

November 19,2020

Mr. Michael Bruce
Zoning Administrator
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Via Hand Delivery and Village of Oak Park Portal

Re: Special Use Application for 400-406 Madison Street

Dear Mr. Bruce:

Enclosed please find our submittal requesting a special use permit for a drive thru at 400-406 Madison Street. The following is included in our submittal:

1. **Fee** