PARK, IL 60304

16-07-129-034-1007  
NEDRA BOYER  
813 W LAKE ST 3S  
OAK PARK, IL 60301

16-07-129-034-1008  
M KRAUSE  
815 LAKE ST 1N  
OAK PARK, IL 60301

16-07-129-034-1009  
JULIANNE M KING  
815 W LAKE ST #1S  
OAK PARK, IL 60301

16-07-129-034-1010  
MATTHEW J MCKAY  
815 W LAKE ST 2N  
OAK PARK, IL 60301

16-07-129-034-1011  
MICHAEL KOSIBA  
815 W LAKE ST 2S  
OAK PARK, IL 60301

16-07-129-034-1012  
KIMBERLY L REESE  
815 W LAKE ST #3N  
OAK PARK, IL 60301

16-07-129-034-1013  
ROBERT A MOSER  
815 W LAKE ST 3S  
OAK PARK, IL 60301

16-07-129-034-1014  
NICOLE KELLY  
825 LAKE ST #15  
OAK PARK, IL 60301

16-07-129-034-1015  
NANISA S PERELES  
817 W LAKE ST UNIT 1S  
OAK PARK, IL 60301

16-07-129-034-1016  
JOHN G THORPE  
817 LAKE ST #2N  
OAK PARK, IL 60301

16-07-129-034-1017  
ANDRE O STRUGER  
817 W LAKE ST 2S  
OAK PARK, IL 60301

16-07-129-034-1018  
DAVID SCHAEFER  
817 W LAKE ST 3N  
OAK PARK, IL 60301

16-07-129-034-1021  
CAGRI ARSIN  
819 LAKE ST 1W  
OAK PARK, IL 60301

16-07-129-034-1024  
CHRISTINA SOCO  
819 W LAKE ST 3E  
OAK PARK, IL 60301

16-07-129-034-1027  
EILEEN M BRANN  
821 LAKE ST 1N  
OAK PARK, IL 60301

16-07-129-034-1034  
SANDRA M GEORGE  
823 W LAKE ST 1S  
OAK PARK, IL 60301

16-07-129-034-1037  
CARALYN F SHEEHAN  
823 W LAKE ST 3N  
OAK PARK, IL 60301

16-07-129-034-1040  
SELMA M REHM  
825 W LAKE ST 1N  
OAK PARK, IL 60301

16-07-129-034-1043  
SANDRA L CZAJKA  
825 W LAKE ST 2 S  
OAK PARK, IL 60301

16-07-129-034-1046  
ADAM T COLLERAN  
821 LAKE ST #2N  
OAK PARK, IL 60301

16-07-129-034-1049  
MARY J RASMUSSEN  
821 LAKE ST 3S  
OAK PARK, IL 60301

16-07-129-034-1019  
BRENDAN SARAH SCHOLZ  
4703 SARATOGA AVE  
DOWNERS GRV, IL 60515

16-07-129-034-1022  
KELLY CARROLL  
819 LAKE 2E  
OAK PARK, IL 60301

16-07-129-034-1025  
THOMAS P ROMENS  
819 W LAKE ST 3W  
OAK PARK, IL 60301

16-07-129-034-1028  
BENTE CLAUSEN  
821 W LAKE ST 1S  
OAK PARK, IL 60301

16-07-129-034-1035  
NORMAN AXELROOD  
422 S SCOVILLE AVE  
OAK PARK, IL 60302

16-07-129-034-1038  
LORI SUTER  
823 LAKE ST #3S  
OAK PARK, IL 60301

16-07-129-034-1041  
KELLY  
825 LAKE ST IS  
OAK PARK, IL 60301

16-07-129-034-1044  
GARY HANLEY  
825 LAKE ST #3N  
OAK PARK, IL 60301

16-07-129-034-1047  
SANDRA K SEIM  
821 LAKE ST #2S  
OAK PARK, IL 60301

16-07-129-036-0000  
NOT VALID

16-07-129-034-1020  
SALLY SIMMEL  
819 W LAKE ST 1E  
OAK PARK, IL 60301

16-07-129-034-1023  
ALLISON PORTERFIELD  
819 W LAKE ST #2W  
OAK PARK, IL 60301

16-07-129-034-1026  
GEORGE W ZEHENDER  
6231 EMBARCADERO DR  
STOCKTON, CA 95219

16-07-129-034-1033  
P HAJEK 311174543  
823 LAKE ST 1N  
OAK PARK, IL 60301

16-07-129-034-1036  
LISBETH C CESARINI  
823 W LAKE ST 2S  
OAK PARK, IL 60301

16-07-129-034-1039  
DONNA M GIAMMARESE  
825 W LAKE ST GN  
OAK PARK, IL 60301

16-07-129-034-1042  
JANET M SEBASTIAN  
825 W LAKE ST 2N  
OAK PARK, IL 60301

16-07-129-034-1045  
BRUCE DEVILLER  
825 W LAKE ST #3S  
OAK PARK, IL 60301

16-07-129-034-1048  
PETERS WOODS  
821 LAKE STREET 3N  
OAK PARK, IL 60301

16-07-129-036-1001  
101 N OAK PARK LLC  
101 N OAK PARK AV  
OAK PARK, IL 60301



16-07-129-036-1002  
NORAS SHOE SHOP  
103 N OAK PARK AVE  
OAK PARK, IL 60301

16-07-129-036-1003  
AJAY BHATIA  
23W341 HAMPTON CR  
NAPERVILLE, IL 60540

16-07-129-036-1004  
101 N OAK PARK LLC  
101 N OAK PARK  
OAK PARK, IL 60301

16-07-129-036-1005  
WEICHERT REALTORS  
101 N OAK PARK AV  
OAK PARK, IL 60301

16-07-129-036-1006  
FAMILY CREDIT COUNSEL  
4306 CHARLES ST  
ROCKFORD, IL 61108

16-07-129-036-1007  
PROFESSIONAL SERV PROP  
4843 LEES CT  
OSWEGO, IL 60543

16-07-129-036-1008  
LOU FABBRI GROUP  
3 S 002 IL ROUTE 53  
GLEN ELLYN, IL 60137

16-07-129-036-1009  
MICHAEL WARD  
10218 DONLEIGH DR  
COLUMBIA, MD 0

16-07-129-036-1010  
EVAN AMY MCKERNS  
305 N ELMWOOD AVE  
OAK PARK, IL 60302

16-07-129-036-1011  
C SANDERS NIELSEN  
19W124 AVE NORMANDY N  
OAK BROOK, IL 60523

16-07-129-036-1012  
CHRISTIAN LAUREN DAWES  
806 NORTH BLVD #202  
OAK PARK, IL 60301

16-07-129-036-1013  
WILLIAM PULKRABEK  
806 NORTH BLVD #301  
OAK PARK, IL 60301

16-07-129-036-1014  
JAN OBRYK  
812 NORTH BLVD #302  
OAK PARK, IL 60301

16-07-129-036-1015  
JACLYN PULKRABEK  
806 NORTH BLVD #301  
OAK PARK, IL 60301

16-07-129-036-1016  
CATHERINE AMATO  
806 NORTH BLVD #302  
OAK PARK, IL 60301

16-07-218-006-0000  
RP FOX AND ASSOCIATES  
1110 PLEASANT ST  
OAK PARK, IL 60302

16-07-218-007-0000  
SIMONE ENTERPRISE LP  
PO BOX 5262  
RIVER FOREST, IL 60305

16-07-218-013-0000  
SBC AMERITECH  
ONE SBC CENTER 36M01  
ST LOUIS, MO 63101

16-07-218-016-0000  
R P FOX  
1110 PLEASANT  
OAK PARK, IL 60302

16-07-218-024-0000  
R P FOX ASSOC INC  
1110 PLEASANT ST  
OAK PARK, IL 60302

16-07-218-025-0000  
SIMONE ENTERPRISE LP  
PO BOX 5262  
RIVER FOREST, IL 60305

16-07-218-029-0000  
EXEMPT

16-07-218-029-8001  
EXEMPT

16-07-218-029-8002  
INC TASTY DOG  
708 LAKE STREET  
OAK PARK, IL 60301

16-07-219-029-0000  
NOT VALID

16-07-219-029-1001  
CHARLES PLANEK  
140 N EUCLID AVE #201  
OAK PARK, IL 60302

16-07-219-029-1002  
JAMES GULLY  
140 N EUCLID AV #202  
OAK PARK, IL 60302

16-07-219-029-1003  
CAROL WYANT  
140 N EUCLID #203  
OAK PARK, IL 60302

16-07-219-029-1004  
PHYLLIS VOLK  
250 E PEARSON ST 906  
CHICAGO, IL 60611

16-07-219-029-1005  
CHARLES S MANN JR  
140 N EUCLID AVE 205  
OAK PARK, IL 60302

16-07-219-029-1006  
DANIEL WAADT  
140 N EUCLID AVE #206  
OAK PARK, IL 60302

16-07-219-029-1009  
TIMOTHY SUE BROWN  
140 N EUCLID AVE 301  
OAK PARK, IL 60302

16-07-219-029-1012  
KENNETH HEIDEL  
140 N EUCLID AV #304  
OAK PARK, IL 60302

16-07-219-029-1015  
ROSEMARY C GODFREY  
140 N EUCLID AVE #307  
OAK PARK, IL 60302

16-07-219-029-1018  
ELIZABETH MCGINNITY  
140 N EUCLID #402  
OAK PARK, IL 60302

16-07-219-029-1021  
BRIGITTE OLTMANN  
140 N EUCLID AVE 405  
OAK PARK, IL 60302

16-07-219-029-1024  
ELIZABETH S WATSON  
140 N EUCLID AVE #408  
OAK PARK, IL 60302

16-07-219-029-1027  
MORROW VOJACEK MARTHA  
140 N EUCLID AVE 503  
OAK PARK, IL 60302

16-07-219-029-1030  
BRAD ANGLE  
140 N EUCLIC AVE 506  
OAK PARK, IL 60302

16-07-224-002-0000  
J T BUILDING MGT  
715 LAKE ST  
OAK PARK, IL 60301

16-07-219-029-1007  
RUBEN MESTRIL  
140 N EUCLID AV #207  
OAK PARK, IL 60302

16-07-219-029-1010  
MARIANNE REINHOFER  
140 N EUCLID #302  
OAK PARK, IL 60302

16-07-219-029-1013  
MARGARET MORGAN  
140 N EUCLID #305  
OAK PARK, IL 60302

16-07-219-029-1016  
BRIAN D EINHORN  
140 N EUCLID AVE #308  
OAK PARK, IL 60302

16-07-219-029-1019  
JANE L MCDOWELL  
140 N EUCLID AVE #403  
OAK PARK, IL 60302

16-07-219-029-1022  
LESLIE ANN DENSTAEDT  
140 N EUCLID AV #406  
OAK PARK, IL 60302

16-07-219-029-1025  
DONALD C GANCER  
140 N EUCLID UNIT 501  
OAK PARK, IL 60302

16-07-219-029-1028  
BRUCE E BRIGELL  
140 EUCLID 504  
OAK PARK, IL 60302

16-07-219-029-1031  
JEANNE D PETRUZZELLI  
140 N EUCLID #507/508  
OAK PARK, IL 60302

16-07-224-003-0000  
J T BUILDING MGT  
715 LAKE ST  
OAK PARK, IL 60301

16-07-219-029-1008  
OTTISTEAN ARRINGTON  
140 N EUCLID AVE #208  
OAK PARK, IL 60302

16-07-219-029-1011  
MICHAEL J BALOUSEK  
140 N EUCLID AVE 303  
OAK PARK, IL 60302

16-07-219-029-1014  
ASARIA  
140 N EUCLID AVE #306  
OAK PARK, IL 60302

16-07-219-029-1017  
DAUGHTERS HEART MARY  
140 N EUCLID AV 401  
OAK PARK, IL 60302

16-07-219-029-1020  
JEANNE RAPPEL  
140 N EUCLID AVE #404  
OAK PARK, IL 60302

16-07-219-029-1023  
ROBERT L MESSER  
140 N EUCLID #407  
OAK PARK, IL 60302

16-07-219-029-1026  
J VOJACEK  
140 N EUCLID 502  
OAK PARK, IL 60302

16-07-219-029-1029  
R REINSTEIN  
140 N EUCLID 505  
OAK PARK, IL 60302

16-07-224-001-0000  
JAMES BUSHOUSE  
120 N OAK PARK AV 100  
OAK PARK, IL 60301

16-07-224-004-0000  
J T BUILDING MGT  
715 LAKE ST  
OAK PARK, IL 60301

16-07-224-021-0000  
JACK TIBBETTS  
123 MADISON ST  
OAK PARK, IL 60302

16-07-224-022-0000  
US BANK FACILITY  
2800 EAST LAKE ST  
MINNEAPOLIS, MN 55406

16-07-224-023-0000  
VILLAGE OF OAK PARK  
123 MADISON ST  
OAK PARK, IL 60302

16-07-224-024-0000  
US BANK FACILITY MGMT  
2800 EAST LAKE ST  
MINNEAPOLIS, MN 55406

16-07-224-025-0000  
VILLAGE OF OAK PARK  
123 MADISON ST  
OAK PARK, IL 60302

16-07-224-026-0000  
NOT VALID

16-07-224-026-1001  
C J GERINGER  
101 N EUCLID AVE 1  
OAK PK, IL 60301

16-07-224-026-1002  
HELEN BLINDER  
3500 N LAKE SHORE DR4A  
CHICAGO, IL 60657

16-07-224-026-1003  
MARK MARGARET MILLER  
101 N EUCLID AVE #5  
OAK PARK, IL 60301

16-07-224-026-1004  
THOMAS NEMCHOCK  
101 N EUCLID AVE #7  
OAK PARK, IL 60301

16-07-224-026-1005  
ISAURE WILLIAM YATES  
101 N EUCLID AV 9  
OAK PARK, IL 60301

16-07-224-026-1006  
SEAN HERRING  
101 N EUCLID AVE 11  
OAK PARK, IL 60301

16-07-224-026-1007  
BYRON W JOHNSON  
101 N EUCLID AV #12  
OAK PARK, IL 60301

16-07-224-026-1008  
RICK SMITH  
101 N EUCLID AV 13  
OAK PARK, IL 60301

16-07-224-026-1009  
J LEE H J YOON  
101 N EUCLID AVE 14  
OAK PK, IL 60301

16-07-224-026-1010  
A NOORANI H MUSABJI  
101 N EUCLID AV #15  
OAK PARK, IL 60301

16-07-224-026-1011  
DONNA BAPTISTE  
101 N EUCLID AV 16  
OAK PARK, IL 60301

16-07-224-026-1012  
JOSE R DE JESUS  
101 N EUCLID AV #17  
OAK PARK, IL 60301

16-07-224-026-1013  
RENE MEDINA  
101 N EUCLID AVE #18  
OAK PARK, IL 60301

16-07-224-026-1014  
JOHN LAURA BILSON  
101 N EUCLID AVE #19  
OAK PARK, IL 60301

16-07-224-026-1015  
JULIE M SPANBAUER  
101 N EUCLID AVE 20  
OAK PARK, IL 60301

16-07-224-026-1016  
JIE YAO HUAYI HE  
101 N EUCLID 21  
OAK PARK, IL 60301

16-07-224-026-1017  
C SANDQUIST  
101 N EUCLID 22  
OAK PARK, IL 60301

16-07-224-026-1018  
JW BOERSMA D HOLDSTEIN  
101 N EUCLID AVE#23  
OAK PARK, IL 60301

16-07-224-026-1019  
THOMAS DENISE WHENNE  
101 N EUCLID #2  
OAK PARK, IL 60301

16-07-224-026-1020  
MICHAEL BALOUSEK  
140 N EUCLID AVE #303  
OAK PARK, IL 60302

16-07-224-026-1021  
MICHAEL E MCCLAIN  
101 N EUCLID AVE 6  
OAK PARK, IL 60301

16-07-224-026-1022  
MICHELLE PIEL  
101 N EUCLID #8  
OAK PARK, IL 60301

16-07-224-026-1023  
JOHN MONAGHAN  
101 N EUCLID #10  
OAK PARK, IL 60301

16-07-224-026-1024  
VISHAL NEHA BHANDARI  
101 N EUCLID #25  
OAK PARK, IL 60301

16-07-224-026-1025  
LU WANG  
101 N EUCLID 27  
OAK PARK, IL 60301

16-07-224-026-1026  
SHALINI MENON  
101 N EUCLID AV #29  
OAK PARK, IL 60301

16-07-224-026-1027  
MICHELLE B DIAMANTE  
101 N EUCLID AVE 31  
OAK PARK, IL 60301

16-07-224-026-1028  
ANNE BRADLEY  
101 N EUCLID #33  
OAK PARK, IL 60301

16-07-224-026-1029  
THOMAS E LUTHER  
101 N EUCLID 424  
OAK PK, IL 60301

16-07-224-026-1030  
EMAD ABBASI  
101 N EUCLID AVE #26  
OAK PARK, IL 60301

16-07-224-026-1031  
DONALD ADELI  
101 N EUCLID #28  
OAK PARK, IL 60301

16-07-224-026-1032  
RAVI SHVETA VIJH  
308 LINDEN AV  
OAK PARK, IL 60302

16-07-224-026-1033  
A HABIS  
101 N EUCLID #32  
OAK PARK, IL 60301

16-07-224-026-1034  
M L ZAANDER  
101 N EUCLID AVE 34  
OAK PARK, IL 60301

16-07-224-027-0000  
CHICAGOLAND ST RETAIL  
P O BOX 3666  
OAK BROOK, IL 60522

16-07-224-028-0000  
NOT VALID

16-07-224-028-1001  
RALPH R KAZER  
1 ELIZABETH COURT  
OAK PARK, IL 60302

16-07-224-028-1002  
PATRICK M WHELAN  
125 N EUCLID AVE 202  
OAK PARK, IL 60301

16-07-224-028-1003  
SHERON BAUSLEY  
125 N EUCLID AV #203  
OAK PARK, IL 60301

16-07-224-028-1004  
EUCLID COMMONS LLC  
191 WAUKEGAN RD #202  
NORTHFIELD, IL 60093

16-07-224-028-1005  
MELANIE LUMB  
1210 N EUCLID AVE #205  
OAK PARK, IL 60302

16-07-224-028-1006  
S CAHILL A SCHEIBLE  
125 N EUCLID AVE #206  
OAK PARK, IL 60301

16-07-224-028-1007  
APMS  
PO BOX 490554  
CHICAGO, IL 60649

16-07-224-028-1008  
ATTILA J WENINGER  
768 PIONEER CT  
W CHICAGO, IL 60185

16-07-224-028-1009  
DIANA SETIAWAN  
125 N EUCLID AVE 209  
OAK PK, IL 60301

16-07-224-028-1010  
RYAN EIKMEIER  
125 N EUCLID AVE #301  
OAK PARK, IL 60301

16-07-224-028-1011  
CY SLIFKA JR  
125 N EUCLIO AVE #302  
OAK PARK, IL 60301

16-07-224-028-1012  
ALEXANDER H TRUONG  
125 N EUCLID AVE #303  
OAK PARK, IL 60301

16-07-224-028-1013  
MOUAFFAK BAKHOS  
351 JAMESTOWN AVE  
WESTMONT, IL 60559

16-07-224-028-1014  
ERICK GONZALEZ  
125 N EUCLID AVE #305  
OAK PARK, IL 60301

16-07-224-028-1015  
AMBER M HOOPER  
1106 S EUCLID  
OAK PARK, IL 60304

16-07-224-028-1016  
KEYA SHIAN  
1132 MAGGIE LN  
WALNUT CREEK, CA 94597

16-07-224-028-1017  
MARIO HORNIK  
125 N EUCLID AVE 308  
OAK PARK, IL 60301

16-07-224-028-1018  
CHARLES BERRY  
125 N EUCLID AVE 309  
OAK PARK, IL 60301

16-07-224-028-1019  
JOHN W MCGIVERN  
125 N EUCLID AVE #401  
OAK PARK, IL 60301

16-07-224-028-1022  
ANNA WILLIAMSON  
125 N EUCLID AVE 404  
OAK PARK, IL 60301

16-07-224-028-1025  
NICK SOLOMOS  
125 N EUCLID AVE #407  
OAK PARK, IL 60301

16-07-225-092-0000  
U S REIF PARK ILLINOIS  
1270 SOLDIERS FIELD RD  
BOSTON, MA 21351

16-07-305-014-0000  
NOEL SCHENK  
3444 N OZANAM AVE  
CHICAGO, IL 60634

16-07-305-017-0000  
BRIAN KOSEK  
121 S GROVE  
OAK PARK, IL 60302

16-07-305-023-1002  
JENNIFER L RUBIN  
109-2N S GROVE AVE  
OAK PK, IL 60304

16-07-305-023-1005  
INC GONE 2 PLAYA  
109-11 S. GROVE  
OAK PARK, IL 60302

16-07-306-003-0000  
MARIA C ABREGO  
106 S GROVE  
OAK PARK, IL 60302

16-07-306-007-0000  
CSC REAL ESTATE LLC  
617 BRYANT CIRCLE DR  
PRINCETON, IL 61356

16-07-224-028-1020  
EMMA A SAINT MARTIN  
125 N EUCLID AVE 402  
OAK PARK, IL 60301

16-07-224-028-1023  
TIFFANY MAXWELL  
125 N EUCLID AVE 405  
OAK PARK, IL 60301

16-07-224-028-1026  
TANYA SIENKO  
125 NORTH EUCLID #408  
OAK PARK, IL 60301

16-07-225-093-0000  
EXEMPT

16-07-305-015-0000  
KATHRYN LUCHT  
115 S GROVE  
OAK PARK, IL 60302

16-07-305-023-0000  
NOT VALID

16-07-305-023-1003  
WILLIAM B MERRILL  
313 S TAYLOR AVE  
OAK PARK, IL 60302

16-07-306-001-0000  
MR MRS J KOZLOWSKI  
102 S GROVE  
OAK PARK, IL 60302

16-07-306-004-0000  
JAYNE ELLEN ERTEL  
110 S GROVE AV 2  
OAK PARK, IL 60302

16-07-306-008-0000  
JAMES CAROLYN WALTER  
124 S GROVE  
OAK PARK, IL 60302

16-07-224-028-1021  
ROBERT DIANA  
125 N EUCLID AVE 403  
OAK PARK, IL 60301

16-07-224-028-1024  
HOME FIRST ILLINOIS LL  
1 N LASALLE ST #700  
CHICAGO, IL 60602

16-07-224-028-1027  
DEBORAH A HOLMAN  
120 N OAK PK AVE #414  
OAK PARK, IL 60301

16-07-225-094-0000  
COM ED  
THREE LINCOLN CTR 4TH  
OAKBROOK TER, IL 0

16-07-305-016-0000  
NORMAN HILL  
117 S GROVE AVE  
OAK PARK, IL 60302

16-07-305-023-1001  
INC GONE 2 PLAYA  
109-11 S. GROVE  
OAK PARK, IL 60302

16-07-305-023-1004  
LIZBETH J LEMKE  
111 S GROVE 2  
OAK PARK, IL 60302

16-07-306-002-0000  
NCS MGMT CO  
P O BOX 5516  
RIVER FOREST, IL 60305

16-07-306-005-0000  
M HOHMEIER Y LEE  
114 S GROVE AVE  
OAK PARK, IL 60302

16-07-306-009-0000  
MICHIKO PERRY  
130 S GROVE AVE  
OAK PARK, IL 60302

16-07-306-010-0000  
SUSAN M ABBATE  
132 S GROVE AV  
OAK PARK, IL 60302

16-07-306-011-0000  
BARBARA WESTERMANN  
134 S GROVE AV  
OAK PARK, IL 60302

16-07-306-012-0000  
PATRICIA MEDO  
138 S GROVE AV  
OAK PARK, IL 60302

16-07-306-013-0000  
JACK W STRAND  
140 S GROVE AV  
OAK PARK, IL 60302

16-07-306-015-0000  
NICK SUE BOUDROS  
304 S HOME AVE  
OAK PARK, IL 60302

16-07-306-016-0000  
WENESDAY JOURNAL BLDG  
P O BOX 887  
OAK PK, IL 60303

16-07-306-017-0000  
HM OPBC LLC  
149-155 S OAK PK AVE  
OAK PARK, IL 60302

16-07-306-018-0000  
SOAK PARTNERS  
41 CHICAGO AVE  
OAK PARK, IL 60302

16-07-306-019-0000  
AVE BK TR 1408  
1446 FRANKLIN AV  
RIVER FOREST, IL 60305

16-07-306-020-0000  
CTLTC CT99004063  
10 S LASALLE ST #2750  
CHICAGO, IL 60603

16-07-306-021-0000  
EXEMPT

16-07-306-022-0000  
NOT VALID

16-07-306-022-1001  
MICHELLE SWEENEY  
116 S GROVE AVE  
OAK PARK, IL 60302

16-07-306-022-1002  
MARGARET REUVERS  
116 S GROVE B  
OAK PARK, IL 60302

16-07-306-022-1003  
SHANE D HAYES  
116 S GROVE AVE #C  
OAK PARK, IL 60302

16-07-306-022-1004  
ANNE WOINIAKOWSKI  
116 S GROVE #D  
OAK PARK, IL 60302

16-07-400-001-0000  
106 PARTNERS LLC  
325 S HOME AVE  
OAK PARK, IL 60302

16-07-400-002-0000  
LULLO PROPERTIES LLC  
721 SOUTH BLVD  
OAK PARK, IL 60302

16-07-400-007-0000  
OAK PARK TOWNSHIP  
105 S OAK PARK AV  
OAK PARK, IL 60302

16-07-400-008-0000  
CHICAGO PARTNERS 144 L  
136 SOUTH OAK PARK  
OAK PARK, IL 60302

16-07-400-015-0000  
BOB EUL  
119 S EUCLID AVE  
OAK PARK, IL 60302

16-07-400-016-0000  
JAMES BUSHOUSE  
120 N OAK PK ATE100  
OAK PARK, IL 60301

16-07-400-017-0000  
S MCNABI M GANGULY  
127 S EUCLID  
OAK PARK, IL 60302

16-07-400-018-0000  
BART LOGIUDICE  
131 S EUCLID AV  
OAK PARK, IL 60302

16-07-400-028-0000  
NEALIE SHERIDAN  
115 S EUCLID AVE  
OAK PARK, IL 60302

16-07-400-029-0000  
RICHARD E MORRISSY  
117 S EUCLID  
OAK PARK, IL 60302

16-07-400-030-0000  
JOHN JENNIFER RUTH  
101 S EUCLID AVE  
OAK PARK, IL 60302

16-07-400-031-0000  
HIROSHI HASEGAWA  
103 S EUCLID #A  
OAK PARK, IL 60302

16-07-400-032-0000  
JENNIFER B SMITH  
105A S EUCLID  
OAK PARK, IL 60302

16-07-400-033-0000  
KATHLEEN PLICHTA  
148 CHESHIRE WAY  
NAPLES, FL 34110

16-07-400-034-0000  
ALLAN JANICE BALDWIN  
109A S EUCLID  
OAK PARK, IL 60302

16-07-400-035-0000  
BRANDON SCHULMAN  
136 S EUCLID  
OAK PARK, IL 60302

16-07-400-036-0000  
JANET M ROWE  
113A S EUCLID  
OAK PARK, IL 60302

16-07-400-037-0000  
JOHN E CAMPBELL  
101 S EUCLID AV #B  
OAK PARK, IL 60302

16-07-400-038-0000  
ROBERT J KOPECKY  
103B S EUCLID AVE  
OAK PK, IL 60302

16-07-400-039-0000  
R WHITAKER M DYCUS  
105 S EUCLID AVE #B  
OAK PARK, IL 60302

16-07-400-040-0000  
ROBERT VANLIEDEKERKE  
107 S EUCLID UNIT B  
OAK PARK, IL 60302

16-07-400-041-0000  
AXELROD JACQUES  
109B S EUCLID  
OAK PARK, IL 60302

16-07-400-042-0000  
STEPHEN MILLER  
111 B S EUCLID  
OAK PARK, IL 60302

16-07-400-043-0000  
BURBRIDGE GILLESPIE  
113B S EUCLID  
OAK PARK, IL 60302

16-07-400-044-1001  
MARY SCHMUTTENMAER  
150 S OAK PARK 201  
OAK PARK, IL 60302

16-07-400-044-1002  
QUAN JIANG  
1719 HALLMARK DR  
TROY, MI 48098

16-07-400-044-1003  
RAYMOND W EDGREN  
150 S OAK PARK AV #204  
OAK PARK, IL 60302

16-07-400-044-1004  
CORNELIUS BARNES  
150 S OAK PARK AV 206  
OAK PARK, IL 60302

16-07-400-044-1005  
LARISSA HISTOMI  
150 S OAK PARK AVE  
OAK PARK, IL 60302

16-07-400-044-1006  
BARBARA GILMORE  
2817 E 6TH ST  
LONG BEACH, CA 90814

16-07-400-044-1007  
LIANG MU  
150 S OAK PARK AVE 205  
OAK PARK, IL 60302

16-07-400-044-1008  
NORTH STAR TRUST  
150 S OAK PARK 203  
OAK PARK, IL 60302

16-07-400-044-1009  
KEVIN COLLINS  
150 S OAK PARK 301  
OAK PARK, IL 60302

16-07-400-044-1010  
JAMES BOOTHROYO  
150 S OAK PARK 302  
OAK PARK, IL 60302

16-07-400-044-1011  
HAROLD LEON ROBERTS  
150 SOUTH OAK PARK AVE  
OAK PARK, IL 60302

16-07-400-044-1012  
OMAR SHAKER  
150 S OAK PARK AVE 306  
OAK PARK, IL 60302

16-07-400-044-1013  
KATIE MONAHAN  
150 S OAK PARK AV 308  
OAK PARK, IL 60302

16-07-400-044-1014  
S YANG HONG NING  
150 S OAK PARK AVE 307  
OAK PARK, IL 60302

16-07-400-044-1015  
VICTOR G SABBITHI  
150 S OAK PK AVE 305  
OAK PARK, IL 60302

16-07-400-044-1016  
RODNEY CHAMBERS  
150 S OAK PARK AV 303  
OAK PARK, IL 60302

16-07-400-044-1017  
RICHARD WARGER  
150 S OAK PK AVE #401  
OAK PARK, IL 60302

16-07-400-044-1018  
SORIN DANIELA NITOI  
150 S OAK PARK AV 402  
OAK PARK, IL 60302

16-07-400-044-1019  
PRITESH P PATHAK  
653 JARLATH AVENUE  
DES PLAINES, IL 60018

16-07-400-044-1020  
JOSEPH A LEO  
150 S OAK PARK AV 204  
OAK PARK, IL 60302

16-07-400-044-1021  
TIMOTHY M PYLES  
150 S OAK PARK AVE 408  
OAK PARK, IL 60302

16-07-400-044-1024  
JOHN HEFFERNAN  
150 S OAK PARK 403  
OAK PARK, IL 60302

16-07-401-006-0000  
JAMES E TOWNSEND  
647 SOUTH BLVD  
OAK PARK, IL 60302

16-07-401-009-0000  
COOK CERVANTES  
536 HOLLY AVE APT #1  
SAINT PAUL, MN 55102

16-07-401-012-0000  
CHRIS WINE  
120 S EUCLID AV  
OAK PARK, IL 60302

16-07-401-015-0000  
DIANE SCHNEIDER  
126 S EUCLID AVE  
OAK PARK, IL 60302

16-07-401-018-0000  
D V M D SCHACHT  
140 S EUCLID AVE  
OAK PARK, IL 60302

16-07-401-021-0000  
STEVEN GILLMAN  
121 WESLEY AV  
OAK PARK, IL 60302

16-07-401-024-0000  
PETER MARY BURGI  
131 S WESLEY AV  
OAK PARK, IL 60302

16-07-401-030-0000  
NOT VALID

16-07-400-044-1022  
GERALDINE MORRISON  
150 S OAK PARK AV 407  
OAK PARK, IL 60302

16-07-401-001-0000  
KIEYUL CHUNG  
613 N WILLOW RD  
ELMHURST, IL 60126

16-07-401-007-0000  
FELIPE ORTEGA  
101 S WESLEY  
OAK PARK, IL 60302

16-07-401-010-0000  
DENNIS P MICHEL  
107 WESLEY AVE  
OAK PARK, IL 60302

16-07-401-013-0000  
CHRIS WINE  
120 S EUCLID  
OAK PARK, IL 60302

16-07-401-016-0000  
RAYMOND LISA NEMEC  
130 S EUCLID AV  
OAK PARK, IL 60302

16-07-401-019-0000  
TEDDY SCOTT  
115 S WESLEY AV  
OAK PARK, IL 60302

16-07-401-022-0000  
JILL JEROME  
444 N MICHIGAN AVE 120  
CHICAGO, IL 60611

16-07-401-025-0000  
MADHU GUPTA  
16989 EDGEWATER LN  
HUNTINGTON BCH, CA 92649

16-07-401-030-1001  
MARIA CARDONA 101S  
653 SOUTH BOULEVARD 101S  
OAK PARK, IL 60302

16-07-400-044-1023  
JENNIFER L KOETSIER  
150 S OAK PK AVE 7C  
OAK PK, IL 60302

16-07-401-002-0000  
J L K L MARTINEZ  
110 S EUCLID AVE  
OAK PARK, IL 60302

16-07-401-008-0000  
ROXANE MONACO PUCETTI  
103 S WESLEY AVE  
OAK PARK, IL 60302

16-07-401-011-0000  
RICHARD TOMILSON  
114 S EUCLID  
OAK PARK, IL 60302

16-07-401-014-0000  
M L MITCHELL  
124 S EUCLID AVE  
OAK PARK, IL 60302

16-07-401-017-0000  
B K SCHULMAN  
136 S EUCLID AVE  
OAK PARK, IL 60302

16-07-401-020-0000  
STEVEN GILLMAN  
121 S WESLEY AV  
OAK PARK, IL 60302

16-07-401-023-0000  
MARTIN KLEST  
129 S WESLEY  
OAK PARK, IL 60302

16-07-401-026-0000  
CHARLES WILLIAMS  
141 WESLEY AV  
OAK PARK, IL 60302

16-07-401-030-1002  
KATHARINE ZOE GRAHAM  
653 S BLVD #2015  
OAK PARK, IL 60302



16-07-401-030-1003  
MARY BEASLEY  
1242 E MARCONI AVE  
PHOENIX, AZ 85022

16-07-401-030-1007  
TEODORA AGUILAR  
655 S BLVD #301  
OAK PK, IL 60302

16-07-401-030-1009  
JOEJ PEDIGO  
655 SOUTH BLVD 101 N  
OAK PARK, IL 60302

16-07-401-030-1010  
BERNADETTE ZAJAC  
655 S BOULEVARD #201N  
OAK PARK, IL 60302

16-07-401-030-1011  
ATHANASIOS VAGIAS  
655 S BLVD 202 N  
OAK PARK, IL 60302

16-07-401-030-1012  
E H YUHASZ  
107 N REINO RD #403  
NEWBURY PK, CA 91320

16-07-401-031-0000  
NOT VALID

16-07-401-031-1001  
MARK DUGO  
651 SOUTH BLVD #1  
OAK PARK, IL 60302

16-07-401-031-1002  
IRMA PERALES  
651 SOUTH BLVD #2  
OAK PARK, IL 60302

16-07-401-031-1003  
D B FLOREK  
900 N GROVE AVE  
OAK PARK, IL 60302

16-07-401-031-1004  
CYNTHIA DANIELS  
651 SOUTH BLVD 4  
OAK PARK, IL 60302

16-07-401-031-1005  
TRICIA SHAW  
651 S BOULEVARD #5  
OAK PARK, IL 60302

16-07-401-031-1006  
ANTHONY T NGUYEN  
651 S BLVD #6  
OAK PARK, IL 60302

16-07-401-031-1007  
MARTIN WARD A  
108 W PINE ST  
BOYNE, MI 49712

16-07-401-031-1008  
MUHAMMAD SHAKUR  
651 S BLVD #8  
OAK PARK, IL 60302

16-07-401-031-1009  
ANDREW SARA FREER  
651 S BLVD #9  
OAK PK, IL 60302

16-07-406-001-0000  
EXEMPT

16-07-406-010-0000  
CHICAGO TITLE LAND TR  
201 S EUCLID AVE  
OAK PARK, IL 60302

PD Application

Item 9

## RESTRICTIONS AND COVENANTS

The final CC+R's will be provided by the Developer for review and comment by the Village prior to Village Board Approval. At this time, the Developer has no knowledge of any Restrictions on the property.

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:

### Milestones schedule of construction

	<b>Months</b>						
	1	3	5	7	13	15	17
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





CONSTRUCTION TRAFFIC ROUTE →  
 \*\*coordinate all work with Civil drawings

⊕ LOCATION + CONSTRUCTION ROUTE + EMPLOYEE PARKING

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
 tel. 708.366.1500 john@jcsarchitect.com

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PROPERTY OWNER:  
 717 South Boulevard, LLC  
 3528 Walnut Avenue  
 Wilmette, Illinois 60091  
 phone: 847-401-2642

Revised for PD	10.04.16
Revised for PD	09.29.16
Submitt for PD	09.13.16
Revised for Technical Review	05.31.16
Issue for Technical Review	11.13.15
Issue for Village Review	10.21.15
	Date

The RESIDENCES  
 at  
 SOUTH BOULEVARD  
 715-717 S. Boulevard  
 Oak Park, Illinois

Sheet Title  
 CONSTRUCTION ROUTE

**SK0.3**

Sheet No.

PD Application

Item 12

## MARKET AND FEASIBILITY REPORT

The Market Study by Richard Gloor of Gloor Realty is attached to this report.





## GLOOR REALTY CO.

114 NORTH OAK PARK AVENUE • OAK PARK, ILLINOIS 60301 • 708.524.1100 • FAX: 708.524.1286  
www.gloor.com

September 28, 2016

To Whom It May Concern:

After reviewing the architectural plans and feature specifications for the development at 717 South Boulevard in Oak Park, here are our findings relative to the Market Study:

1. The plans are specific to the buyer profile of empty nesters that have a connection to the Village of Oak Park, have sold their home and want a maintenance-free home in the Village
2. The price range of \$425,000 to \$550,000 is an effective way to begin the marketing for these homes. The proposed homes would be in a price range of \$270 - \$290 per square foot and would be a great value given the fact that the proposed units at The District House are currently being marketed at \$400 per square foot
3. In terms of absorption, our current data shows that the market would absorb the proposed 14 units within a 14 to 18 month market time, depending on when the units come to market
4. The amenities proposed by the developer are in keeping with the amenities offered both at The District House and at Maple Place Condominiums

In conclusion, given the data above, we believe that the proposed development will meet with market success in a reasonable amount of sales time.

Thank you,

Richard C. Gloor  
Broker/Owner  
GLOOR REALTY CO.

RCG/cjc

PD Application  
Item 13  
TRAFFIC STUDY

Attached is a copy of the Traffic Study.

**Trip Generation Assessment  
for 715-17 South Boulevard, Oak Park, Illinois**

This tables summarize the expected traffic generation by the proposed 14-unit mixed use building at 715-17 South Boulevard in Oak Park, Illinois.

The area traffic information for this report was obtained from a public record, based on the Traffic Impact Study for the proposed District House Development prepared by KLOA and dated 5/10/2016.

Based on the data provided in the ITE Trip Generation Manual, 9<sup>th</sup> edition (Table 1), the proposed mixed use building is expected to generate 12 trips (combined, entering and exiting) during the morning peak hours and 12 trips during the evening peak hour (Table 2).

**Table 1. ITE Trip Generation Manual, 9th Edition Data  
Weekday Data**

Land Use	ITE Code	Unit	Time Period	ITE Trip Gen Data		
				Enter %	Exit %	Rate of Trips per Unit
Residential Condominiums/ Townhomes (1 to 50)	230	Dwelli ng Units	Daily	50%	50%	5.81
			AM Generator	19%	81%	0.44
			PM Generator	64%	36%	0.52
General Office	710	KSF	Daily	50%	50%	11.03
			AM Generator	88%	12%	1.56
			PM Generator	17%	83%	1.49
Medical-Dental Office	720	KSF	Daily	50%	50%	36.13
			AM Generator	67%	33%	3.50
			PM Generator	39%	61%	4.27
Small Box Store	826	KSF	Daily	50%	50%	44.32
			AM Generator	48%	52%	6.84
			PM Generator	56%	44%	5.02

Table 2. Traffic Generation Calculations

Use Type	ITE Code	# of Units	Morning Peak Hour			Evening Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
<b>Condominium (&lt;50)</b>	<b>230</b>	<b>14</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>8</b>
<b>Commercial Use</b>	<b>826</b>	<b>0.85</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>4</b>
<b>TOTAL:</b>			<b>4</b>	<b>8</b>	<b>12</b>	<b>7</b>	<b>5</b>	<b>12</b>

It should be noted that, with the convenience of the CTA Green Line train service located steps from the building, there will be non-auto trips generated. Additionally, with the proximity of the building to the Oak Park Downtown, it is possible that some of the residents will walk to their destinations. These potential trip reductions (35%, based on comparison to similar transportation oriented developments (TOD)) were not considered in order to assess the maximum potential traffic impact of the 14-unit condominium building.

Additionally, we considered 3 possible commercial uses (medical office, general office and a small box store) and selected the most intensive use, Small Box Store, for this analyses.

Of the 12 each total morning and evening pick hour about half will be utilizing the alley to the South of the property and the other half will be utilizing South Boulevard.

The traffic impact from the proposed development on the alley traffic, the South Boulevard traffic, Oak Park Avenue traffic and the Oak Park Ave. – South Boulevard intersection is minimal and will not alter the level of service (the ability of the intersection to accommodate traffic) of the Oak Park Ave./South Boulevard intersection.

PD Application  
Item 14  
PARKING STUDY

The Developer hereby requests a waiver from this requirement.

PD Application  
Item 15  
VILLAGE SERVICES

Attached is a copy of the letters from the Police Department, Fire Department and Engineering Department that addresses the impact on Village Services.



The Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, Illinois 60302-4272

708.383.6400  
Fax 708.383.6692  
TTY 708.383.0048  
village@vil.oak-park.il.us

November 21, 2016

Mr. John Schiess  
John Conrad Schiess Architect, Ltd  
400 Ashland Avenue  
River Forest, Illinois 60305

Re: 717 South Boulevard, Oak Park - Impact on Village Services

Dear Mr. Schiess,

In accordance with the Village of Oak Park's Planned Development submittal requirements, please be advised that to the best of our knowledge the proposed development will not have a negative impact on the Department of Public Works services. Please note that the final locations of the sewer and water service connections to the Villages systems are pending final approval of the Village Engineer.

If you have any questions, please do not hesitate to contact me at (708) 358-5702.

Sincerely,

John P. Wielebnicki, P.E.  
Director of Public Works  
Village of Oak Park



The Village of Oak Park  
Fire Department  
100 N. Euclid Avenue  
Oak Park, Illinois 60301-1404

708.445.3300  
Fax 708.383.2495  
fire@oak-park.us  
www.oak-park.us

November 17, 2016

Thomas Ebsen, Fire Chief  
Village of Oak Park  
100 N. Euclid Avenue  
Oak Park, IL 60301

Re: 717 South Boulevard - Impact on Village Services

Dear Chief Ebsen,

Thank you for taking the time to review the project at The Residences at South Boulevard. In accordance with Village of Oak Park's Planned Development submittal requirements, we seek your acknowledgement that the development will not have a negative impact on the Fire Department. Please sign below to confirm your agreement the development will not have a negative impact on the Fire Department.

Thank you John Conrad Schiess Architect, Ltd., 400 Ashland Avenue, River Forest, IL 60305, or email to [john@jcsarchitect.com](mailto:john@jcsarchitect.com)

Regards,

John Schiess

EXECUTED:

Thomas Ebsen, Fire Chief  
Village of Oak Park, IL

Date: 11/17/2016





The Village of Oak Park  
Village Hall  
123 Madison Street  
Oak Park, Illinois 60302

708.383.6400  
Fax 708.383.6892  
village@oak-park.us  
www.oak-park.us

November 17, 2016

Mr. Anthony Ambrose, Police Chief  
Village of Oak Park  
100 N. Euclid Avenue  
Oak Park, IL 60301

Re: 717 South Boulevard - Impact on Village Services

Dear Chief Ambrose,


Thank you for taking the time to review the project at The Residences at South Boulevard. In accordance with Village of Oak Park's Planned Development submittal requirements, we seek your acknowledgement that the development will not have a negative impact on the Police Department. Please sign below to confirm your agreement the development will not have a negative impact on the Police Department.

Thank you John Conrad Schiess Architect, Ltd., 400 Ashland Avenue, River Forest, IL 60305, or email to [john@jcsarchitect.com](mailto:john@jcsarchitect.com)

Regards,

John Schiess

EXECUTED:

  
\_\_\_\_\_  
Anthony Ambrose, Police Chief  
Village of Oak Park, IL

Date: 17 Nov 16

PD Application  
Item 16  
ENVIRONMENTAL REPORTS

Environmental report as prepared by Anderson Environmental Consulting, Inc. dated December 16, 2016 has been electronically submitted on September 14, 2016.

PD Application  
Item 17  
PERSPECTIVE DRAWINGS



**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
 tel. 708.366.1500 john@jcsarchitect.com

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**PROPERTY OWNER:**

717 South Boulevard, LLC  
 3528 Walnut Avenue  
 Wilmette, Illinois 60091  
 phone: 847-401-2642

Revised for PD	09.29.16
Submitt for PD	09.13.16
Revised for Technical Review	05.31.16
Revised for Technical Review	05.17.16
Issue for Technical Review	02.08.16
Issue for Technical Review	11.13.15
	Date

**The RESIDENCES  
 at  
 SOUTH BOULEVARD**

715-717 S. Boulevard  
 Oak Park, Illinois

Sheet Title  
 RENDERING

**SK3.5**

Sheet No.



**john conrad schiess architect**

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tel. 708.366.1500 john@jcsarchitect.com

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**The RESIDENCES  
at  
SOUTH BOULEVARD**

715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
**RENDERING**

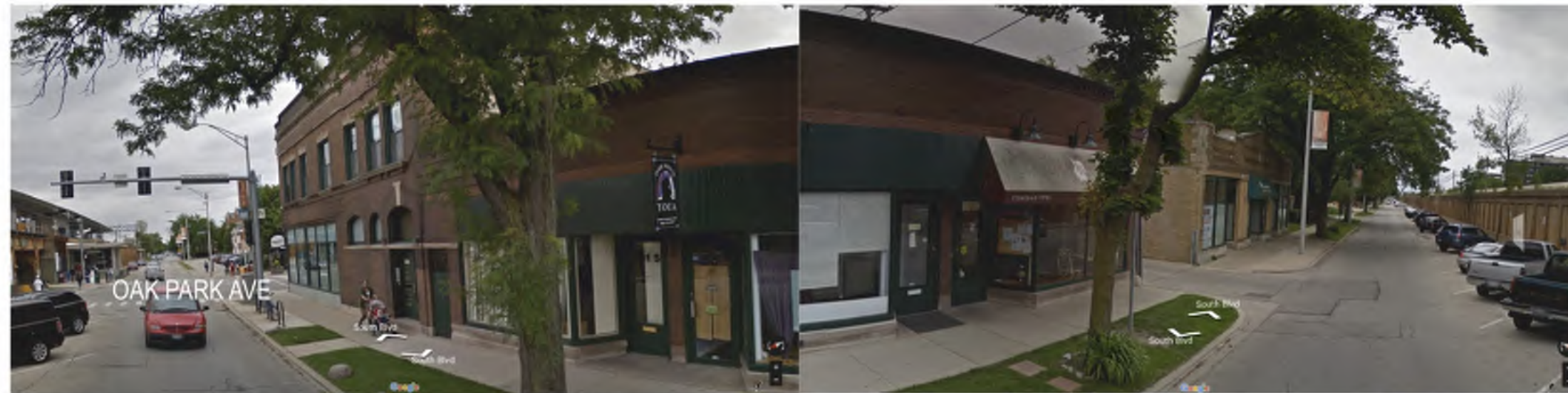
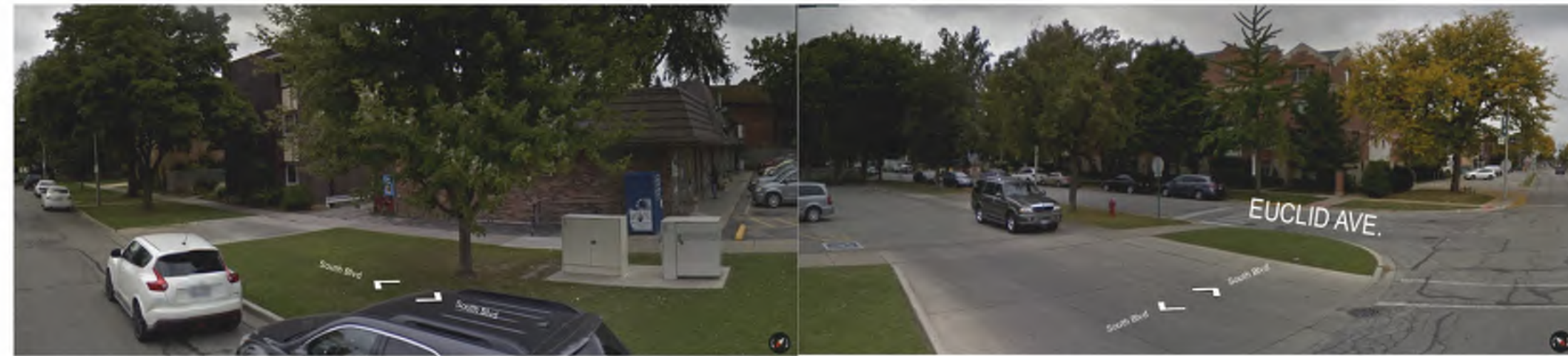
**SK3.6**

Sheet No.

PD Application

Item 18

PHOTOS OF SURROUNDING PROPERTIES AND  
BUILDINGS



**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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Revised for Technical Review	05.31.16
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	Date

**The RESIDENCES  
at  
SOUTH BOULEVARD**

715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
PHOTOS OF  
SURROUNDING  
PROPERTIES AND  
BUILDINGS

**SK0.0**

Sheet No.

PD Application  
Item 19  
LOCATION MAP





⊕ LOCATION MAP

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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3528 Walnut Avenue  
Wilmette, Illinois 60091  
phone: 847-401-2642

	Date
Submit for PD	09.13.16
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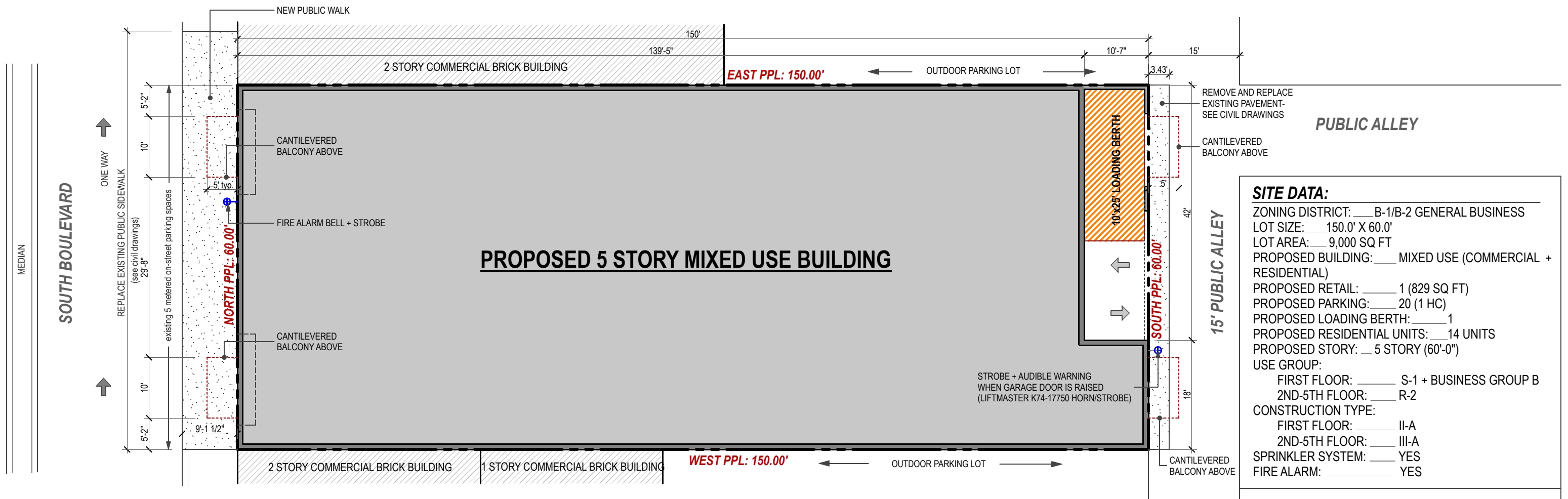
The RESIDENCES  
at  
SOUTH BOULEVARD  
715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
LOCATION MAP

**SK0.1**

Sheet No.

PD Application  
Item 20  
SITE PLAN



**SITE DATA:**

ZONING DISTRICT: \_\_\_ B-1/B-2 GENERAL BUSINESS  
 LOT SIZE: \_\_\_ 150.0' X 60.0'  
 LOT AREA: \_\_\_ 9,000 SQ FT  
 PROPOSED BUILDING: \_\_\_ MIXED USE (COMMERCIAL + RESIDENTIAL)  
 PROPOSED RETAIL: \_\_\_ 1 (829 SQ FT)  
 PROPOSED PARKING: \_\_\_ 20 (1 HC)  
 PROPOSED LOADING BERTH: \_\_\_ 1  
 PROPOSED RESIDENTIAL UNITS: \_\_\_ 14 UNITS  
 PROPOSED STORY: \_\_\_ 5 STORY (60'-0")

USE GROUP:  
 FIRST FLOOR: \_\_\_ S-1 + BUSINESS GROUP B  
 2ND-5TH FLOOR: \_\_\_ R-2

CONSTRUCTION TYPE:  
 FIRST FLOOR: \_\_\_ II-A  
 2ND-5TH FLOOR: \_\_\_ III-A

SPRINKLER SYSTEM: \_\_\_ YES  
 FIRE ALARM: \_\_\_ YES

GENERAL NOTE:  
 FOR ALL PAVEMENT REPLACEMENT WORK ASSOCIATED WITH ALL UTILITY IMPROVEMENTS PLEASE SEE CIVIL DRAWING COMPLETED BY GREENGARD, INC

**PROPOSED SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**john conrad schiess architect**  
 400 Ashland Avenue River Forest Illinois 60305  
 tel. 708.366.1500 john@jcsarchitect.com

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The RESIDENCES  
 at  
 SOUTH BOULEVARD  
 715-717 S. Boulevard  
 Oak Park, Illinois

Sheet Title  
 PROPOSED SITE PLAN  
**SK1.0**  
 Sheet No.

PD Application  
Item 21  
LANDSCAPE PLAN

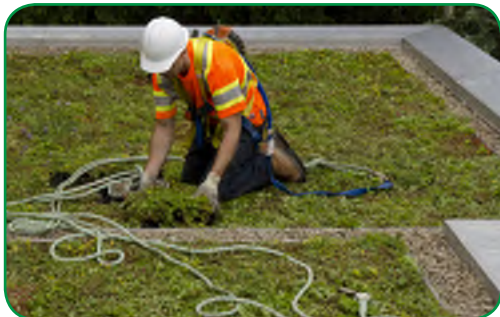


# HYDROPACK<sup>®</sup>

THE HASSLE-FREE INSTANT GREEN ROOF SYSTEM



- ✔ SHIPPED FULLY VEGETATED, 10 DAY LEAD TIME
- ✔ « ALL-IN-ONE » TRAY SYSTEM WITH WATER RESERVES
- ✔ FAST AND EASY INSTALLATION
- ✔ LOW MAINTENANCE
- ✔ WARRANTIES AVAILABLE



Green innovations for smart cities

## SHIPPED FULLY VEGETATED, 10 DAY LEAD TIME



We recognize that not everyone is a gardener. That is why we believe it is our responsibility to adapt to the building industry, rather than the other way around. Our products are easy to install by people who specialize in building, not plants. Our systems are easy to maintain, and we provide tools to support building owners in long-term maintenance in order to create long lasting healthy green roofs. **HYDROPACK®** is pre-grown at our facility and shipped fully vegetated to the job site.

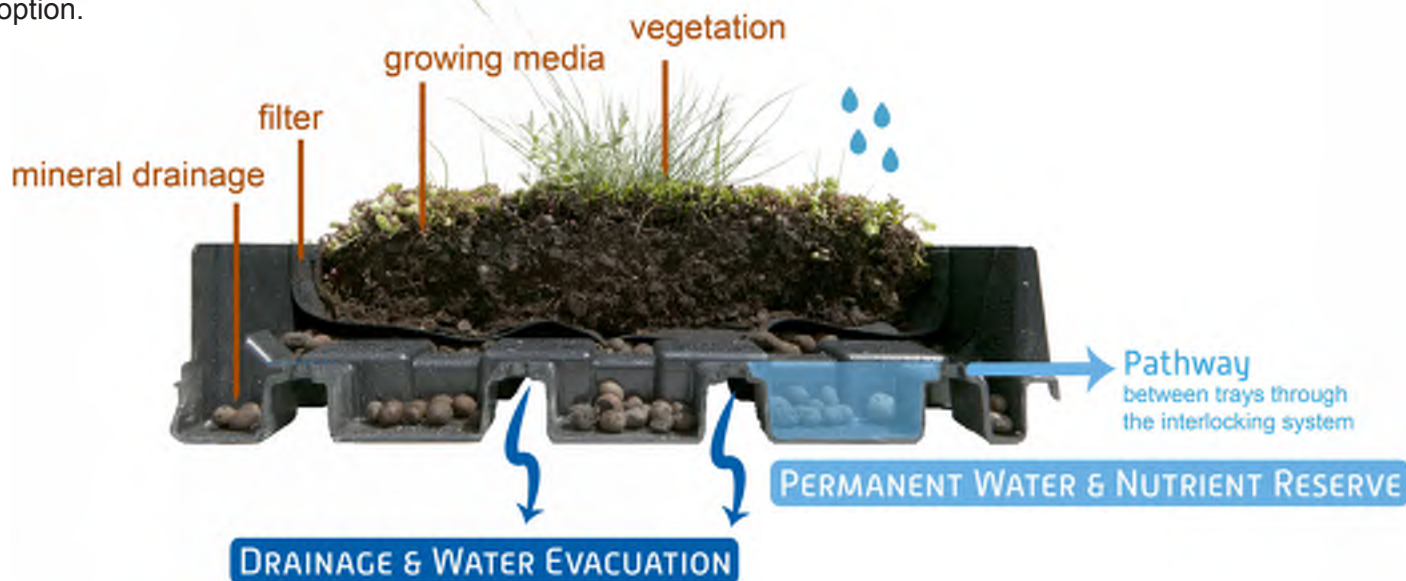
### « ALL-IN-ONE » TRAY SYSTEM WITH WATER RESERVES

✔ **HYDROPACK®** contains **all of the components of a multilayer vegetation system**, i.e. drainage, filter and substrate layers (specifically designed for rooftop conditions) as well as the pre-vegetated plant cover!

✔ **HYDROPACK®** includes a **permanent water reserve** that manages rainfall on the roof by absorbing and retaining water, making it ideal for both wet and dry climates. When full, our modules drain excess water efficiently while the system continues to smooth rainfall runoff peaks.

### AVAILABLE WITH A RANGE OF PLANT MIXES

✔ Our plant mixes **always come pre-vegetated** with coverage of at least 95% from the date of the installation. 3 plant mix options are available; a standard low-maintenance plant mix, an accented blend, or a fully customizable option.



## FAST AND EASY INSTALLATION

### HYDROPACK, A CONSTRUCTION PRODUCT MADE FOR CONTRACTORS

- ✔ Stock of fully vegetated ready to ship modules
- ✔ Shipped on flat bed
- ✔ Packaged on skids
- ✔ Free installation support from our team

### HYDROPACK'S FEATURES THAT YOU LIKE

- ✔ Clipping system to secure the modules together
- ✔ Efficient drainage of excess water to avoid ponding on the waterproofing membrane
- ✔ Strong and thin tray edges make metal edging unnecessary
- ✔ HYDROPACK® modules are always removable, even after many years, if access to the membrane is needed
- ✔ The plants are fully established the day of installation, the plants will not fail before closing the project
- ✔ All-in-one module contains all the layers of a green roof
- ✔ Water reserves that decrease irrigation needs in the summer months
- ✔ Easy to cut trays, make HYDROPACK® flexible to fit unique designs

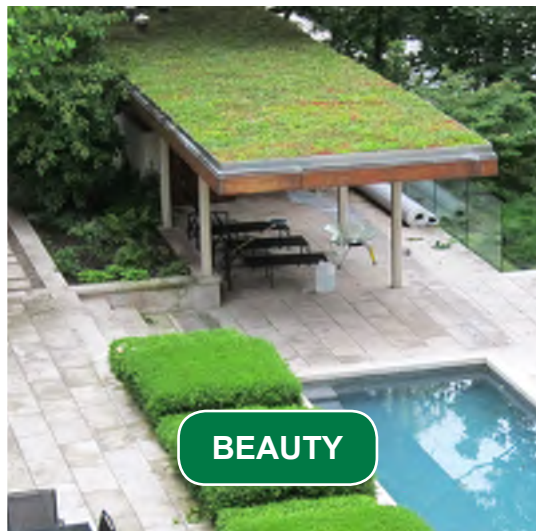


## SPECIFICATIONS

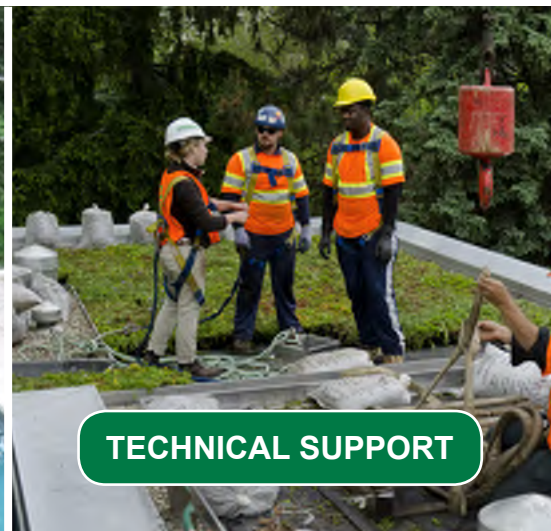
<b>DIMENSION</b>	Nominal dimensions per unit produced	2 ft. x 1.3 ft. x 4 inch.	600 x 400 x 100 mm
	Actual dimensions	23 <sup>5/8</sup> " x 15 <sup>3/4</sup> "	
<b>MATERIAL</b>	Tray	black 100% recycled HDPE	
	Filter fabric	Non-woven 3 oz. sq. ft.	Non-woven 100 g / m <sup>2</sup>
	Growing media	FLL compliant, adapted to North America	
	Vegetation	3 options: Standard / Accent / Custom	
<b>STORM WATER MANAGEMENT</b>	Water reserve (ASTM E2398)	0.22 gal. per sq. ft.	9 liters / m <sup>2</sup>
	Max. water retention capacity (ASTM E2397)	0.83 gal. per sq. ft. (1.3" rain)	34 liters / m <sup>2</sup>
	Runoff Coefficient (UWM research)	0.3 average	
<b>DRAINAGE</b>	Number of drainage holes	47 holes (Ø 3/8") per sq. ft.	500 holes (Ø 9 mm) / m <sup>2</sup>
	Drainage clearance above the membrane	1.2 inch.	30 mm
<b>WEIGHT</b>	Dry weight (ASTM E2397)	15 lbs. per sq. ft.	75 kg / m <sup>2</sup>
	Fully saturated max. weight	22 lbs. per sq. ft.	108 kg / m <sup>2</sup>
	Dead load (ASTM E2397)	22 lbs. per sq. ft.	108 kg / m <sup>2</sup>
	Live Load (ASTM E2397)	1 lbs. per sq. ft.	5.55 kg / m <sup>2</sup>
<b>Wind uplift</b>	using guidelines from ANSI/SPR RP-14	Hydropack is a Ballast #2. The trays are interlocking and for more protection can be fasten together with UV resistant zip ties. Wind tunnel test under work.	



**PRE-VEGETATED**



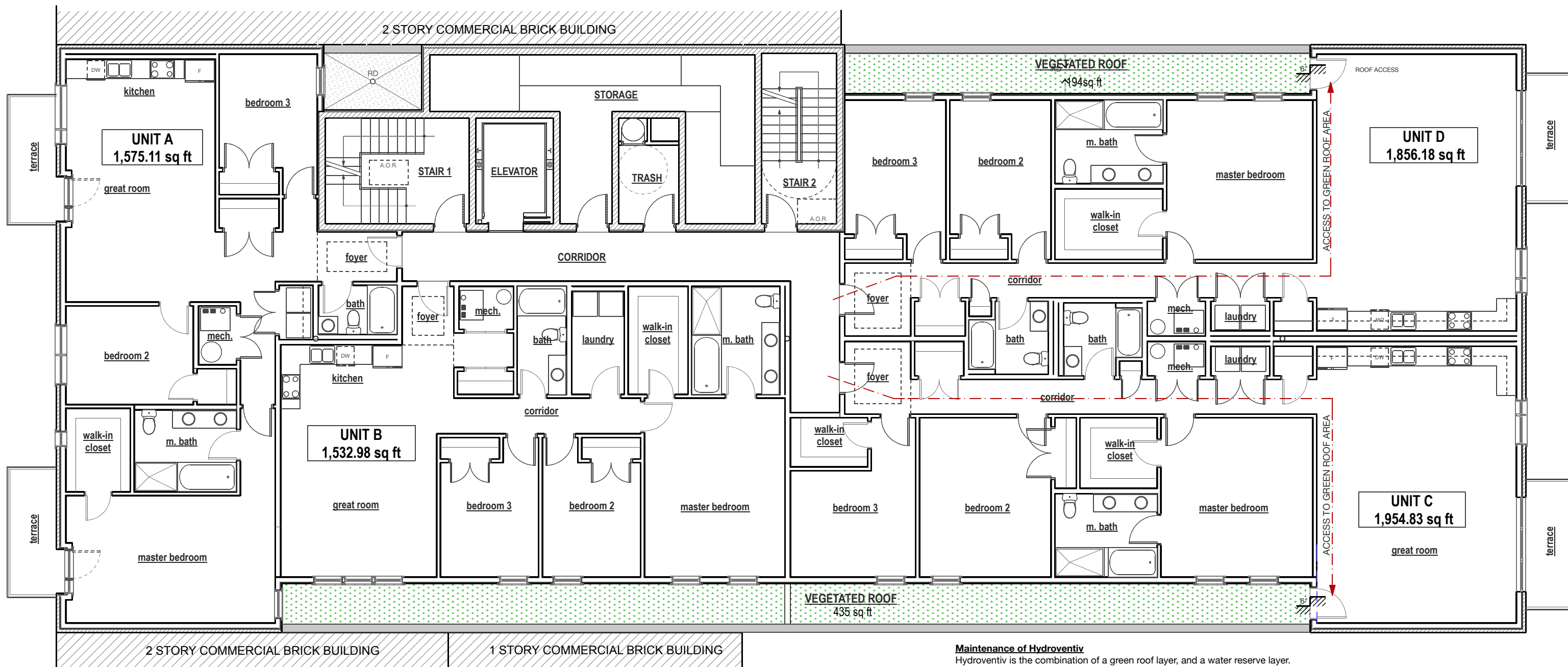
**BEAUTY**



**TECHNICAL SUPPORT**

**WORKING WITH VEGETAL I.D. IS THE INSURANCE OF WORKING WITH PEOPLE THAT CARE FOR YOUR PROJECT, AND YOUR SUCCESS.**





BUILDING SECTION

**Maintenance of Hydroventiv**

Hydroventiv is the combination of a green roof layer, and a water reserve layer. The maintenance consists of cleaning the few water outlet points placed along the perimeter of the roof, where the water drains out of the system. For the trays with outlets, remove the Hydropack tray. Remove all organic matter and clean filters inside the tray. To verify that the system works, fill the Hydrostock with water and see if the outlet drains water slowly. If not, clean the outlet more thoroughly to remove any objects or material that could obstruct the water outlet. Replace the Hydropack tray after.

**SECOND FLOOR PLAN**  
SCALE: 1" = 10'-0"

FLOOR AREA: 8,219 SQ FT



**john conrad schiess architect**

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Submit for PD	09.13.16
Revised for Technical Review	05.31.16
Issue for Technical Review	11.13.15
Issue for Village Review	10.21.15
Date	

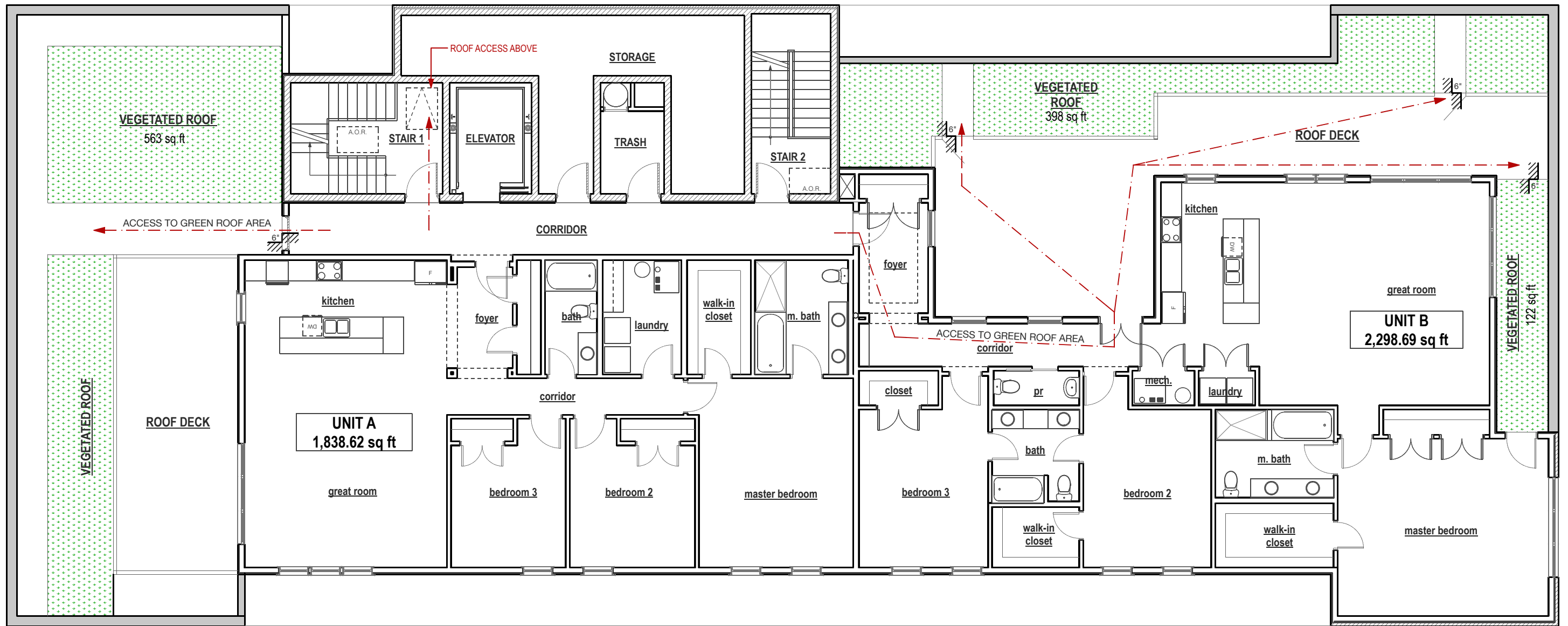
The RESIDENCES  
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SOUTH BOULEVARD

715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
LANDSCAPING PLAN

**SK1.7**

Sheet No.

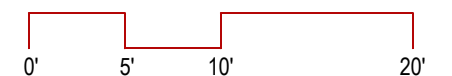


**Maintenance of Hydroventiv**

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**FIFTH FLOOR PLAN**  
SCALE: 1" = 10'-0"

FLOOR AREA: 5,380 SQ FT



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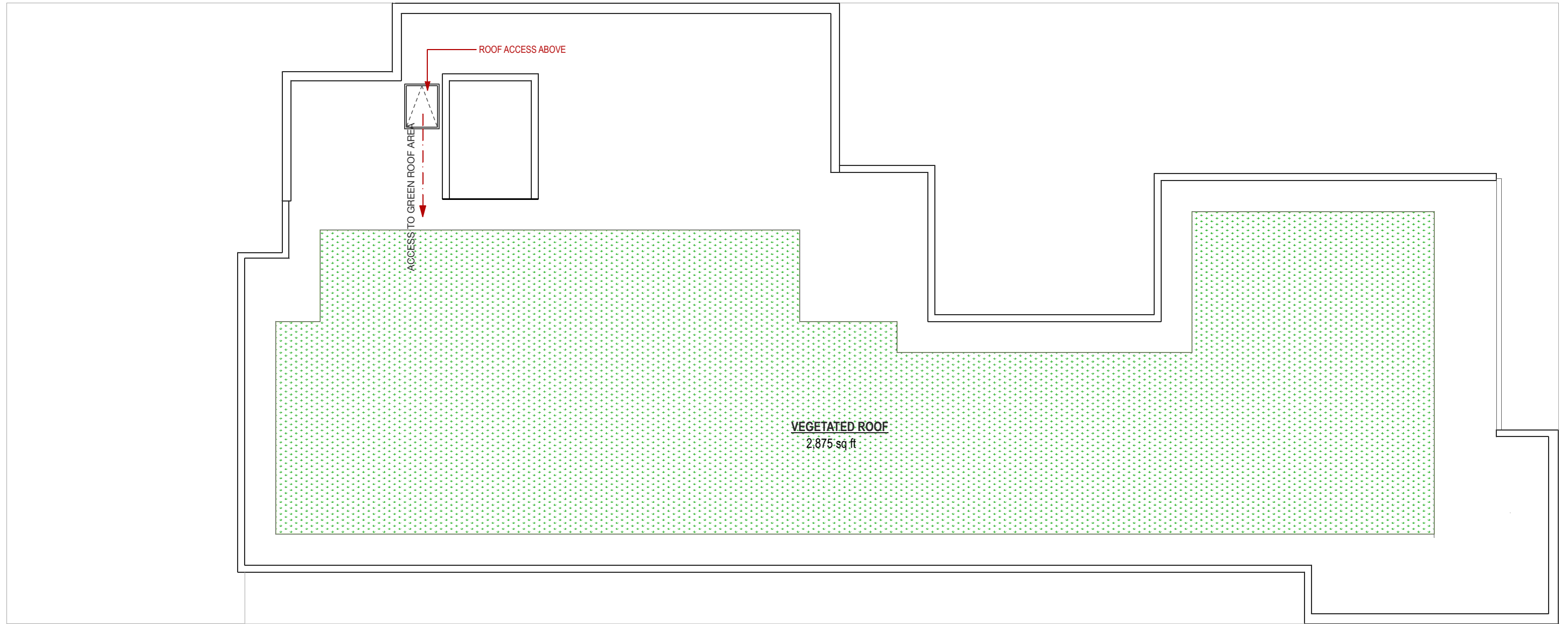
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Sheet Title  
**LANDSCAPING PLAN**

**SK1.8**

Sheet No.

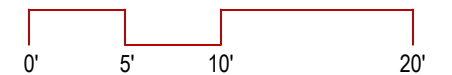


**Maintenance of Hydroventiv**

Hydroventiv is the combination of a green roof layer, and a water reserve layer. The maintenance consists of cleaning the few water outlet points placed along the perimeter of the roof, where the water drains out of the system. For the trays with outlets, remove the Hydropack tray. Remove all organic matter and clean filters inside the tray. To verify that the system works, fill the Hydrostock with water and see if the outlet drains water slowly. If not, clean the outlet more thoroughly to remove any objects or material that could obstruct the water outlet. Replace the Hydropack tray after.

**ROOF PLAN**  
SCALE: 1" = 10'-0"

ROOF AREA: 5,394 SQ FT



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The RESIDENCES  
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715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
LANDSCAPING PLAN

**SK1.9**

Sheet No.

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



**EXTERIOR FINISH LEGEND:**

- 01. MASONRY UNIT (COLOR #1)
- 02. ALUMINUM STOREFRONT SYSTEM
- 03. EXTERIOR LIGHT
- 04. PRECAST STONE (COLOR #3)
- 05. PRECAST STONE BAND(COLOR #3)
- 06. CANTILEVERED METAL BALCONY W/ TEMPERED GLASS PANEL SYSTEM
- 07. WOOD CLAD WINDOW
- 08. MASONRY UNIT (COLOR #2)
- 09. ALUMINUM COPING
- 10. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #1)
- 11. PRE-FINISH HARDIE CEMENT BOARD BAND OR SIMILAR COMPARABLE MATERIAL (COLOR #2)
- 12. ALUMINUM SIGN

**PROPOSED NORTH ELEVATION**

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SCALE: 1/8" = 1'-0"

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The RESIDENCES  
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715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
ELEVATIONS

**SK3.1**

Sheet No.



## PROPOSED WEST ELEVATION

SCALE: NTS

### EXTERIOR FINISH LEGEND:

01. EXISTING 2 STORY MASONRY BUILDING @ FOREGROUND
02. CANTILEVERED METAL BALCONY W/ TEMPERED GLASS PANEL SYSTEM
03. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #1)
04. MASONRY UNIT (COLOR #2)
05. PRECAST STONE BAND (COLOR #3)
06. EXTERIOR DOOR WITH METAL GUARDRAIL
07. ALUMINUM COPING
08. PRE-FINISH HARDIE CEMENT BOARD BAND OR SIMILAR COMPARABLE MATERIAL (COLOR #2)
09. MASONRY UNIT (COLOR #1)
10. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #3)
11. WOOD CLAD CASEMENT WINDOW
12. PRE-FINISH HARDIE CEMENT PANEL OR SIMILAR COMPARABLE MATERIAL (COLOR #2)

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The RESIDENCES  
at  
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715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
ELEVATIONS

**SK3.2**

Sheet No.



## PROPOSED EAST ELEVATION

SCALE: NTS

### EXTERIOR FINISH LEGEND:

01. EXISTING 2 STORY MASONRY BUILDING @ FOREGROUND
02. CANTILEVERED METAL BALCONY W/ TEMPERED GLASS PANEL SYSTEM
03. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #1)
04. MASONRY UNIT (COLOR #2)
05. PRECAST STONE BAND (COLOR #3)
06. EXTERIOR DOOR WITH METAL GUARDRAIL
07. ALUMINIUM COPING
08. PRE-FINISH HARDIE CEMENT BOARD BAND OR SIMILAR COMPARABLE MATERIAL (COLOR #2)
09. MASONRY UNIT (COLOR #1)
10. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #3)
11. WOOD CLAD CASEMENT WINDOW
12. PRE-FINISH HARDIE CEMENT PANEL OR SIMILAR COMPARABLE MATERIAL (COLOR #2)

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The RESIDENCES  
at  
SOUTH BOULEVARD

715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
ELEVATIONS

**SK3.3**

Sheet No.





**EXTERIOR FINISH LEGEND:**

- 01. EXISTING 2 STORY MASONRY BUILDING @ FOREGROUND
- 02. CANTILEVERED METAL BALCONY W/ TEMPERED GLASS PANEL SYSTEM
- 03. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL (COLOR #1)
- 04. MASONRY UNIT (COLOR #2)
- 05. PRECAST STONE BAND(COLOR #3)
- 06. EXTERIOR DOOR WITH METAL GUARDRAIL
- 07. ALUMINUM COPING
- 08. PRE-FINISH HARDIE CEMENT BOARD BAND OR SIMILAR COMPARABLE MATERIAL (COLOR #2)
- 09. MASONRY UNIT (COLOR #1)
- 10. PRE-FINISH HARDIE CEMENT BOARD SIDING OR SIMILAR COMPARABLE MATERIAL(COLOR #3)
- 11. WOOD CLAD CASEMENT WINDOW
- 12. PRE-FINISH HARDIE CEMENT PANEL OR SIMILAR COMPARABLE MATERIAL (COLOR #2)
- 13. OVERHEAD GARAGE DOOR
- 14. EXTERIOR LIGHT

**PROPOSED SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

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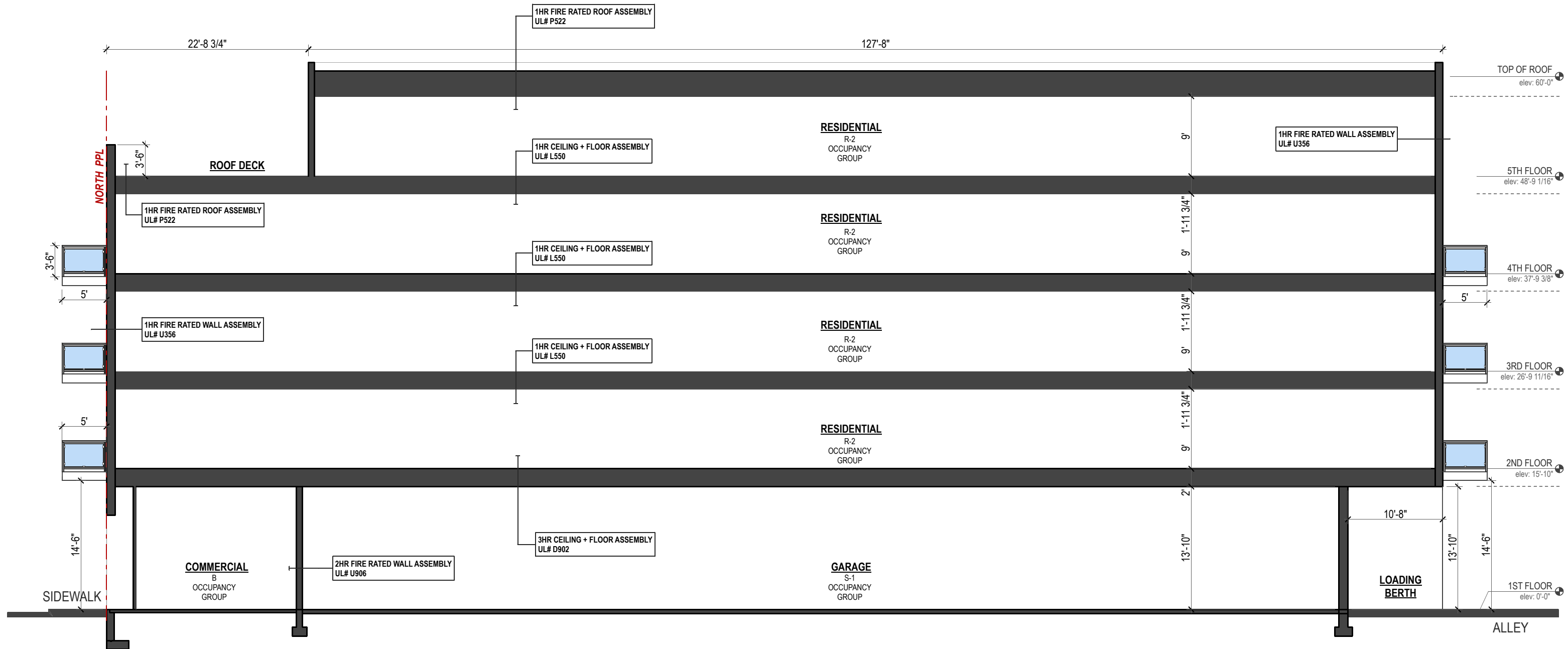
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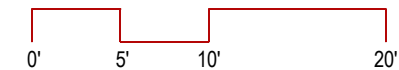
Sheet Title  
ELEVATIONS

**SK3.4**

Sheet No.



### SCHEMATIC BUILDING SECTION



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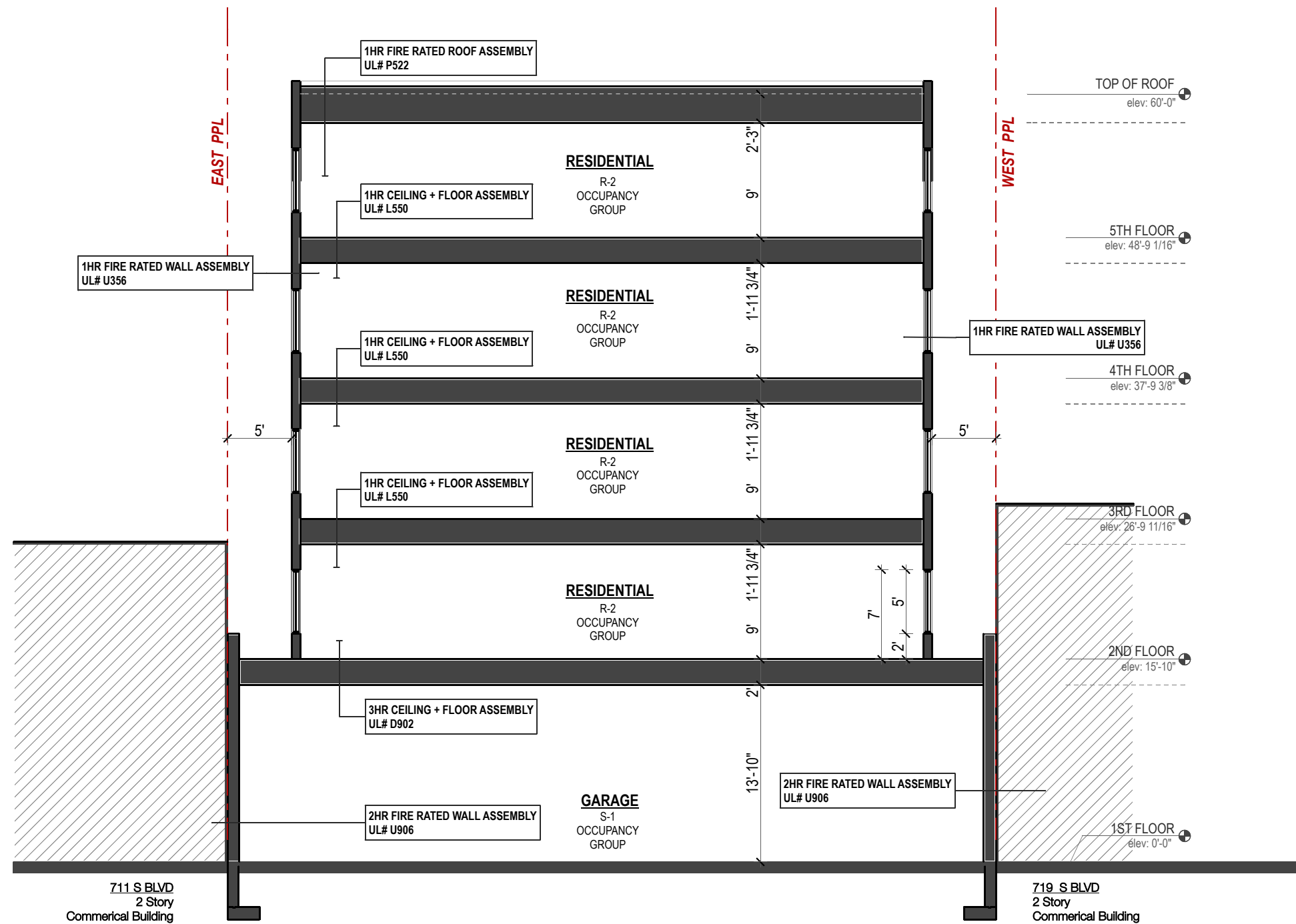
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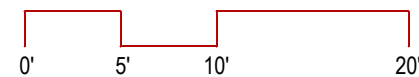
Sheet Title  
**BUILDING SECTION**

**SK4.1**

Sheet No.



## SCHEMATIC BUILDING SECTION



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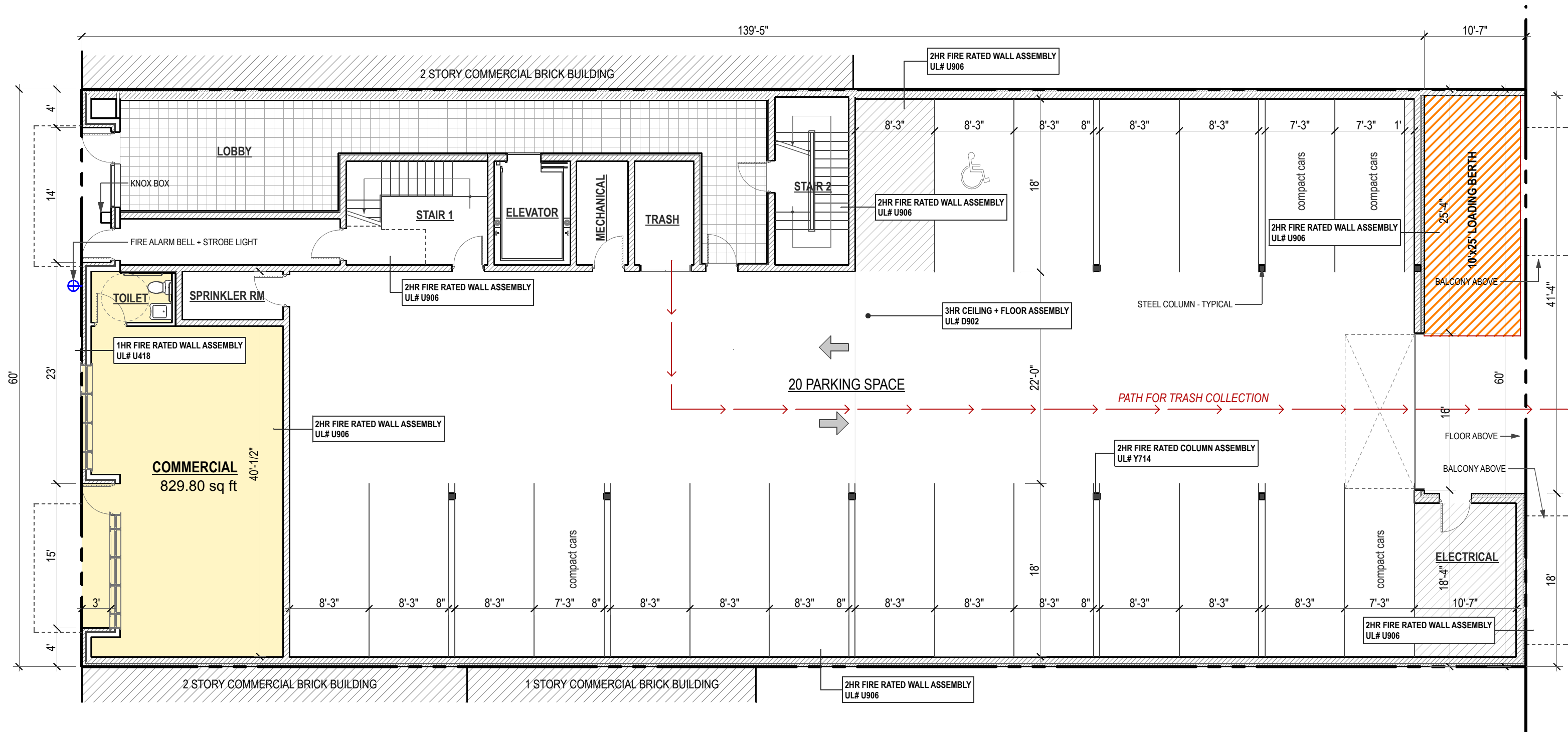
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SK4.2

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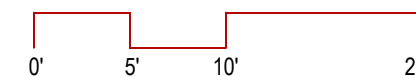
PD Application  
Item 24  
FLOOR PLANS

In response to a clarification regarding the trash and recycling pick up route, please see SK1.1 revised.



**1ST FLOOR PLAN**  
SCALE: 1" = 10'-0"

BUILDING COVERAGE: 8,493 SQ FT



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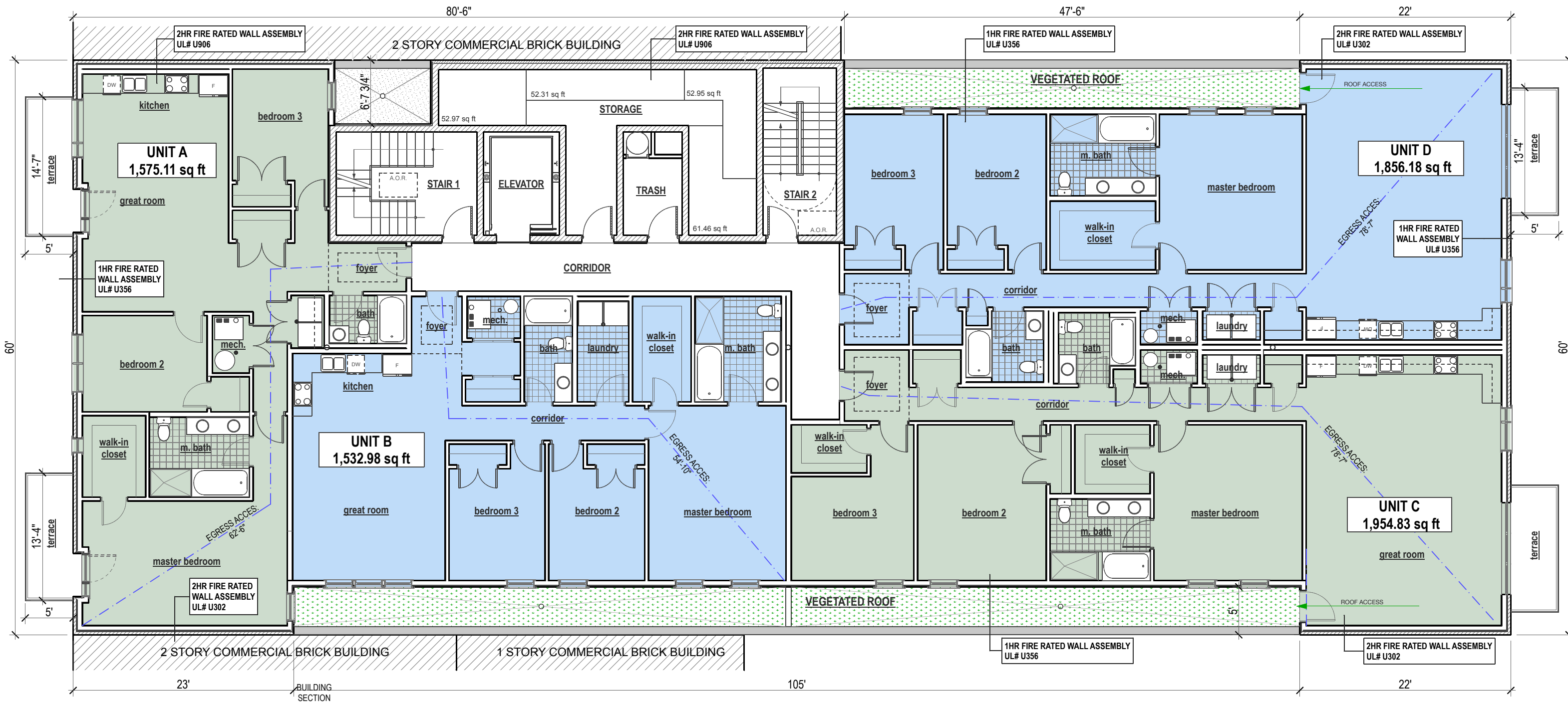
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Sheet Title  
FLOOR PLANS

**SK1.1**

Sheet No.



**SECOND FLOOR PLAN**  
SCALE: 1" = 10'-0"

FLOOR AREA: 8,219 SQ FT



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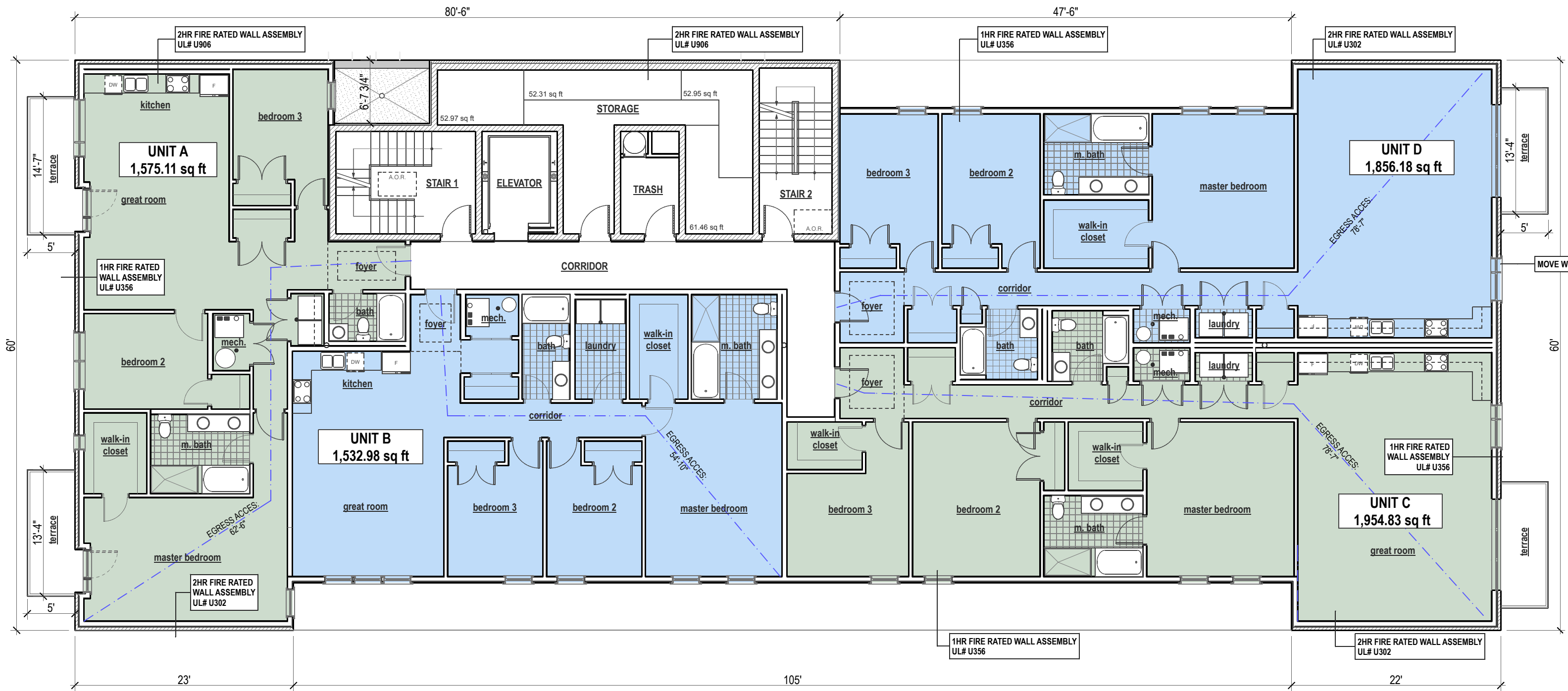
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Sheet Title  
FLOOR PLANS

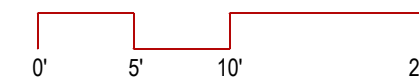
**SK1.2**

Sheet No.



**THIRD - FOURTH FLOOR PLAN**  
SCALE: 1" = 10'-0"

FLOOR AREA: 8,219 SQ FT



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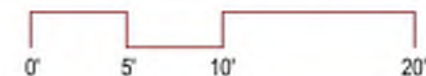
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Oak Park, Illinois

Sheet Title  
FLOOR PLANS  
**SK1.3**  
Sheet No.



**FIFTH FLOOR PLAN**  
SCALE: 1" = 10'-0"

FLOOR AREA: 5,380 SQ FT



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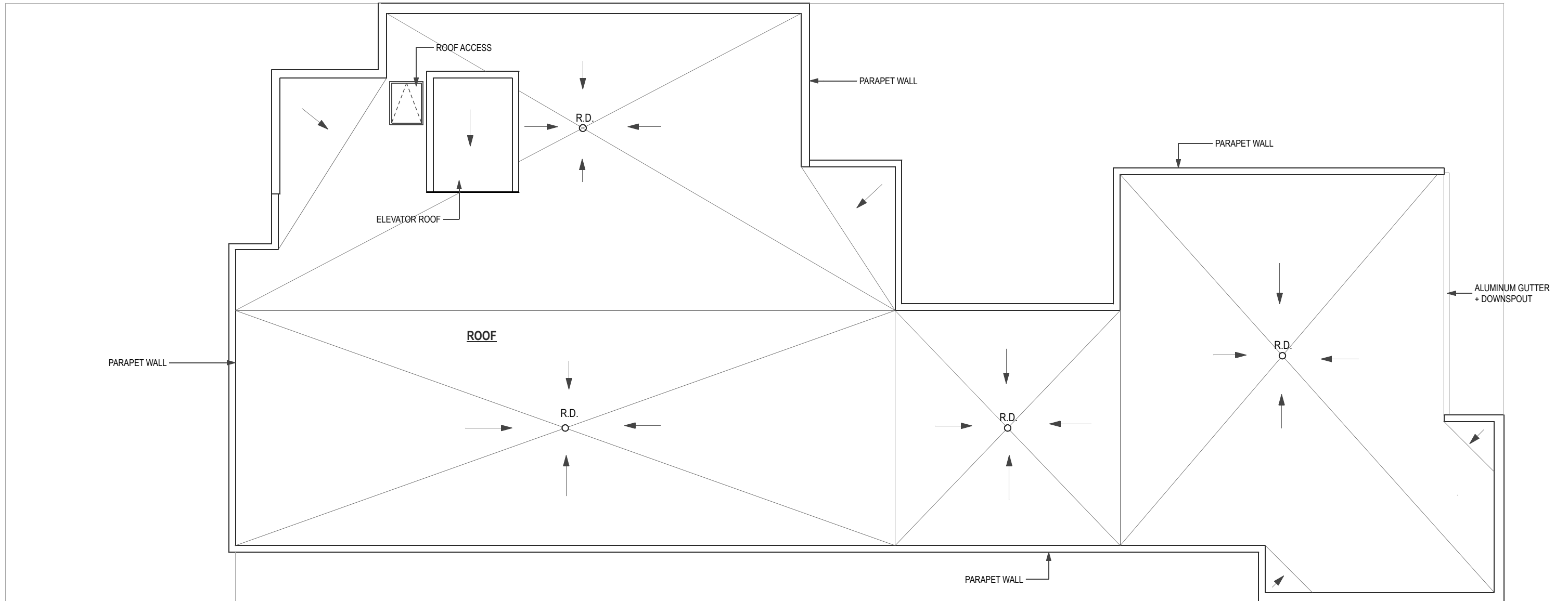
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Oak Park, Illinois

Sheet Title  
FLOOR PLANS

**SK1.4**

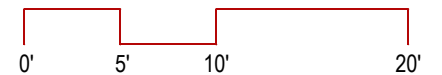
Sheet No.





**ROOF PLAN**  
SCALE: 1" = 10'-0"

ROOF AREA: 5,394 SQ FT



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Review	11.13.15
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Oak Park, Illinois

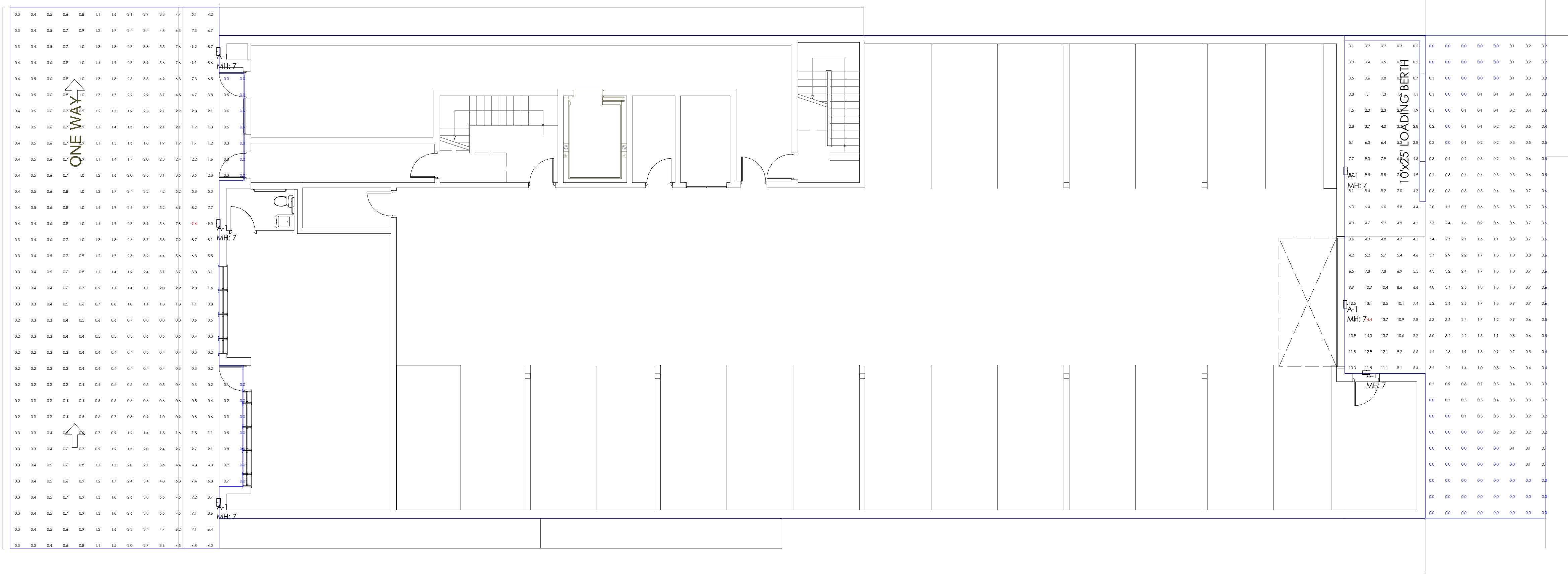
Sheet Title  
ROOF PLAN

**SK1.5**

Sheet No.

PD Application  
Item 25  
EXTERIOR LIGHTING PLAN

MEDIAN



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
☐	6	A-1	SINGLE	N.A.	0.900 BPM-L35_0-100-277v-CGL-BZ-40K

Room Summary			
Label	Type	Wall Ht.	Description

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
15' Public Alley_15' Public A	Illuminance	Fc	2.34	14.4	0.0	N.A.	N.A.	Readings @ grade
South Boulevard_Planar	Illuminance	Fc	1.79	9.4	0.0	N.A.	N.A.	Readings @ grade

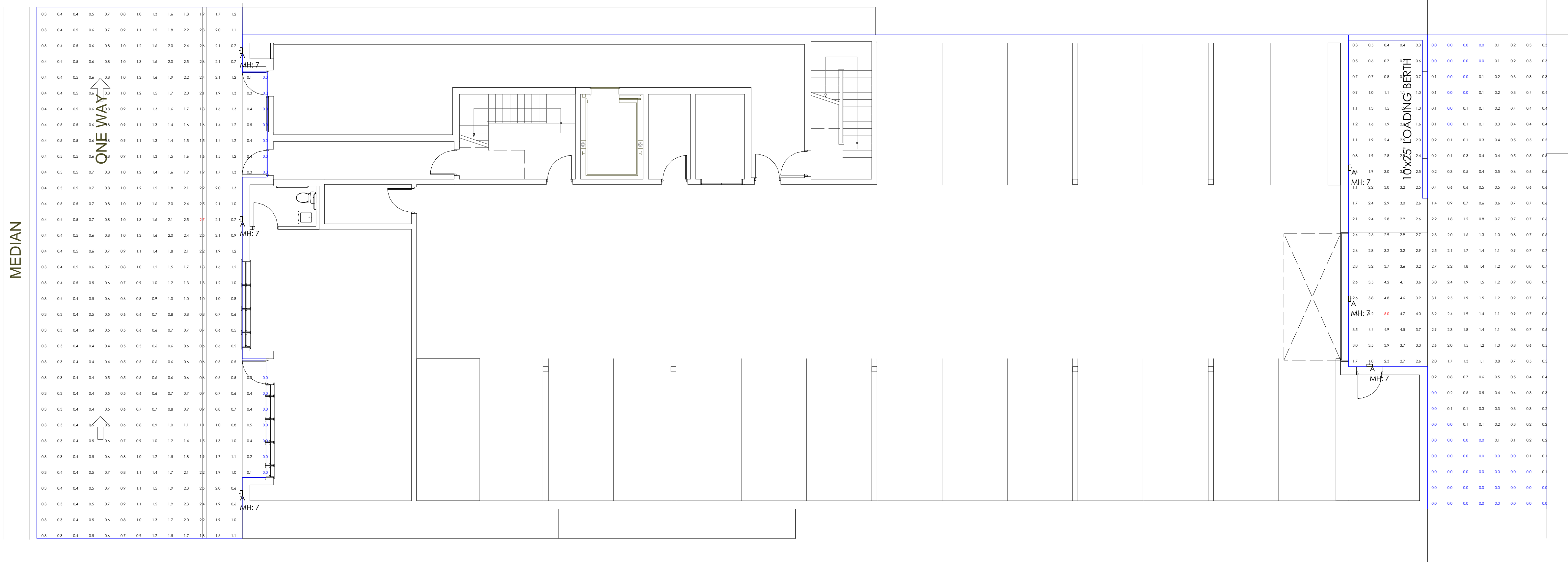
enlighten



#	Date	Comments

Drawn By: Chris Collins  
 Date: 6/7/2016  
 Scale: 1" = 8'

**715-717 South Boulevard**  
 Project Address



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
□	6	A	SINGLE	N.A.	0.900 GRDW-24-L36_5-WAL-TB-30K

Room Summary			
Label	Type	Wall Ht.	Description

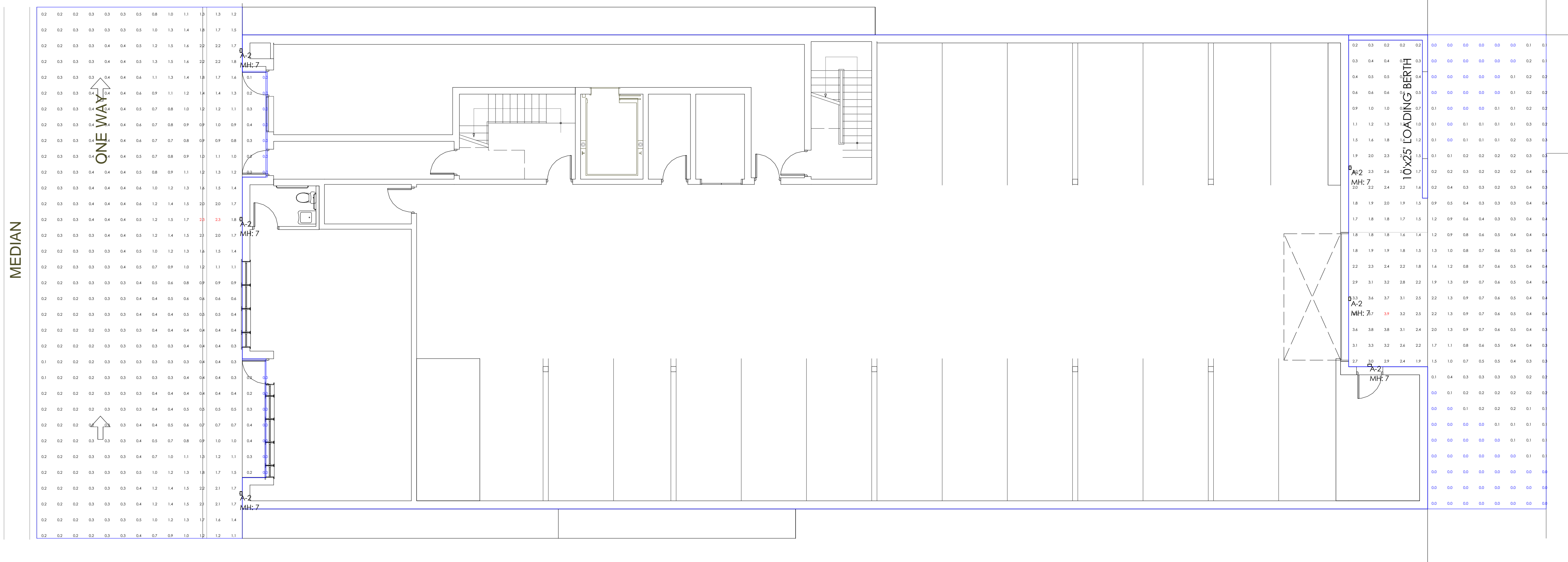
Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
15' Public Alley_15' Public A	Illuminance	Fc	1.16	5.0	0.0	N.A.	N.A.	Readings @ grade
South Boulevard_Planar	Illuminance	Fc	0.92	2.7	0.0	N.A.	N.A.	Readings @ grade



#	Date	Comments

Drawn By: Chris Collins  
 Date: 6/7/2016  
 Scale: 1" = 8'

**715-717 South Boulevard**  
 Project Address



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	Description
☐	6	A-2	SINGLE	N.A.	0.900 CAC-L29_4-100-277V-51K

Room Summary			
Label	Type	Wall Ht.	Description

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
15' Public Alley_15' Public A	Illuminance	Fc	0.79	3.9	0.0	N.A.	N.A.	Readings @ grade
South Boulevard_Planar	Illuminance	Fc	0.62	2.3	0.0	N.A.	N.A.	Readings @ grade

enlighten



#	Date	Comments

Drawn By: Chris Collins  
 Date: 6/7/2016  
 Scale: 1" = 8'

**715-717 South Boulevard**  
 Project Address

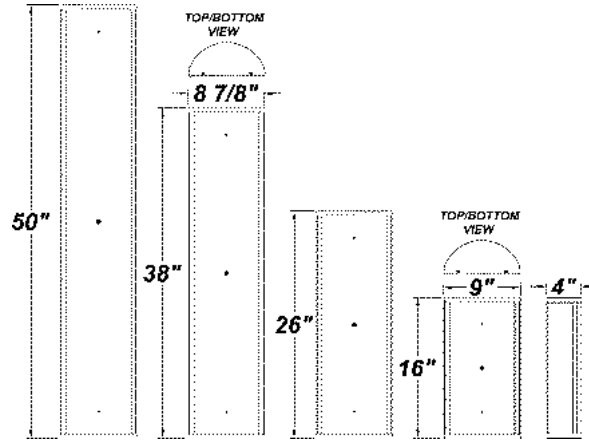
**GUARDIAN W LED**



PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Extruded Aluminum Housing w/ Matte Silver Polyester Powder Coat Finish
- Aluminum Fascia w/ Matte Silver Polyester Powder Coat Finish
- Die Cast Aluminum End Caps w/ Matte Silver Polyester Powder Coat Finish
- High Impact White Acrylic Diffuser (50% DR Acrylic)
- Steel Reflector w/ Hi-Reflectance White Powder Coat Finish
- Recessed Steel Screws
- Thermal Compensation Technology Ensures Longer LED Lifetime, Which is Ideal For Fixtures Being Placed in Area With Fluctuating or Higher Ambient Temperatures
- Fixture Mounts Directly to Surface w/ Two Wall Anchors (Not Included)
- ELV Driver - Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery
- Constant Current, Dimmable to 10% From 120V to 230V
- 120V - 277V
- Surge Protector
- CSA Listed Wet Location
- ADA Compliant
- Motion Sensor



**ORDERING INFORMATION**

Example : (GRDW - L33.6 - 120 - 12VCC - WAL - TB - 51K)

Matte Silver is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DRIVER OPTIONS	DIFFUSER	FINISH	OPTIONS
<b>Guardian W 16" (GRDW)</b>	L33.6 - 33.6W LED Strip(s) L18.0 - 18W LED Strip(s)	<b>120 - 277V</b>  (L18.0 is Dimmable From 120 - 230V)	<b>12VCC</b> - 12V Constant Current Non-Dimming Electronic Driver <b>(For L33.6)</b>  <b>TE500</b> - 500mA ELV Low Voltage Dimming Electronic Driver <b>(For L18.0)</b>	<b>WAL</b> - White Acrylic Lens	<b>SM</b> - Matte Silver <b>TB</b> - Textured Black <b>AC</b> - Antique Copper <b>AS</b> - Antique Silver <b>BT</b> - Bronze Mist <b>CP</b> - Copper <b>KC</b> - Kenworth Chrome <b>SN</b> - Sand <b>SW</b> - Swedish Steel <b>BZ</b> - Textured Bronze <b>TW</b> - Textured White  <b>RAL Colors or Custom Match - Consult Factory</b>	<b>30K</b> - 3000K Color Temp. <b>35K</b> - 3500K Color Temp. (L18.0 Only) <b>40K</b> - 4000K Color Temp. <b>51K</b> - 5100K Color Temp. (L33.6 Only) <b>OEL</b> - Single End Window <b>TEL</b> - Twin End Windows (Both Ends)
<b>Guardian W 2' (GRDW24)</b>	L36.5 - 36.5W LED Strip(s) L46.5 - 46.5W LED Strip(s) L49.5 - 49.5W LED Strip(s)  L70 life time for 50,000hr	(120 - 230V Dimmable)	<b>ZE1050</b> - 1050mA Line Voltage Dimming Incandescent Driver <b>(For L36.5) (Dimmable 0 - 10V)</b>  <b>ZE1100</b> - 1100mA Line Voltage Dimming Incandescent Driver <b>(For L46.5) (Dimmable 0 - 10V)</b>  <b>ZE1150</b> - 1150mA Line Voltage Dimming Incandescent Driver <b>(For L49.5) (Dimmable 0 - 10V)</b>			

**REPLACEMENT PARTS PART NO.**

16" Acrylic LED Lens Assembly	38200
2' Acrylic LED Lens Assembly	38216

**NOTES**

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



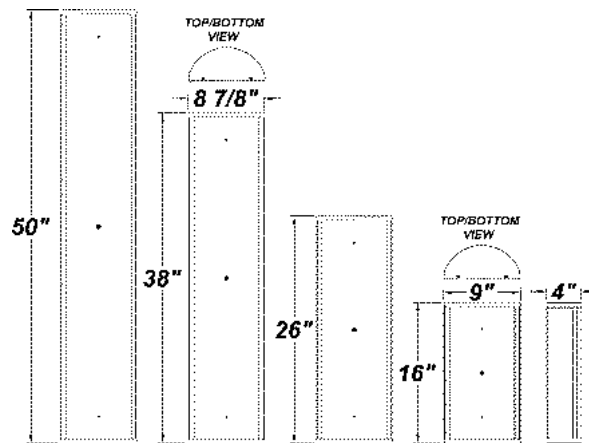
**GUARDIAN W LED**



PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Extruded Aluminum Housing w/ Matte Silver Polyester Powder Coat Finish
- Aluminum Fascia w/ Matte Silver Polyester Powder Coat Finish
- Die Cast Aluminum End Caps w/ Matte Silver Polyester Powder Coat Finish
- High Impact White Acrylic Diffuser (50% DR Acrylic)
- Steel Reflector w/ Hi-Reflectance White Powder Coat Finish
- Recessed Steel Screws
- Thermal Compensation Technology Ensures Longer LED Lifetime, Which is Ideal For Fixtures Being Placed in Area With Fluctuating or Higher Ambient Temperatures
- Fixture Mounts Directly to Surface w/ Two Wall Anchors (Not Included)
- ELV Driver - Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery
- Constant Current, Dimmable to 10% From 120V to 230V
- 120V - 277V
- Surge Protector
- CSA Listed Wet Location
- ADA Compliant
- Motion Sensor



**ORDERING INFORMATION**

Example : (GRDW - L72.0 - 120 - 277V - ZE714 - WAL - SW - 40K)

Matte Silver is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DRIVER OPTIONS	DIFFUSER	FINISH	OPTIONS
Guardian W 3' (GRDW36)	L72.0 - 72.0W LED Strip(s)	120 - 277V (120 - 230V Dimmable)	ZE714 - 700mA & 1400mA ELV Low Voltage Dimming Incandescent Drivers (For L72.0) (Dimmable 0 - 10V)	WAL - White Acrylic Lens	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper KC - Kenworth Chrome SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White	30K - 3000K Color Temp. 35K - 3500K Color Temp. 40K - 4000K Color Temp. OEL - Single End Window TEL - Twin End Windows (Both Ends)
Guardian W 4' (GRDW48)	L70.0 - 70.0W LED Strip(s) L75.0 - 75.0W LED Strip(s)  L70 life time for 50,000hr		ZE1050 - 1050mA Line Voltage Dimming Incandescent Driver (For L70.0) (Dimmable 0 - 10V)  ZE1100 - 1100mA Line Voltage Dimming Incandescent Driver (For L75.0) (Dimmable 0 - 10V)		RAL Colors or Custom Match - Consult Factory	

**REPLACEMENT PARTS PART NO.**

3' Acrylic LED Lens Assembly	38217
4' Acrylic LED Lens Assembly	38218

**NOTES**

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.





PROJECT :
TYPE :
ORDERING # :
COMMENTS :

PRODUCT	SOURCE/WATTAGE	30K SPECIFICATIONS	40K SPECIFICATIONS	51K SPECIFICATIONS
Guardian W 16"	L33.6 - 33.6W LED Strip(s)	<b>Eight 4.2W LED Strips</b> <b>30K - 3000K Color Temp.</b>  3 Nichia NS3x183 Series LEDs Per Strip - SW30Bin, Color Temp = 3000K Nominal - Constant Voltage at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 2000 Lumens - 39W Input = Estimated 51.3 Lumens Per Watt	<b>Eight 4.2W LED Strips</b> <b>40K - 4000K Color Temp.</b>  3 Nichia NS3x183 Series LEDs Per Strip - SW30Bin, Color Temp = 4000K Nominal - Constant Voltage at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 2054 Lumens - 39W Input = Estimated 52.7 Lumens Per Watt	<b>Eight 4.2W LED Strips</b> <b>51K - 5100K Color Temp.</b>  3 Nichia NS3x183 Series LEDs Per Strip - SW51Bin, Color Temp = 5100K Nominal - Constant Voltage at 12 Volts by Driver - 80 CRI typ. (75 CRI min) 2160 Lumens - 39W Input = Estimated 55.4 Lumens Per Watt

PRODUCT	SOURCE/WATTAGE	30K SPECIFICATIONS	35K SPECIFICATIONS	40K SPECIFICATIONS
Guardian W 16"	L18.0 - 18.0W LED Strip(s)	<b>L18.0</b> <b>30K - 3000K Color Temp.</b>  - 34 fV, Color Temp = 3000K Nominal - Constant Current 500 Milliamps Driver - 16.8W Input = 2218 LED Lumens - Estimated 132 Lumens Per Watt	<b>L18.0</b> <b>35K - 3500K Color Temp.</b>  - 34 fV, Color Temp = 3500K Nominal - Constant Current 500 Milliamps Driver - 16.8W Input = 2265 LED Lumens - Estimated 134.8 Lumens Per Watt	<b>L18.0</b> <b>40K - 4000K Color Temp.</b>  - 34 fV, Color Temp = 4000K Nominal - Constant Current 500 Milliamps Driver - 16.8W Input = 2335 LED Lumens - Estimated 139 Lumens Per Watt

PRODUCT	SOURCE/WATTAGE	30K SPECIFICATIONS	35K SPECIFICATIONS	40K SPECIFICATIONS
Guardian W 2'	L36.5 - 36.5W LED Strip(s)	<b>L36.5</b> <b>30K - 3000K Color Temp.</b>  - 34 fV, Color Temp = 3000K Nominal - Constant Current 1050 Milliamps Driver - 36.9W Input = 4898 LED Lumens - Estimated 132.7 Lumens Per Watt	<b>L36.5</b> <b>35K - 3500K Color Temp.</b>  - 34 fV, Color Temp = 3500K Nominal - Constant Current 1050 Milliamps Driver - 36.9W Input = 4987 LED Lumens - Estimated 135.1 Lumens Per Watt	<b>L36.5</b> <b>40K - 4000K Color Temp.</b>  - 34 fV, Color Temp = 4000K Nominal - Constant Current 1050 Milliamps Driver - 36.9W Input = 5165 LED Lumens - Estimated 140 Lumens Per Watt
		<b>L46.5</b> <b>30K - 3000K Color Temp.</b>  - 34 fV, Color Temp = 3000K Nominal - Constant Current 1050 Milliamps Driver - 38.8W Input = 5064 LED Lumens - Estimated 130.5 Lumens Per Watt	<b>L46.5</b> <b>35K - 3500K Color Temp.</b>  - 34 fV, Color Temp = 3500K Nominal - Constant Current 1050 Milliamps Driver - 38.8W Input = 5155 LED Lumens - Estimated 132.9 Lumens Per Watt	<b>L46.5</b> <b>40K - 4000K Color Temp.</b>  - 34 fV, Color Temp = 4000K Nominal - Constant Current 1050 Milliamps Driver - 38.8W Input = 55340 LED Lumens - Estimated 137.6 Lumens Per Watt
	L46.5 - 46.5W LED Strip(s)	<b>L49.5</b> <b>30K - 3000K Color Temp.</b>  - 34 fV, Color Temp = 3000K Nominal - Constant Current 1050 Milliamps Driver - 40.7W Input = 5156 LED Lumens - Estimated 126.7 Lumens Per Watt	<b>L49.5</b> <b>35K - 3500K Color Temp.</b>  - 34 fV, Color Temp = 3500K Nominal - Constant Current 1050 Milliamps Driver - 40.7W Input = 5250 LED Lumens - Estimated 129 Lumens Per Watt	<b>L49.5</b> <b>40K - 4000K Color Temp.</b>  - 34 fV, Color Temp = 4000K Nominal - Constant Current 1050 Milliamps Driver - 40.7W Input = 5437 LED Lumens - Estimated 133.6 Lumens Per Watt







PROJECT :
TYPE :
ORDERING # :
COMMENTS :

PRODUCT	SOURCE/WATTAGE	30K SPECIFICATIONS	35K SPECIFICATIONS	40K SPECIFICATIONS
Guardian W 3'	L72.0 - 72.0W LED Strip(s)	<b>L72.0</b> <b>30K - 3000K Color Temp.</b> - 34 fV, Color Temp = 3000K Nominal - Constant Current 1400 Milliamps Driver & 700 Milliamps Driver - 69.2W Input = 9169 LED Lumens - Estimated 132.5 Lumens Per Watt	<b>L72.0</b> <b>35K - 3500K Color Temp.</b> - 34 fV, Color Temp = 3500K Nominal - Constant Current 1400 Milliamps Driver & 700 Milliamps Driver - 69.2W Input = 9362 LED Lumens - Estimated 135.3 Lumens Per Watt	<b>L72.0</b> <b>40K - 4000K Color Temp.</b> - 34 fV, Color Temp = 4000K Nominal - Constant Current 1400 Milliamps Driver & 700 Milliamps Driver - 69.2W Input = 9652 LED Lumens - Estimated 139.5 Lumens Per Watt

PRODUCT	SOURCE/WATTAGE	30K SPECIFICATIONS	35K SPECIFICATIONS	40K SPECIFICATIONS
Guardian W 4'	L70.0 - 70.0W LED Strip(s)	<b>L70.0</b> <b>30K - 3000K Color Temp.</b> - 34 fV, Color Temp = 3000K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 9814 LED Lumens - Estimated 136.7 Lumens Per Watt	<b>L70.0</b> <b>35K - 3500K Color Temp.</b> - 34 fV, Color Temp = 3500K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 10021 LED Lumens - Estimated 139.6 Lumens Per Watt	<b>L70.0</b> <b>40K - 4000K Color Temp.</b> - 34 fV, Color Temp = 4000K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 10331 LED Lumens - Estimated 143.9 Lumens Per Watt
		<b>L75.0</b> <b>30K - 3000K Color Temp.</b> - 34 fV, Color Temp = 3000K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10146 LED Lumens - Estimated 135.3 Lumens Per Watt	<b>L75.0</b> <b>35K - 3500K Color Temp.</b> - 34 fV, Color Temp = 3500K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10360 LED Lumens - Estimated 138.1 Lumens Per Watt	<b>L75.0</b> <b>40K - 4000K Color Temp.</b> - 34 fV, Color Temp = 4000K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10680 LED Lumens - Estimated 142.4 Lumens Per Watt
	L75.0 - 75.0W LED Strip(s)	<b>L70.0</b> <b>30K - 3000K Color Temp.</b> - 34 fV, Color Temp = 3000K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 9814 LED Lumens - Estimated 136.7 Lumens Per Watt	<b>L70.0</b> <b>35K - 3500K Color Temp.</b> - 34 fV, Color Temp = 3500K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 10021 LED Lumens - Estimated 139.6 Lumens Per Watt	<b>L70.0</b> <b>40K - 4000K Color Temp.</b> - 34 fV, Color Temp = 4000K Nominal - Constant Current 1050 Milliamps Driver - 71.8W Input = 10331 LED Lumens - Estimated 143.9 Lumens Per Watt
		<b>L75.0</b> <b>30K - 3000K Color Temp.</b> - 34 fV, Color Temp = 3000K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10146 LED Lumens - Estimated 135.3 Lumens Per Watt	<b>L75.0</b> <b>35K - 3500K Color Temp.</b> - 34 fV, Color Temp = 3500K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10360 LED Lumens - Estimated 138.1 Lumens Per Watt	<b>L75.0</b> <b>40K - 4000K Color Temp.</b> - 34 fV, Color Temp = 4000K Nominal - Constant Current 1100 Milliamps Driver - 75W Input = 10680 LED Lumens - Estimated 142.4 Lumens Per Watt

ARRA 2009



BUY AMERICA ACT



ADA USCompliant

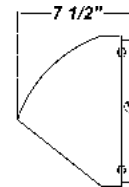
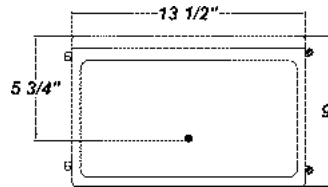
**BRONZE CUP MD LED**



PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Cast Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
- Clear Prismatic Borosilicate Glass Lens
- Permlight BB66WA 35W LED Module
- Antron AC-50CDI.4UV-TS 50W LED Driver
- Surge Protector
- Fully Gasketed
- Stainless Steel Zinc-Coated Screws
- Mounts Direct to Flat Surface w/ Four #8 Wall Anchors (Not Included)
- Cast-In Template
- Ideal For Stairwell And Passageway Lighting
- CSA Listed For Wall Mounting
- L70 Life Time For 50,000hr



**0.50" Conduit Entries**  
**One Each on Opposite Sides, One On Top, and One on Back of Housing**

**ORDERING INFORMATION**

Example : (BPM - L35.0 - 100 - 277V - CGL - TB - 50K)

Textured Bronze is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Bronze Cup Md	L35.0 - 35W LED Module	100 - 277V	CGL - Clear Glass Lens (Standard)	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White  RAL Colors or Custom Match - Consult Factory	40K - 4000K Color Temperature 50K - 5000K Color Temperature PCL120 - Photocell 120V PCL277 - Photocell 277V DIM - Dimmable Driver (0 - 10V) SDIM - Step-Dimmable Driver (Dimmable to 25% & 50%) PDIM - Pulse Width Dimmable Driver (0 - 10V) F - Fused EB - Bodine BSL23 - Will light Two 5.5W LED Strips - Average 340 total Lumens  <b>Please Note: 120V or 277V Must Be Specified When Ordering The EB Option</b>  <b>Driver Specifications</b> - 66 LEDs Per Strip - SW50Bin, Color Temp = 5000K Nominal - Constant Current at 1050mA by Driver - 80 CRI typ. (75 CRI min) 4200 Lumens - 41W Input = Estimated 102 Lumens Per Watt

REPLACEMENT PARTS	PART NO.
Clear Tempered Glass Diffuser	37033
Dark Sky Visor (Please Specify Color When Ordering) (Must Order Separately)	5301999

**NOTES**

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.





PROJECT :
TYPE :
ORDERING # :
COMMENTS :

PRODUCT	SOURCE/WATTAGE	40K SPECIFICATIONS	50K SPECIFICATIONS
Bronze Cup MD LED	L35.0 - (1) 35W LED Board	<b>LED Specifications</b>	<b>LED Specifications</b>
		<ul style="list-style-type: none"> <li>- 66 LEDs Per Strip</li> <li>- SW50Bin, Color Temp = 4000K Nominal</li> <li>- Constant Current at 1050mA by Driver</li> <li>- 80 CRI typ. (75 CRI min) 3990 Lumens</li> <li>- 41W Input = Estimated 97 Lumens Per Watt</li> </ul>	<ul style="list-style-type: none"> <li>- 66 LEDs Per Strip</li> <li>- SW50Bin, Color Temp = 5000K Nominal</li> <li>- Constant Current at 1050mA by Driver</li> <li>- 80 CRI typ. (75 CRI min) 4200 Lumens</li> <li>- 41W Input = Estimated 102 Lumens Per Watt</li> </ul>



**CALCUTTA CA LED**

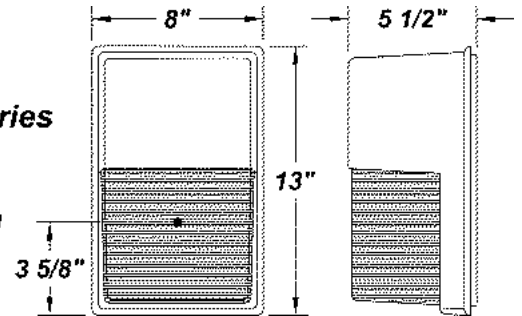


PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Die-Cast Aluminum Housing w/ Textured Bronze Polyester Powder Coat Finish
- Clear Prismatic Ribbed Borosilicate Glass lens
- Thermal Compensation Technology Ensures Longer LED Lifetime, Which is Ideal For Fixtures Being Placed in Area With Fluctuating or Higher Ambient Temperatures
- 120V - 277V
- Dimmable Driver
- Surge Protector
- Mounts Directly to 4" Junction Box (By Others)
- CSA Listed Wet Location For Wall Mount

**0.50" Conduit Entries**  
*One on Bottom of Fixture, and One on Back of Housing*



**ORDERING INFORMATION**

Example : (CAC - L19.0 - 120V - 277V -TB - 50K)

Textured Bronze is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS / SPECS
CAC					
<b>Calcutta CA LED</b>	L19.0- (1) LumaFit LED Module  19.0 LED Module - (LM80 Standard) 50,000 Hours(L70)	<b>120V - 277V</b> 50 / 60Hz  Please See "Options / Specs" Column For Voltage Specifications	<b>Not Applicable</b>	<b>BZ - Textured Bronze</b>	<b>50K - 5000K Color Temp.</b> 2610 Array Lumens 1543 Delivered Lumens 23.9W Input = 64.6 Lumens Per Watt  <b>SF - Single Fused</b> <b>DF - Double Fused</b>

**REPLACEMENT PARTS**

**PART NO.**

Replacement Clear Glass Diffuser

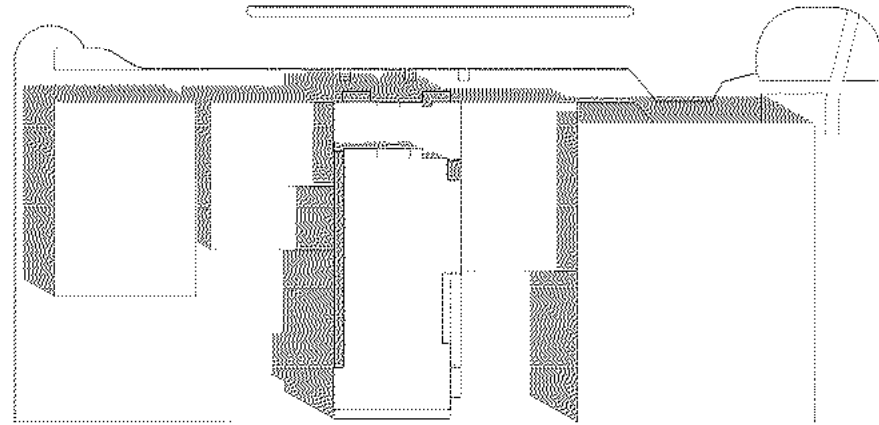
37027

**NOTES**

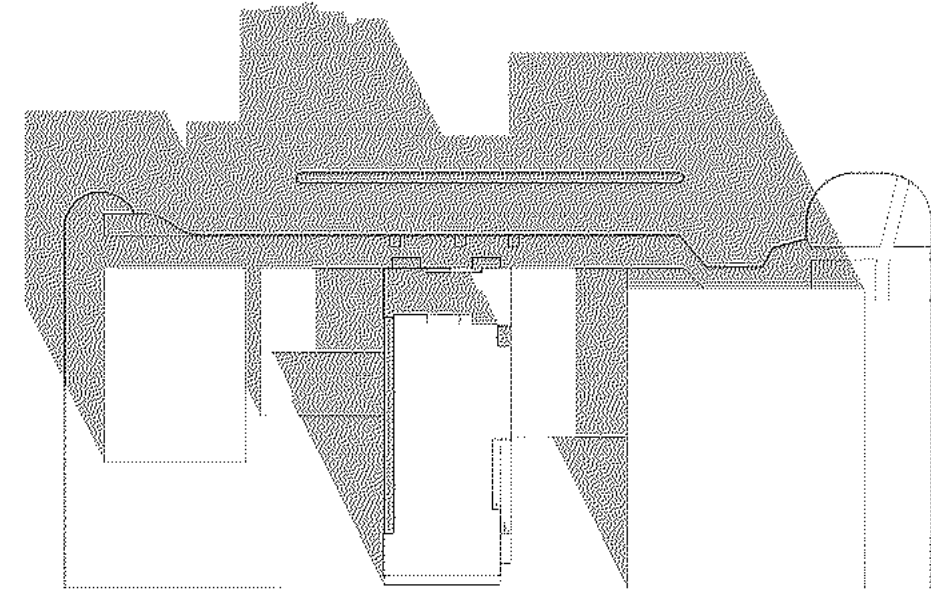
We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.



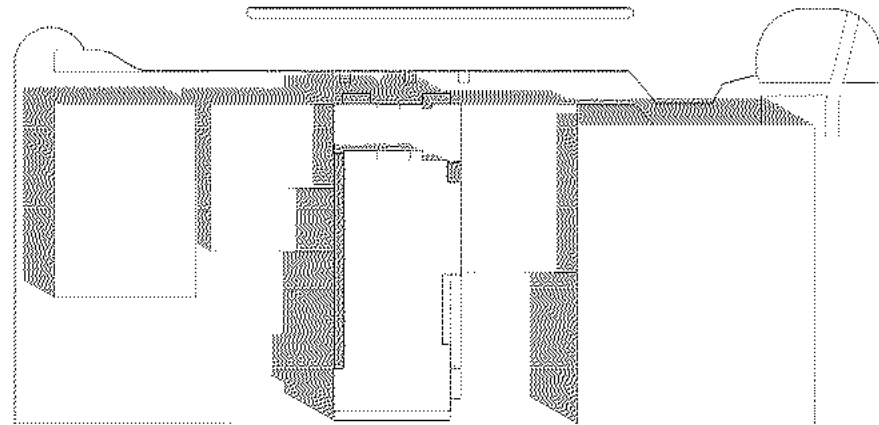
PD Application  
Item 26  
SHADOW STUDY



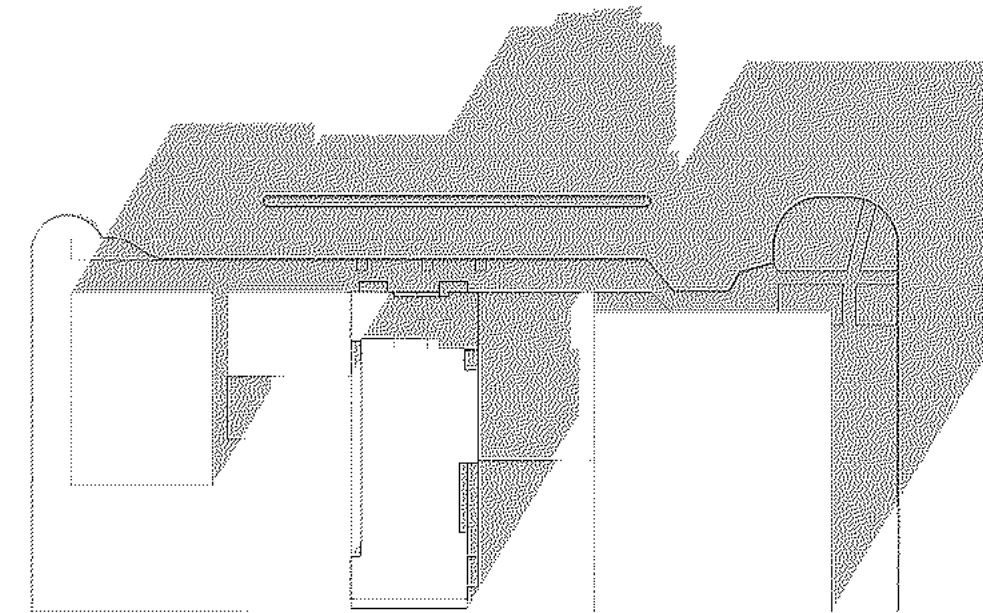
JUNE 22 10AM



DECEMBER 22 10AM



JUNE 22 2PM



DECEMBER 22 2PM

**john conrad schiess architect**

400 Ashland Avenue River Forest Illinois 60305  
tel. 708.366.1500 john@jcsarchitect.com

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**PROPERTY OWNER:**

717 South Boulevard, LLC  
3528 Walnut Avenue  
Wilmette, Illinois 60091  
phone: 847-401-2642

	Date
Submit for PD	09.13.16
Revised for Technical Review	05.31.16
Issue for Technical Review	11.13.15
Issue for Village Review	10.21.15

The RESIDENCES  
at  
SOUTH BOULEVARD

715-717 S. Boulevard  
Oak Park, Illinois

Sheet Title  
SHADOW STUDY

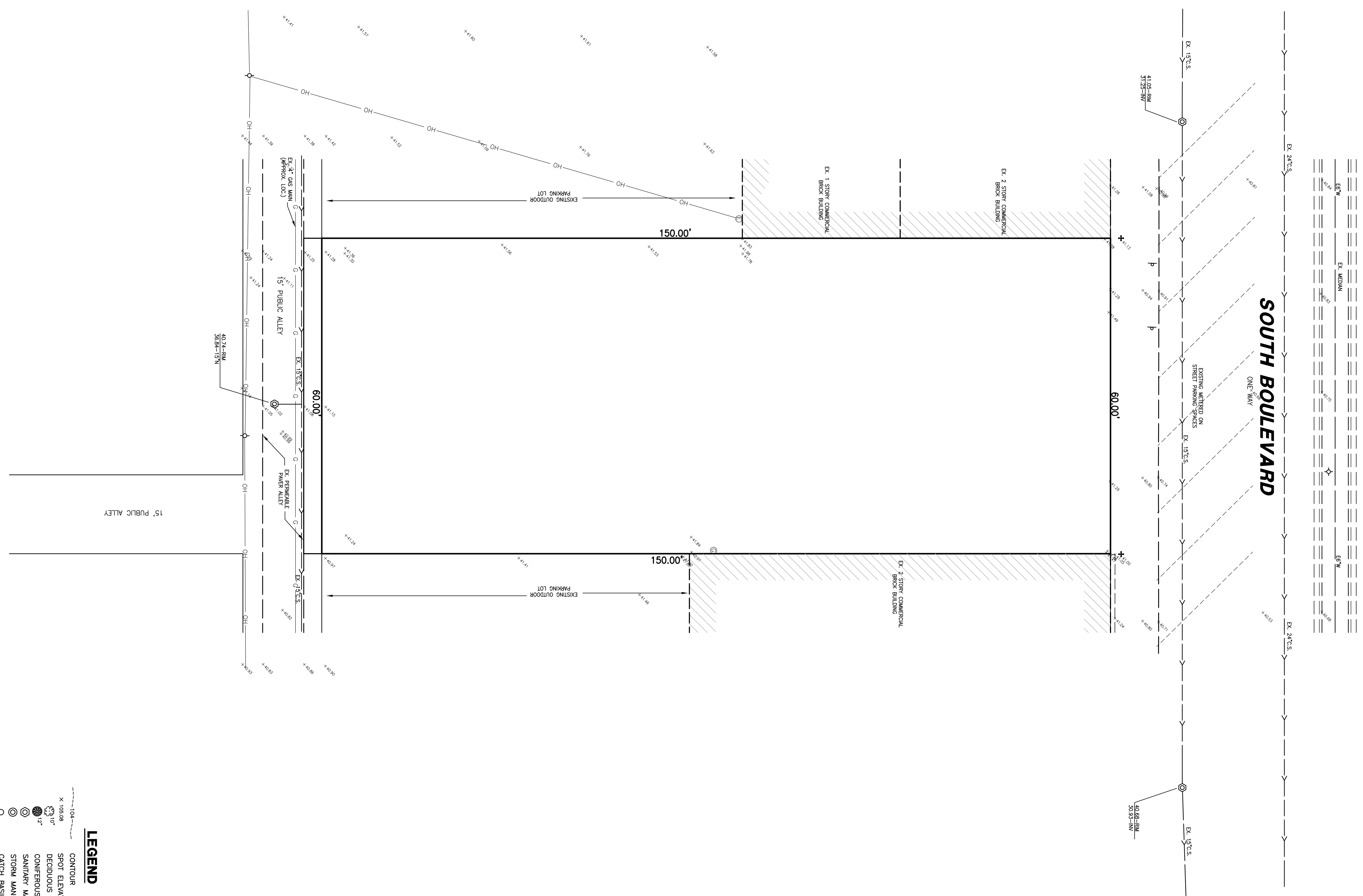
**SK1.6**

Sheet No.

PD Application


Item 27

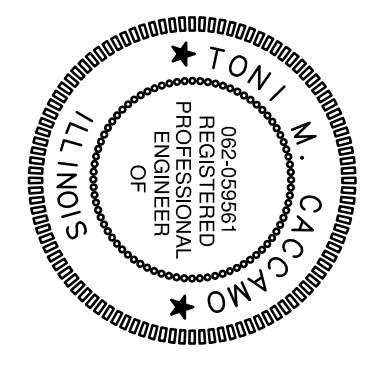
PRELIMINARY ENGINEERING PLAN



**SOUTH BOULEVARD**  
ONWAY

- LEGEND**
- 10'-0" --- CONTOUR
  - X 100.00 SPOT ELEVATION
  - 10' DECIDUOUS TREE W/DIA.
  - 12' CONIFEROUS TREE W/DIA.
  - SANITARY MANHOLE
  - STORM MANHOLE
  - CATCH BASIN
  - INLET
  - ⊞ WATER SERVICE BOX
  - ⊞ VALVE & VAULT
  - ⊞ FIRE HYDRANT
  - ⊞ UTILITY POLE
  - ⊞ LIGHT STANDARD
  - 8" S --- SANITARY SEWER
  - 12" S --- STORM SEWER
  - 6" W --- WATER MAIN
  - D --- DITCH
  - SWALE
  - DIRECTION SURFACE DRAINAGE
  - FENCE
  - or ○ DOWNSPOUT

  
 SIGNATURE  
 10-4-16  
 DATE  
 EXPIRES 11-30-17



**NOTE**  
 EVIDENCE TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGO AND SURROUNDING NEIGHBORHOODS. THIS DRAWING IS NOT A PLAT OF SURVEY.

DATE	5-24-16	DATE	5-24-16
THICK/MT		DRG/MT	
DATE	5-24-16	DATE	5-24-16
DRF		DRF	
DATE	5-24-16	DATE	5-24-16
DRF		DRF	
DATE	5-24-16	DATE	5-24-16
DRF		DRF	

**GREENGARD, INC.**  
 Engineers • Surveyors • Planners  
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615  
 PHONE: 847-634-3883  
 FAX: 847-634-0887  
 E-MAIL: 231@GREENGARDINC.COM  
 ILL. REGISTRATION NO. 184-000985

SCALE	1" = 10'
DRAWING NO.	61247
SHEET	1 OF 4

**THE RESIDENCES AT SOUTH BOULEVARD**  
 715-717 SOUTH BOULEVARD - OAK PARK, ILL.  
 EXISTING TOPOGRAPHY





DATE	10-5-16	DESCRIPTION	THC/MET	DATE
DATE	9-29-16	PER VILLAGE REVIEW	DRF	DATE
DATE	5-24-16	PER VILLAGE REVIEW	DRF	DATE
DATE	5-24-16	PER VILLAGE REVIEW	DRF	DATE

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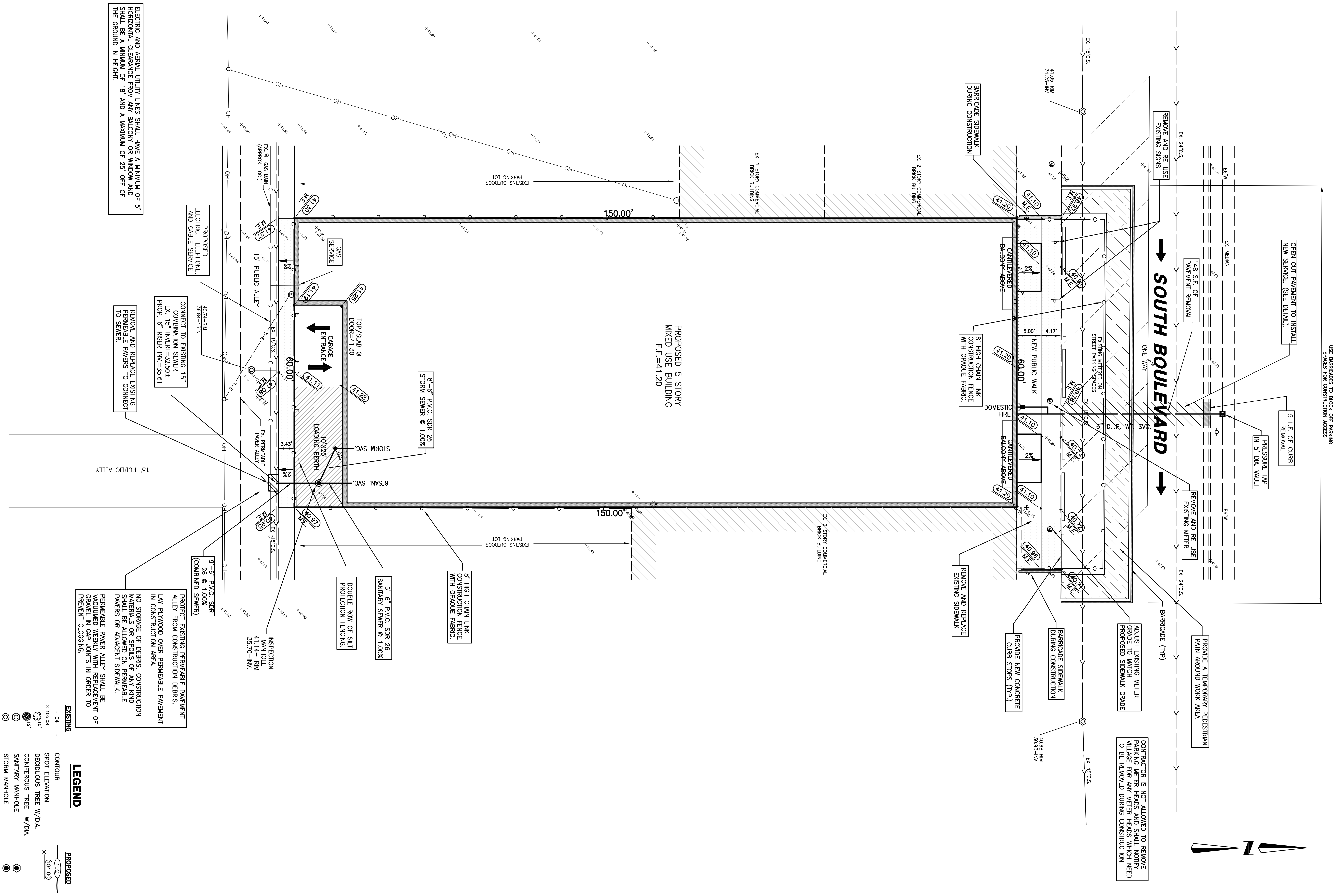
SCALE	1" = 10'
DRAWING NO.	61247
SHEET	3 OF 4

715-717 SOUTH BOULEVARD - OAK PARK, ILL.  
**GRADING & UTILITY PLAN**

**NOTE**  
 EDDING TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGO AND SOUTHWEST SURVEYING COMPANY. THIS DRAWING IS NOT A PLAT OF SURVEY. THIS DRAWING IS NOT A PLAT OF SURVEY. THIS DRAWING IS NOT A PLAT OF SURVEY.

CONTRACTOR SHALL CONDUCT A BEFORE AND AFTER INFILTRATION TESTING OF THE PERMEABLE ALLEY AT LOCATIONS DETERMINED BY THE VILLAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ALLEY PAVEMENT BY METHODS APPROVED BY THE VILLAGE INCLUDING BUT NOT LIMITED TO VACUUM SWEEPING, REPLACING AND PERMEABLE AGGREGATE BASE COURSE. ALL CONTRACTORS DOING CORRECTIVE WORK ON THE VILLAGE'S PERMEABLE ALLEY PAVEMENTS SHALL BE APPROVED BY THE VILLAGE.

**AN MWRD PERMIT IS REQUIRED FOR THIS PROJECT**



ELECTRIC AND AERIAL UTILITY LINES SHALL HAVE A MINIMUM OF 5' HORIZONTAL CLEARANCE FROM ANY BALCONY OR WINDOW AND SHALL BE A MINIMUM OF 18' AND A MAXIMUM OF 25' OFF OF THE GROUND IN HEIGHT.

PROTECT EXISTING PERMEABLE PAVEMENT ALLEY FROM CONSTRUCTION DEBRIS. LAY PLYWOOD OVER PERMEABLE PAVEMENT IN CONSTRUCTION AREA. NO STORAGE OF DEBRIS, CONSTRUCTION MATERIALS OR SPOILS OF ANY KIND SHALL BE ALLOWED ON PERMEABLE PAVEMENT OR ADJACENT SIDEWALK. PERMEABLE PAVEMENT ALLEY SHALL BE GRAVELLED IN ORDER TO BE TRAVELLED IN ORDER TO PREVENT CLOSURE.

CONTRACTOR IS NOT ALLOWED TO REMOVE PARKING METER HEADS AND SHALL NOTIFY MWRD IMMEDIATELY IF ANY METER HEADS ARE TO BE REMOVED DURING CONSTRUCTION.

USE APPROXIMATE TO BLOCK OFF PARKING SPACES FOR CONSTRUCTION ACCESS



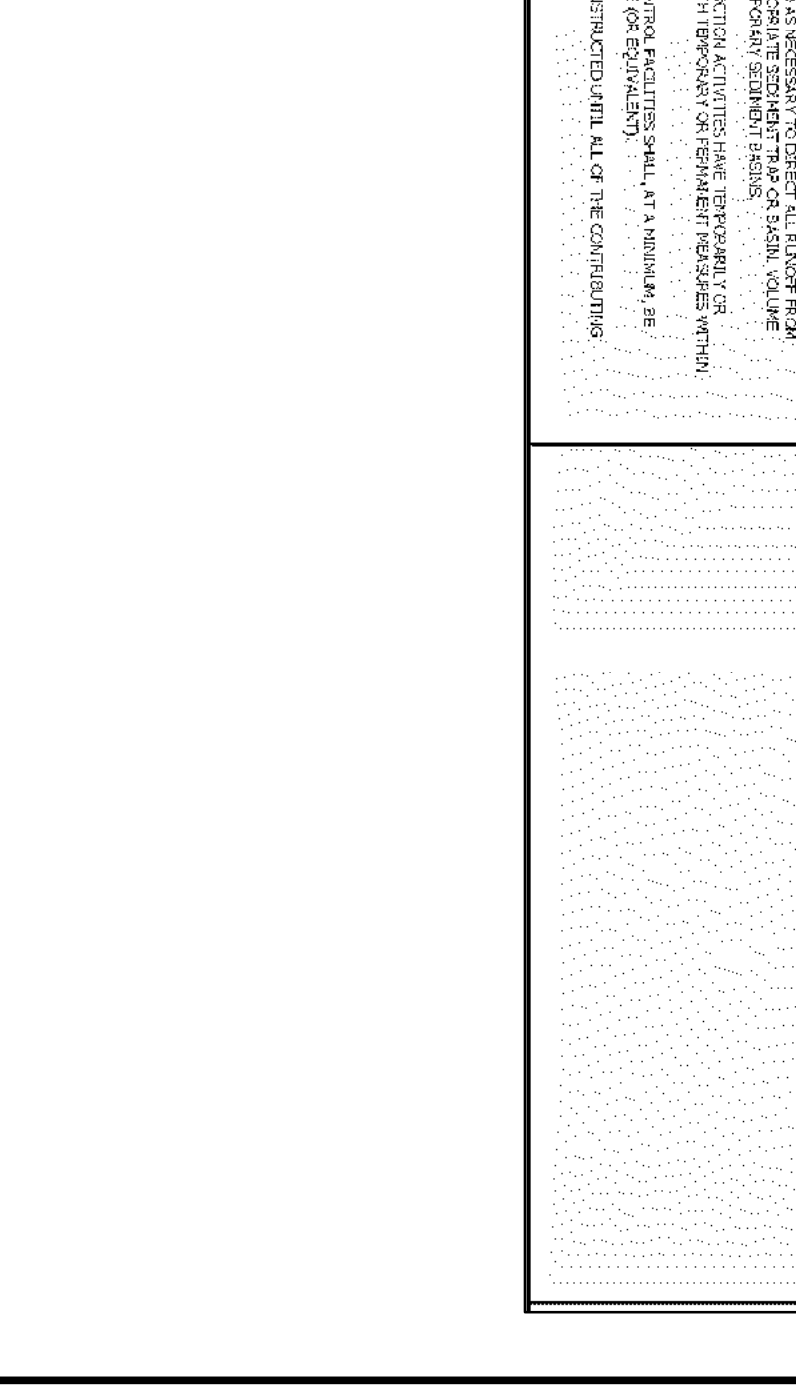
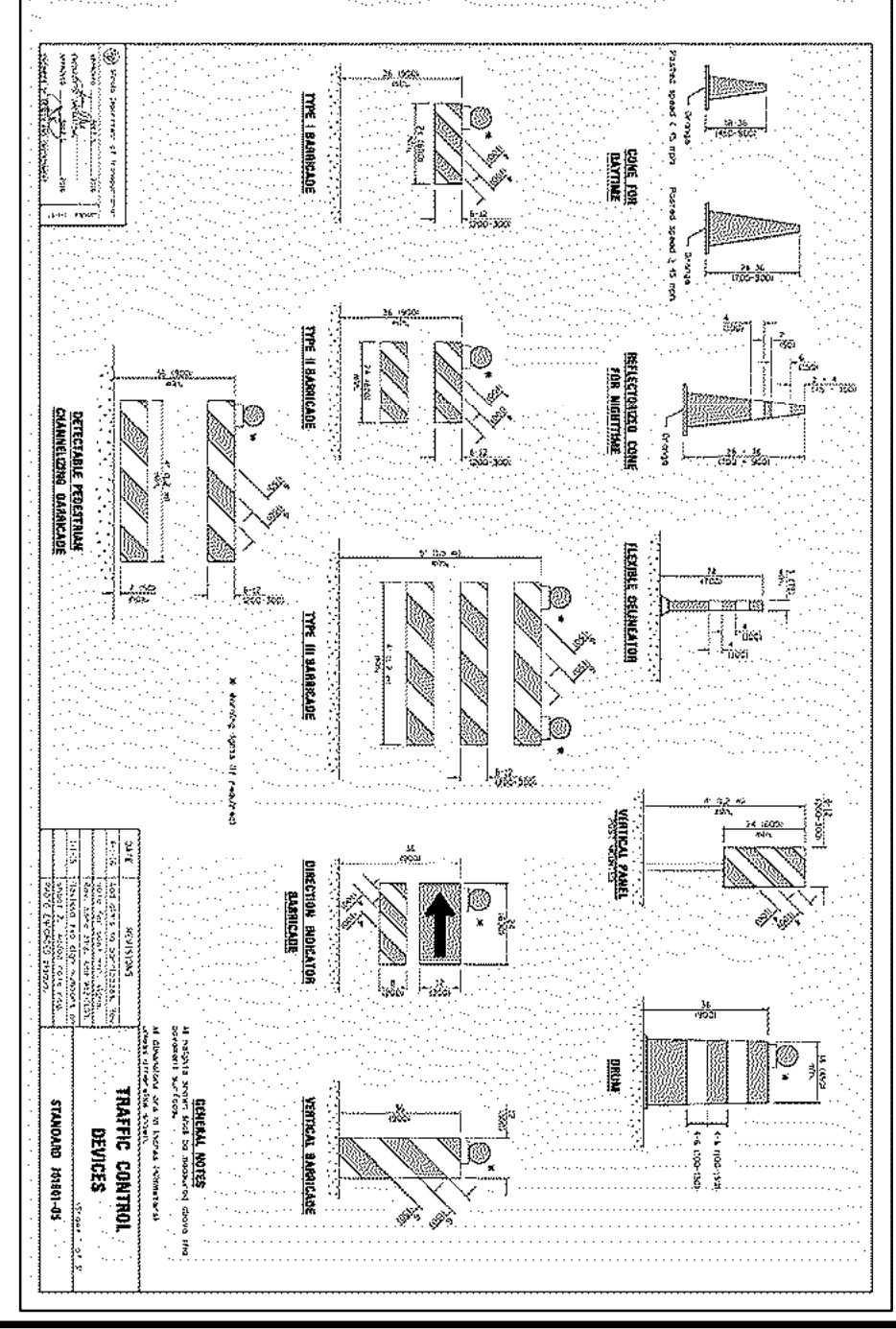
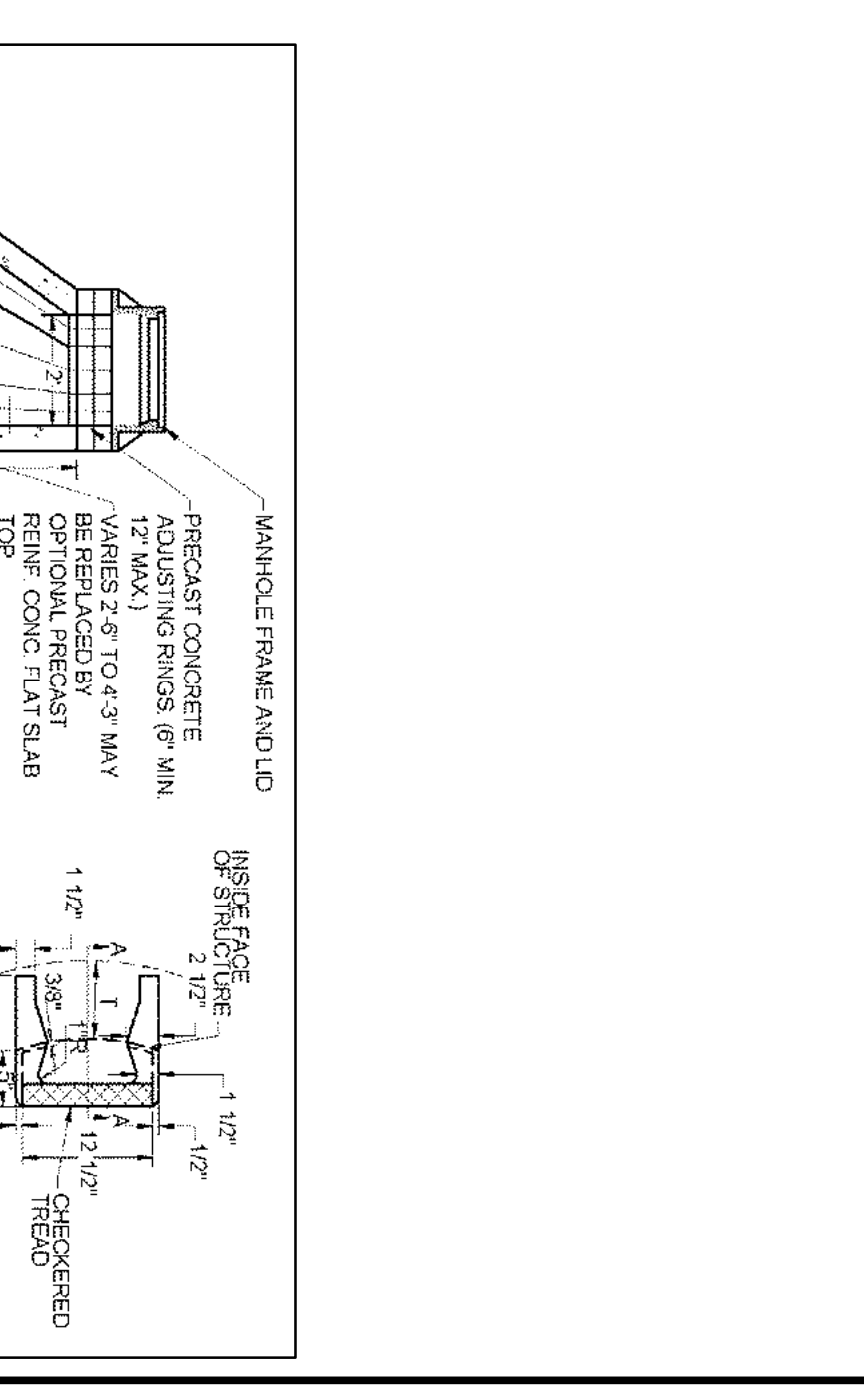
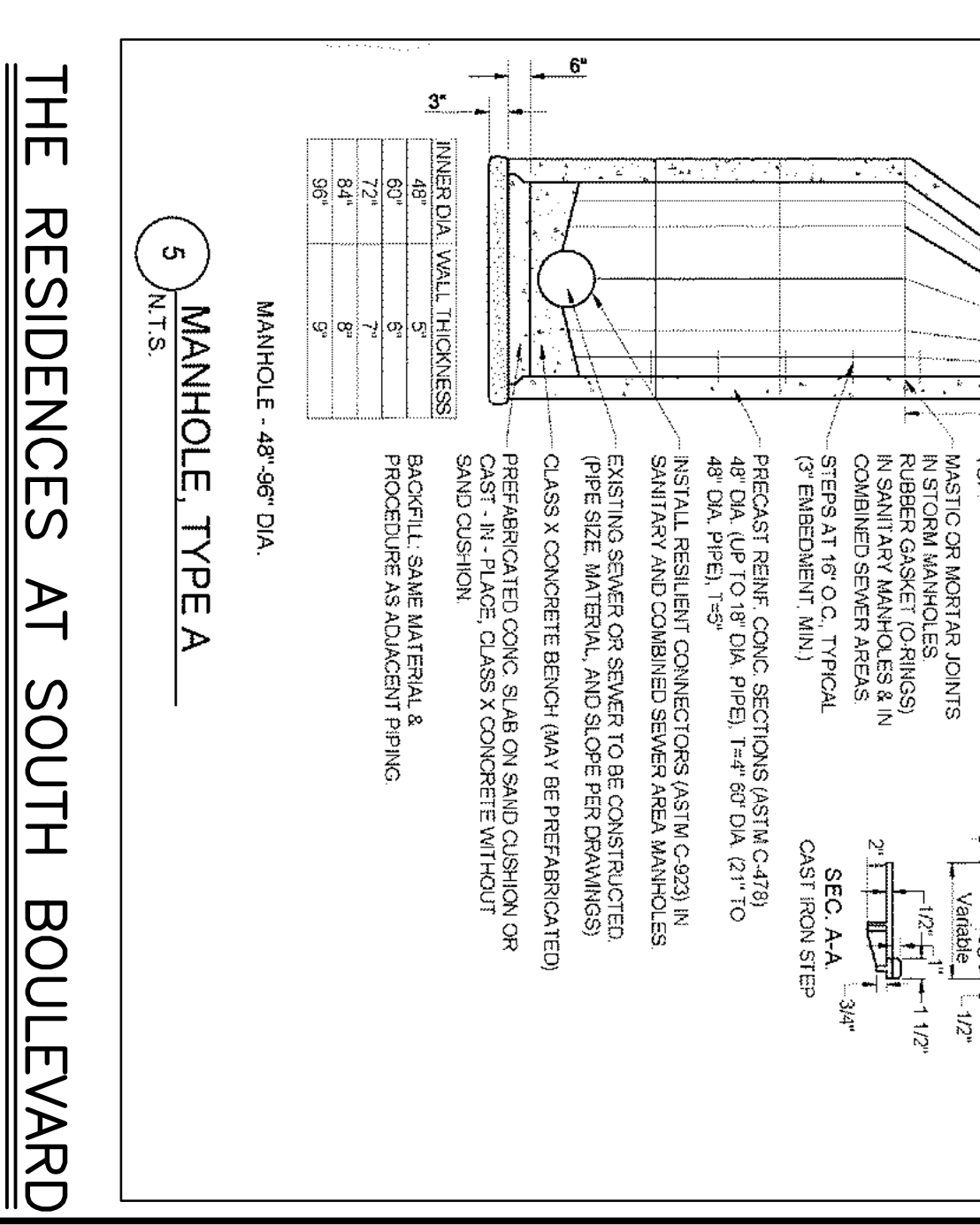
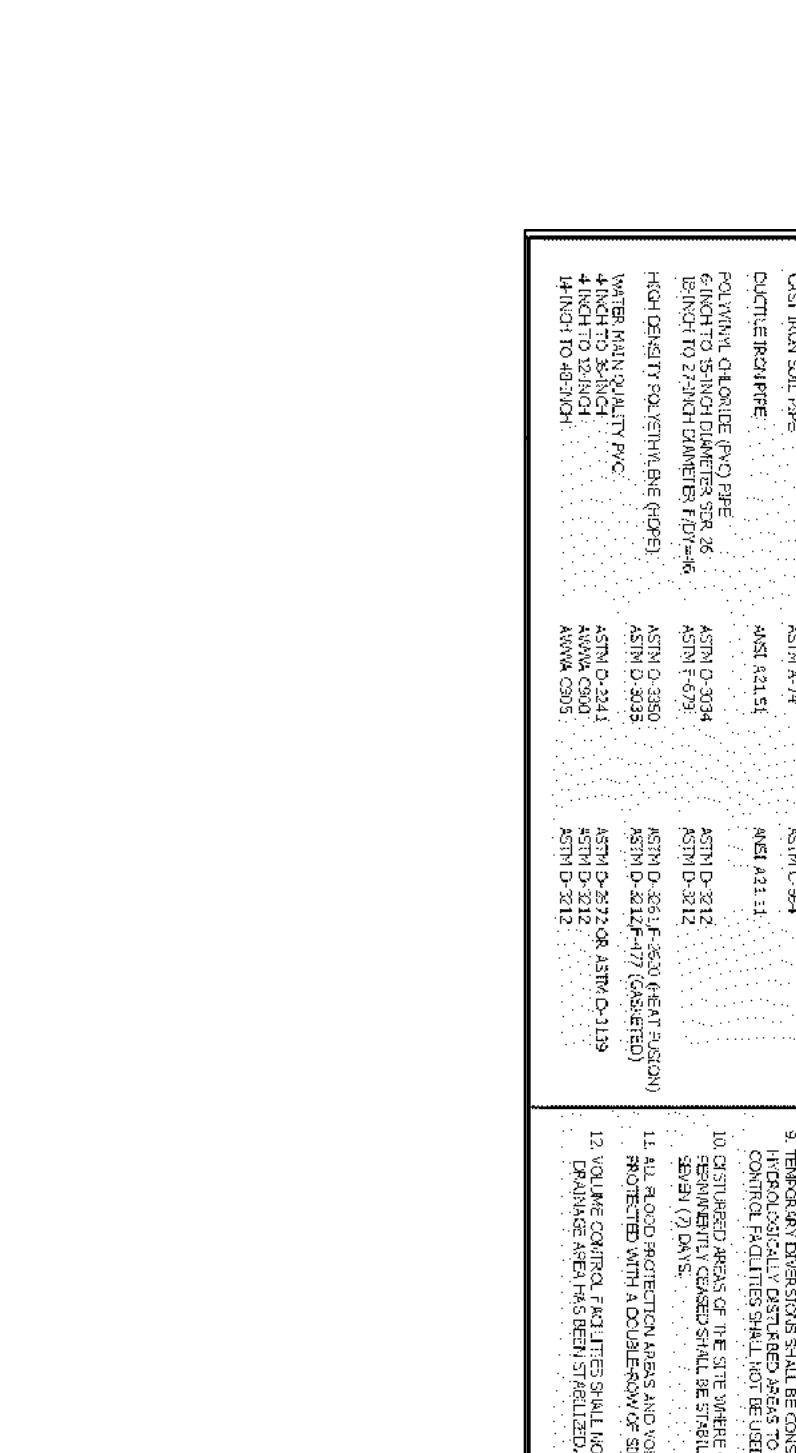
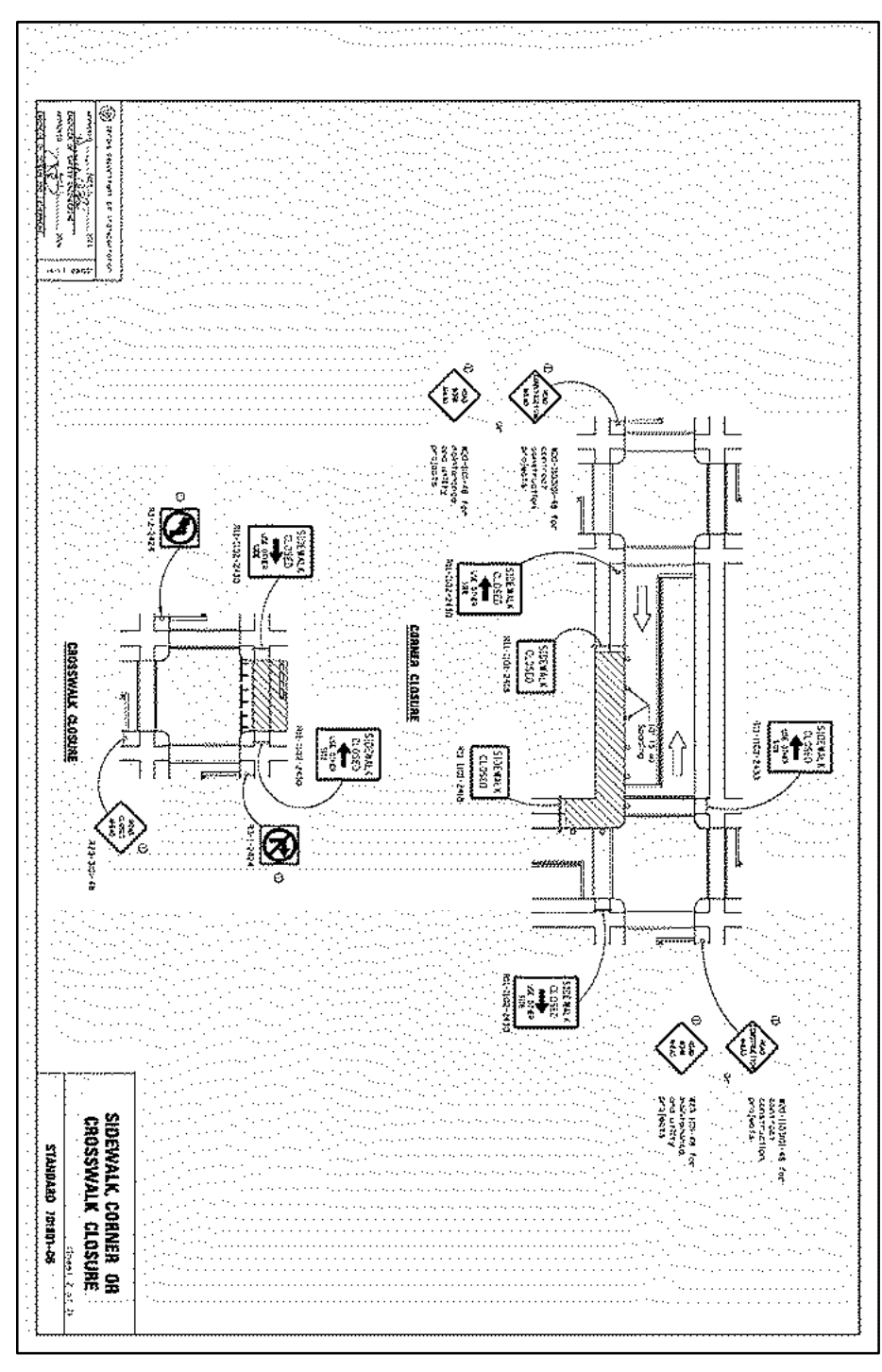
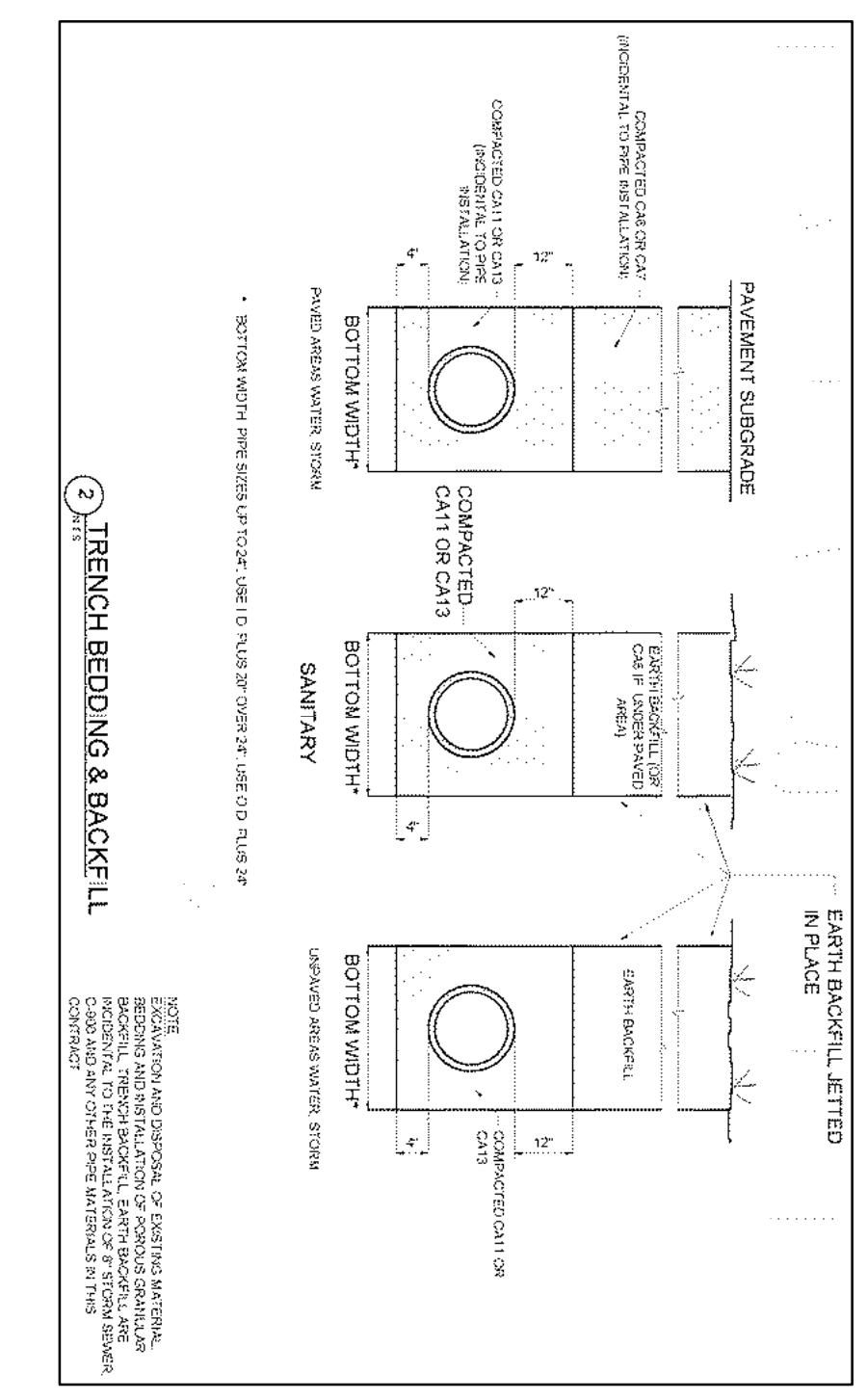
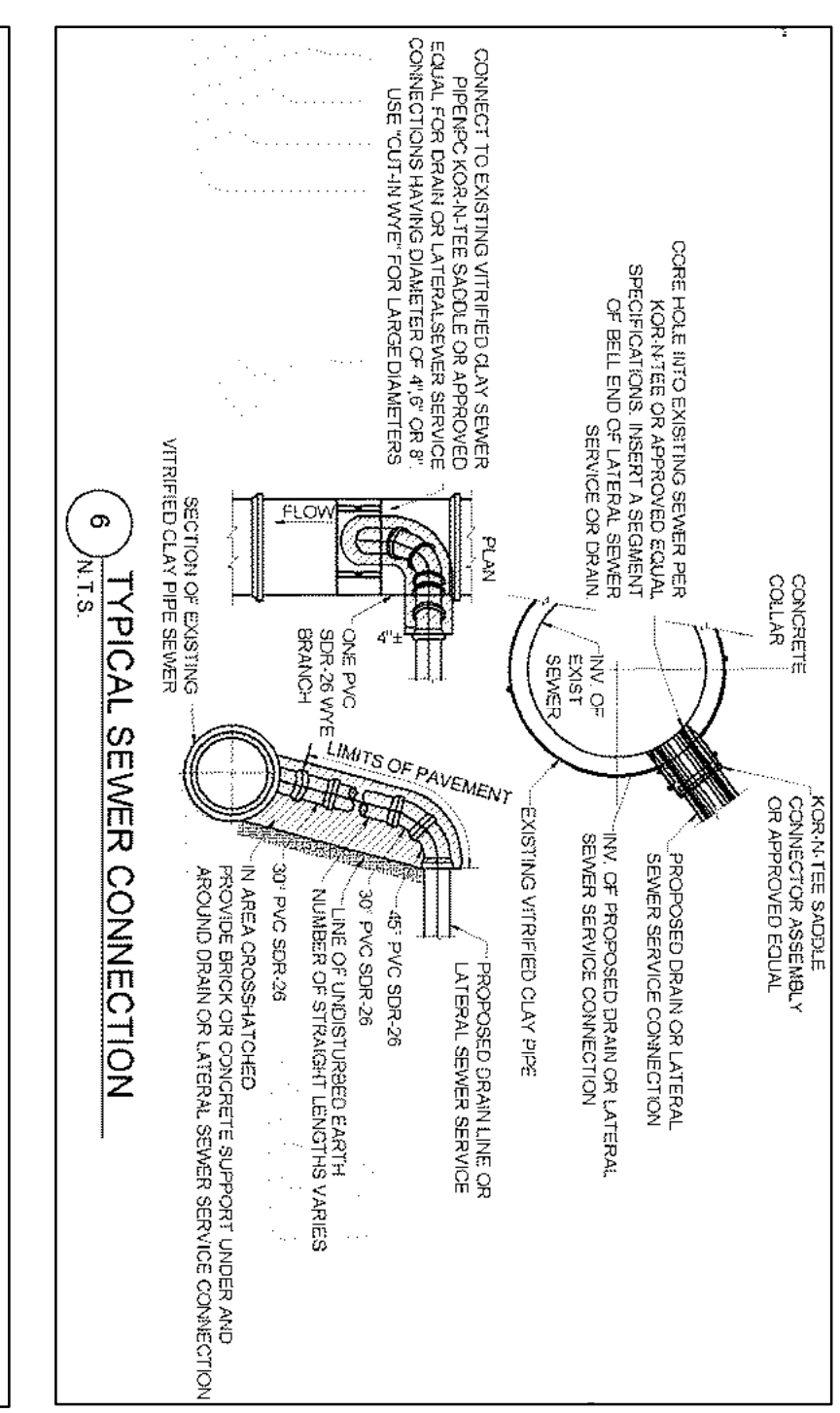
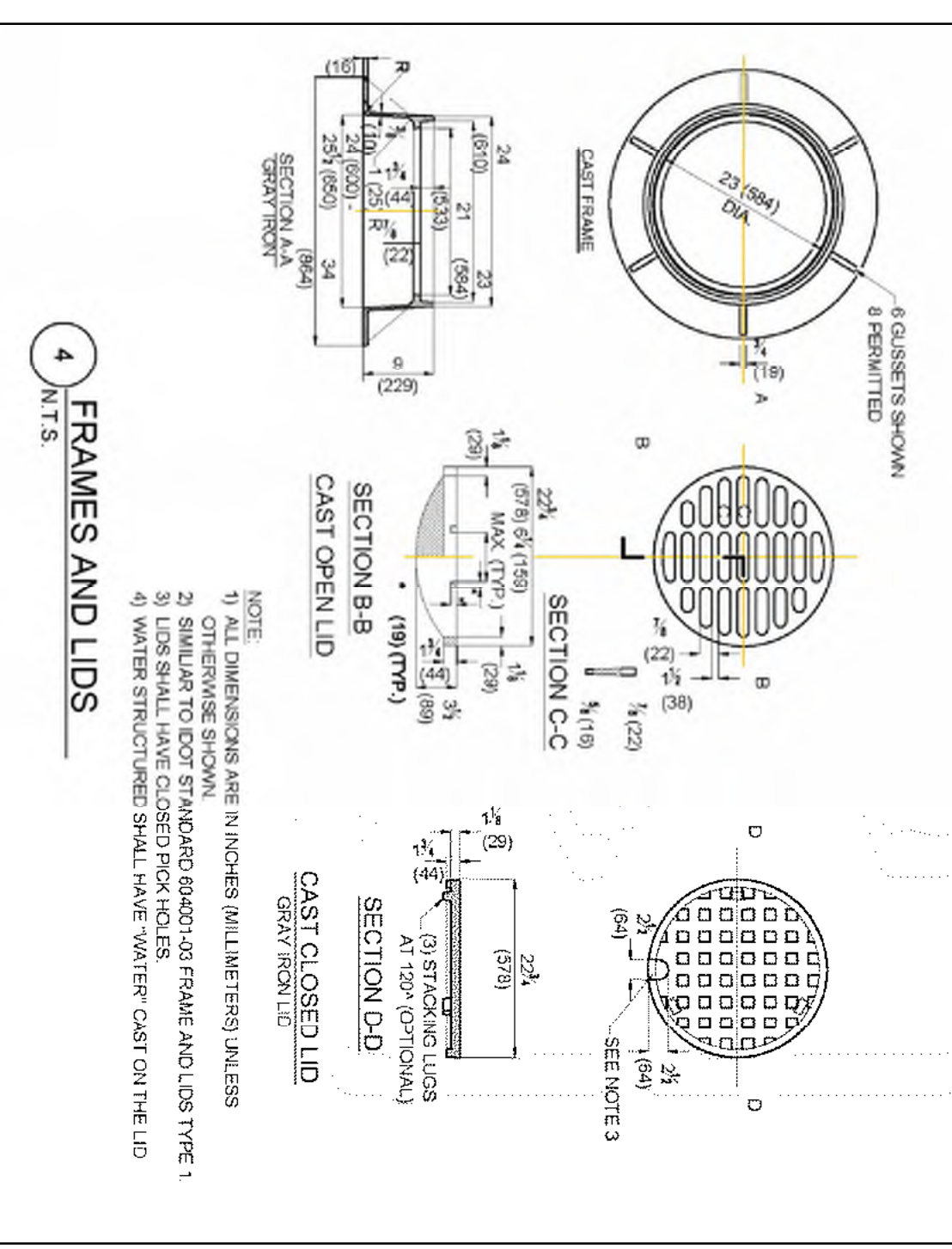
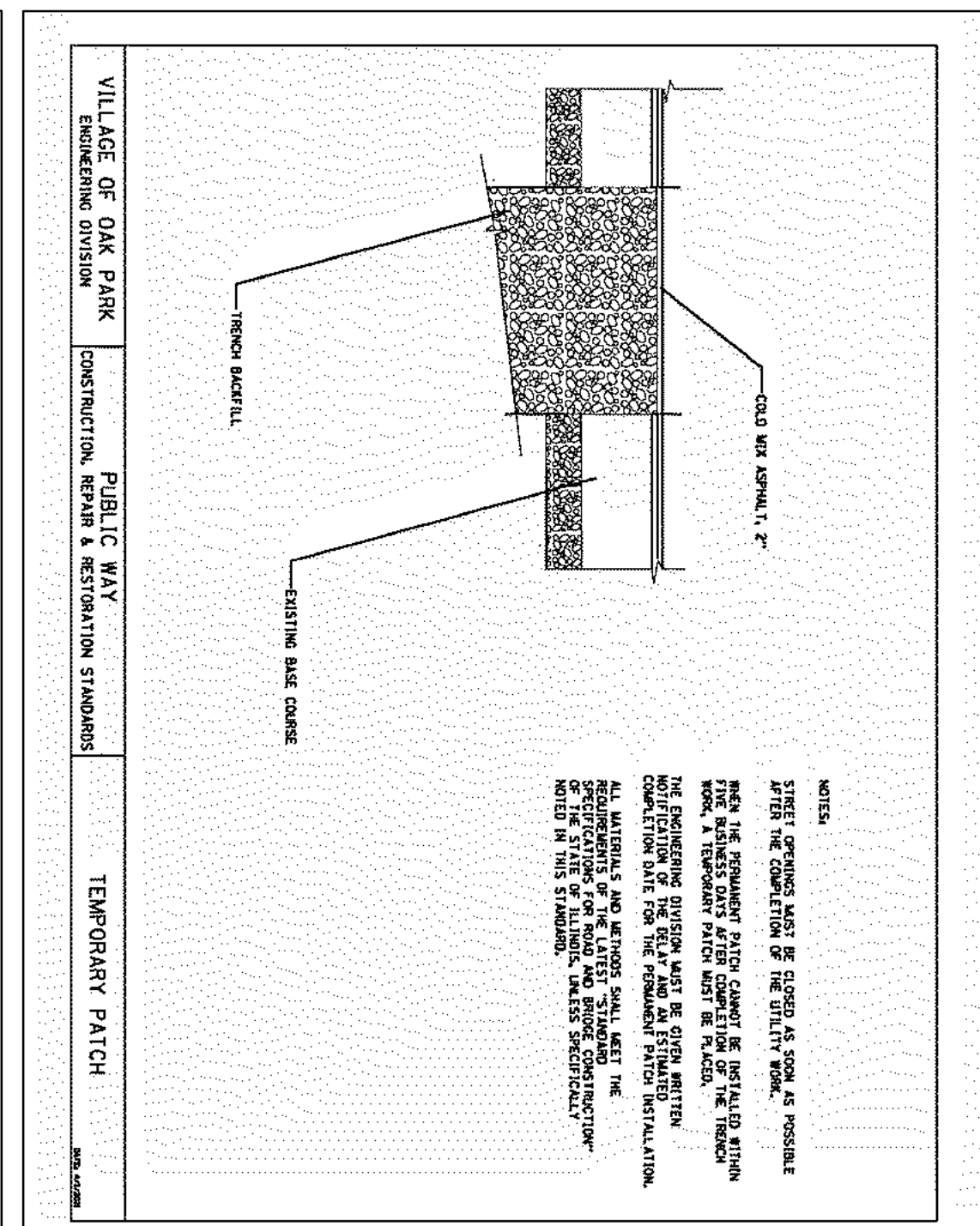
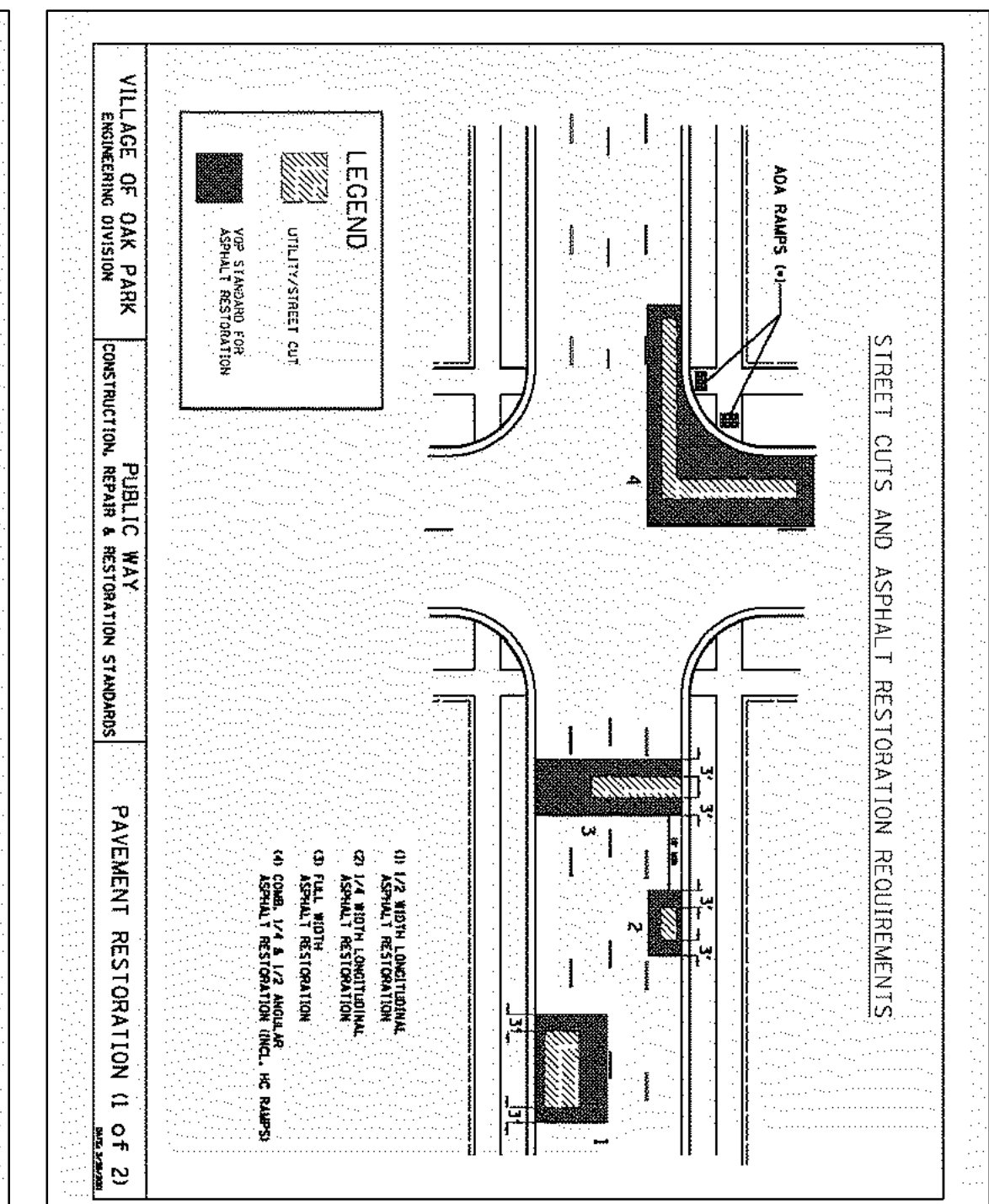
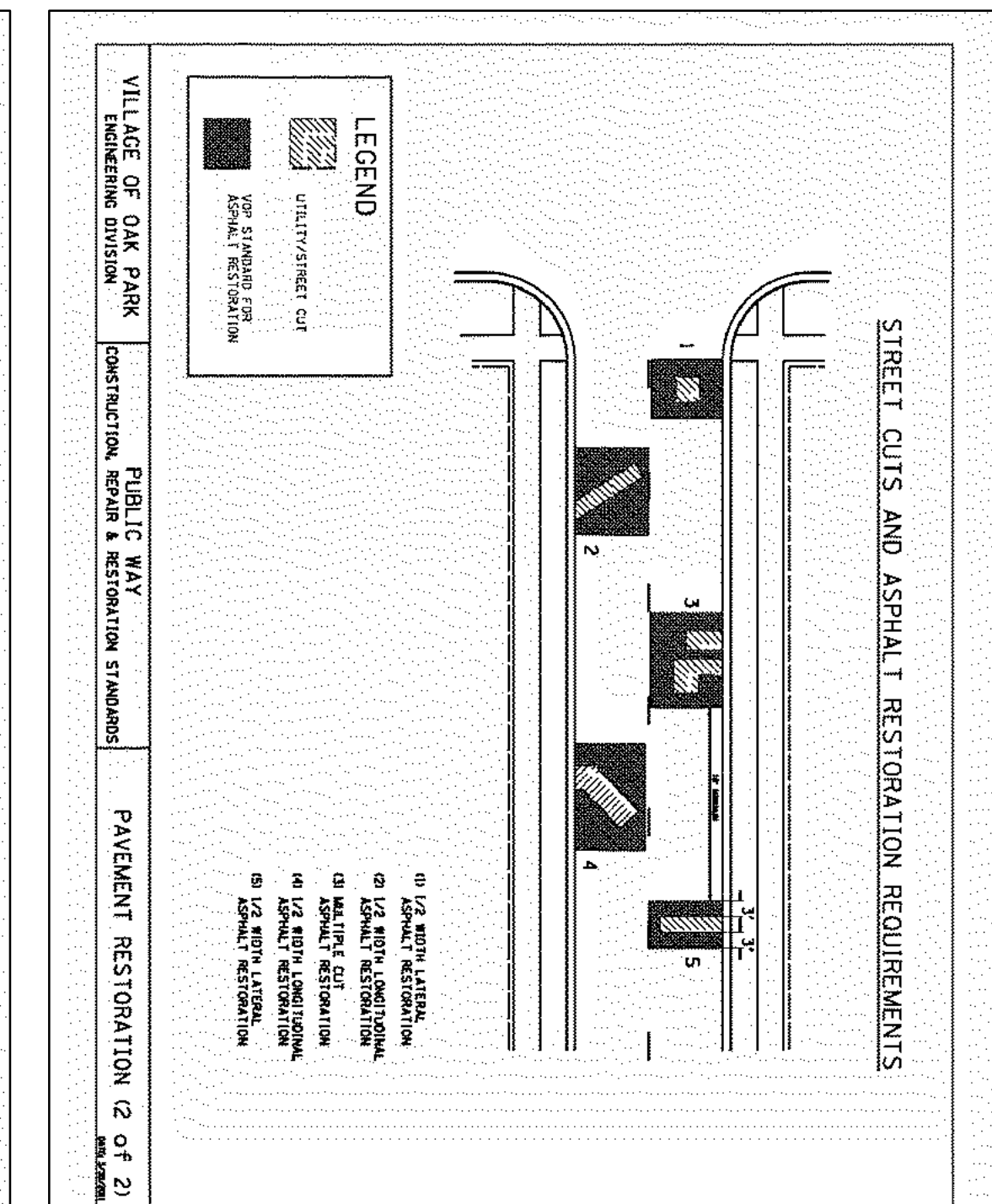
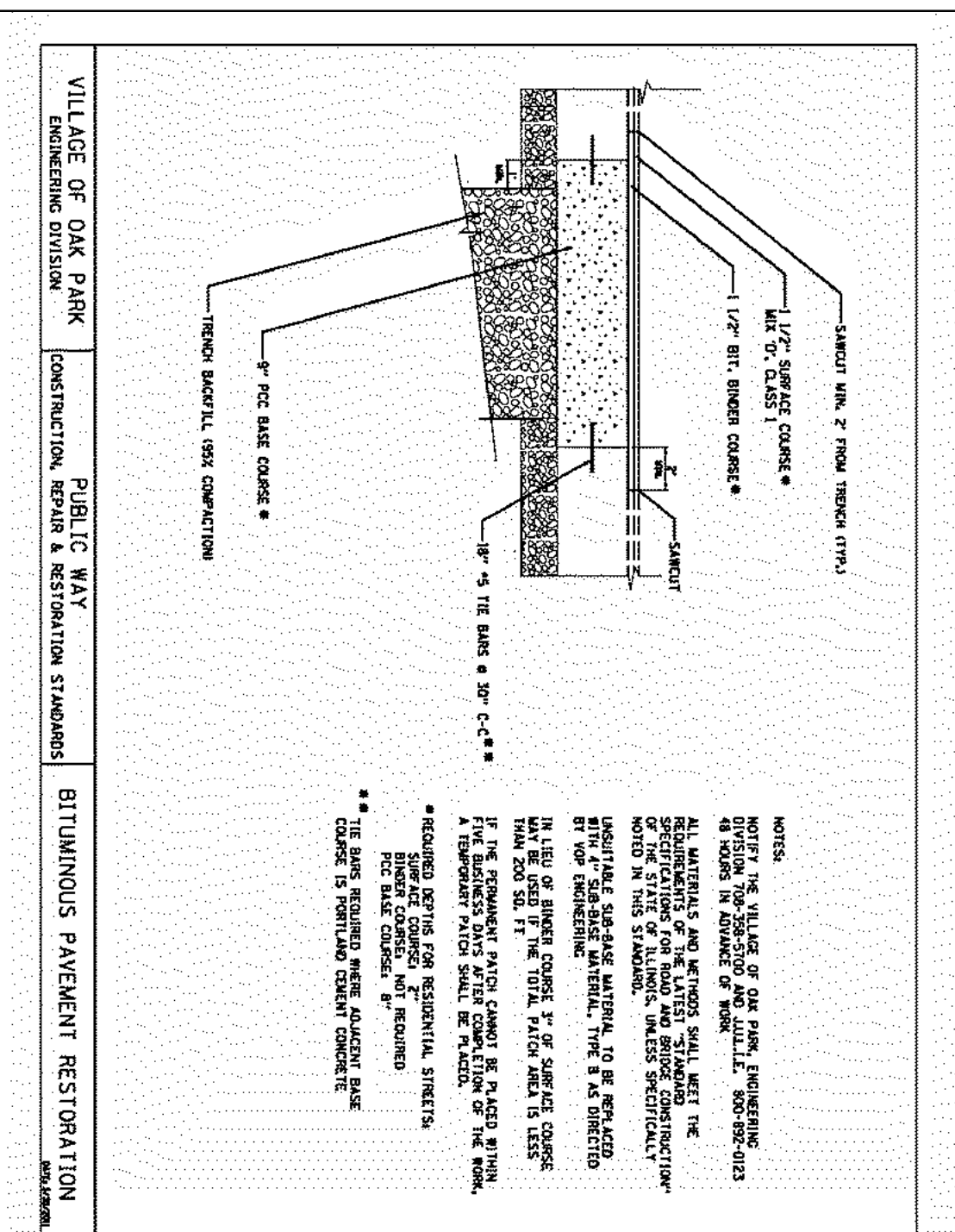
**LEGEND**

	CONTOUR		PROPOSED 12\"/>
	SPOT ELEVATION		PROPOSED 15\"/>
	DECIDUOUS TREE W/D.A.		PROPOSED 18\"/>
	CONIFEROUS TREE W/D.A.		PROPOSED 24\"/>
	SANITARY SEWER		PROPOSED 30\"/>
	STORM SEWER		PROPOSED 36\"/>
	WATER MAIN		PROPOSED 42\"/>
	DITCH		PROPOSED 48\"/>
	SWALE		PROPOSED 54\"/>
	DIRECTION SURFACE DRAINAGE		PROPOSED 60\"/>
	DOWNSPOUT		PROPOSED 66\"/>
	TREE PROTECTION FENCE		PROPOSED 72\"/>
	SILT PROTECTION FENCE		PROPOSED 78\"/>
	6' HIGH CHAIN LINK FENCE		PROPOSED 84\"/>

DATE	9-28-16	PER	VILLAGE REVIEW	REVISIONS
DATE	5-24-16	DESIGNED BY	THC/MT	
DATE	5-24-16	CHECKED BY	DRF	
DATE	5-24-16	APPROVED BY	DRF	
DATE	5-24-16	DATE	5-24-16	

**GREENGARD, INC.**  
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 E-MAIL: 231@GREENGARD.COM  
 ILL. REGISTRATION NO. 184-000985

SCALE: 1" = 10'  
 DRAWING NO. 61247  
 SHEET 4 OF 4  
**THE RESIDENCES AT SOUTH BOULEVARD**  
 715-717 SOUTH BOULEVARD - OAK PARK, ILL.  
 DETAILS/SPECIFICATIONS



**LEGEND**  
 12" THICK CONCRETE  
 1.5" THICK ASPHALT CONCRETE  
 1.5" THICK ASPHALT CONCRETE

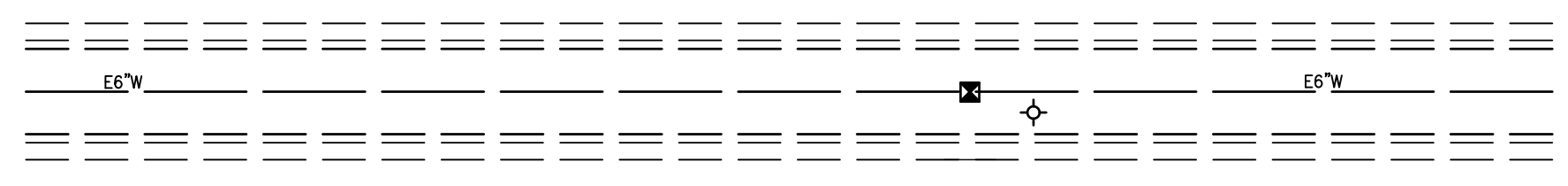
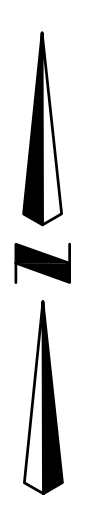
**NOTES**  
 1. ALL DIMENSIONS ARE IN INCHES (UNLESS OTHERWISE SPECIFIED).  
 2. SIMILAR TO DOT STANDARD 6A001-30 FRAME AND LOS TYPE 1.  
 3. WATER STRUCTURE SHALL HAVE WATER CAST ON THE LID.

**LEGEND**  
 12" THICK CONCRETE  
 1.5" THICK ASPHALT CONCRETE  
 1.5" THICK ASPHALT CONCRETE

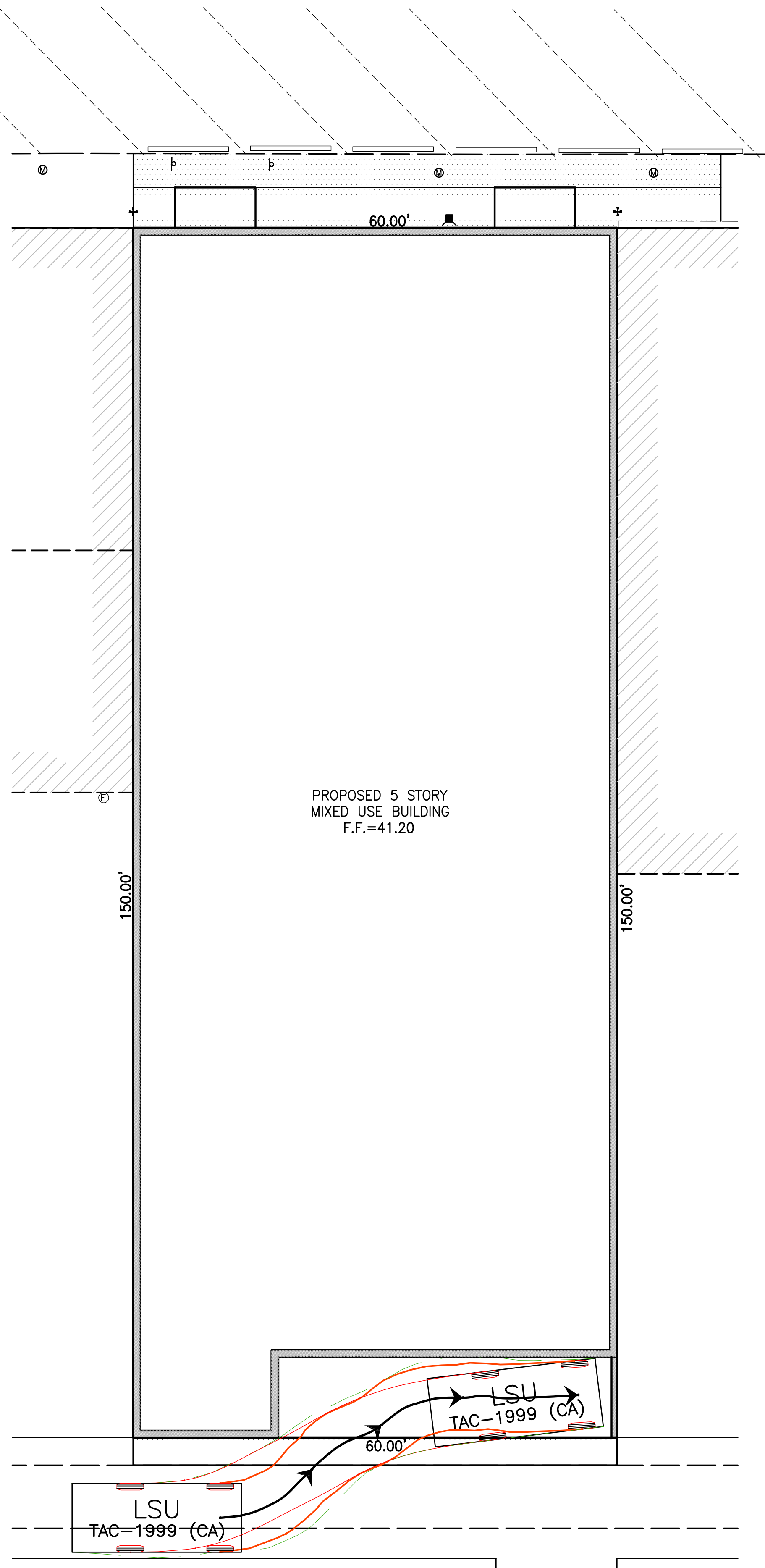
**NOTES**  
 1. ALL DIMENSIONS ARE IN INCHES (UNLESS OTHERWISE SPECIFIED).  
 2. SIMILAR TO DOT STANDARD 6A001-30 FRAME AND LOS TYPE 1.  
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**LEGEND**  
 12" THICK CONCRETE  
 1.5" THICK ASPHALT CONCRETE  
 1.5" THICK ASPHALT CONCRETE

**NOTES**  
 1. ALL DIMENSIONS ARE IN INCHES (UNLESS OTHERWISE SPECIFIED).  
 2. SIMILAR TO DOT STANDARD 6A001-30 FRAME AND LOS TYPE 1.  
 3. WATER STRUCTURE SHALL HAVE WATER CAST ON THE LID.



**SOUTH BOULEVARD**



PROPOSED 5 STORY  
MIXED USE BUILDING  
F.F.=41.20

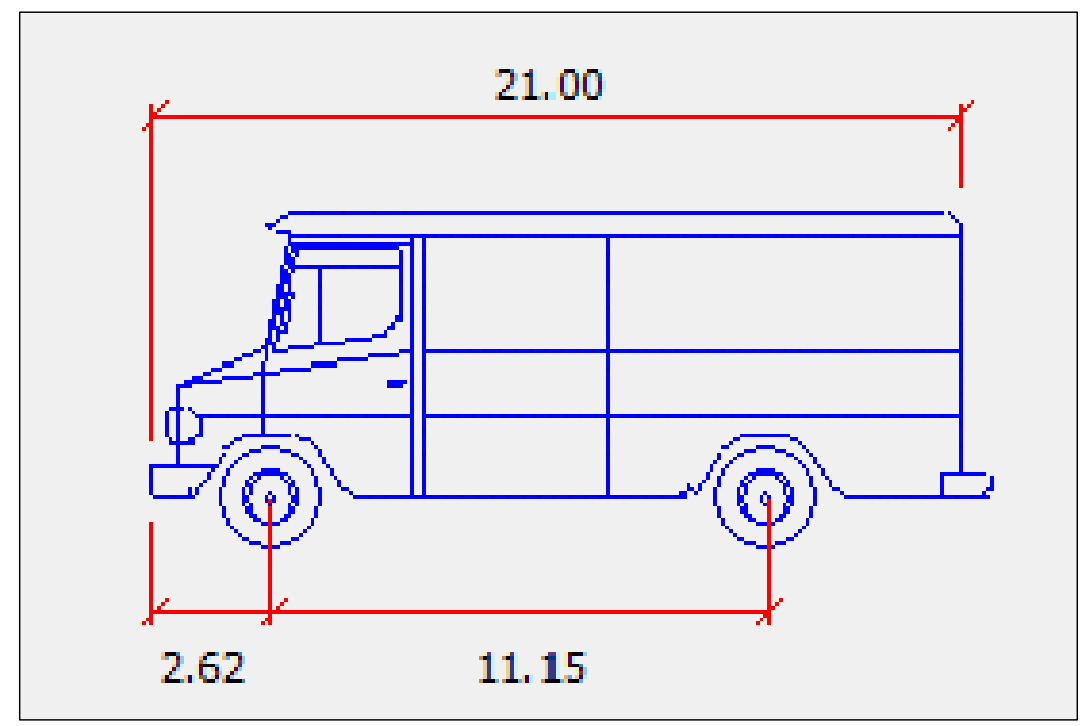
150.00'

150.00'

60.00'

LSU  
TAC-1999 (CA)

LSU  
TAC-1999 (CA)



LIGHT TRUCK (LSU)

**NOTE**

BOUNDARY TAKEN FROM PLAT OF SURVEY PREPARED BY CHICAGOLAND SURVEY COMPANY INC. BOUNDARY SHOWN IS ONLY AN ESTIMATE. THIS DRAWING IS NOT A PLAT OF SURVEY.

**THE RESIDENCES AT SOUTH BOULEVARD**

715-717 SOUTH BOULEVARD - OAK PARK, ILL.

**AUTO-TURN EXHIBIT - LIGHT TRUCK**

DESIGNED BY:	DMW	DATE:	9-29-16
CHECKED BY:	TC	DATE:	9-29-16
APPROVED BY:	DMW	DATE:	9-29-16



**GREENGARD, INC.**  
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 PHONE: 847-634-3883 FAX: 847-634-0687  
 E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1" = 10'
DRAWING No.	61247
SHEET	1 OF 1

Drawing File: \\s1247\cadd\1704\1704.dwg 2017-09-29 08:20:16 User: dmw

PD Application  
Item 28  
GREATER DOWNTOWN MODEL

The Developer hereby states that, once approved by the Village Board, the developer shall produce a scale model for the Greater Downtown Model.

PD Application  
Item 29  
ENERGY ANALYSYS

Given the fact that the proposed building will conform to LEED standards and current year energy code requirements and the nature of the building's intended use, the Applicant hereby requests a waiver from this requirement. Further, the inclusion of a geothermal heat source for a building on the scale as proposed and given the building's footprint on the site, is neither economical nor feasible.

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

Given the fact that the proposed building will conform to LEED standards and current year energy code requirements and the nature of the building's intended use, the Applicant hereby requests a waiver from full documentation of LEED Certification. A third party LEED Rater will be engaged by the Developer.



PD Application  
Item 32  
RECORDATION

The Developer 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

Item 33

NEIGHBORHOOD MEETING NOTICE

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***

The Developer 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 has hosted two neighborhood meetings prior to the submittal of this application.

## **717 SOUTH BOULEVARD, LLC**

400 Ashland River Forest Illinois 60305

CORDIALLY INVITES YOU TO A

NEIGHBORHOOD MEETING

TO DISCUSS THE DEVELOPMENT OF THE PROPERTY AT  
715-717 SOUTH BOULEVARD

### **WHERE:**

Oak Park Public Library, Veteran's Room  
834 Lake St. Oak Park, IL 60301

### **WHEN:**

APRIL 14th, 2016  
7:00 PM - 8:00 PM

The architect will make a presentation and answer questions regarding the proposed development.

## 715-717S BOULEVARD NEIGHBORHOOD MEETING

date: April 14th 2016 / time: 7-8:30pm / location: Oak Park Public Library

	NAME	ADDRESS	PHONE	Email address
1	TONY Cullio	721 South Boulevard	208 8484455	chuckburbridge@netscop.net
2	Chuck Burbridge	113 S. Euclid Ave #8	312 203 9553	chuckburbridge@netscop.net
3	Mary Dycus Dycus	105 S Euclid #B		marydycus@comcast.net
4	Seth Axelrad	109 B Euclid	708 445 0181	sethaxelrad@gmail.com
5	Lepp & Keenan Michels	107 Westway Ave	708/415-4871	denmic25@gmail.com
6	Mark Hohweyer	145 S. Grobe #4	514.752.0091	mark.hohweyer@gmail.com
7	BART LOGIUDICE	131 S Euclid	312-953-7024	bartlogdice@gmail.com
8	Steve Miller	118 S E	312 371 5145	steve-miller_5@yahoo.com
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JUNE 28, 2016

715-717S BOULEVARD NEIGHBORHOOD MEETING

date: ~~June 28, 2016~~ / time: 7-8:30pm / location: Oak Park Public Library

	NAME	ADDRESS	PHONE	Email address
1	Bart Giudice	131 S. Euclid	313-963-7224	bartdice@gmail.com
2	Mary Dycus ESTA	105 S Euclid B	515-9913797	dycusm@comcast.net
3	David Whitaker			"
4	Cliff Wilson	309 Home Ave	708 574 6968	cliffwp@gmail.com
5	Chuck Burbidge	113 S. Euclid Ave #B	708 383 0357	chuckburbidge@netscape.net
6	Deborah Gillette	113-85. Euclid Ave.	708-383-0357	dillette8133@aol.com
7	Mary Louisa	830 W Adams St #90	312-432081	marylouisa@me.com
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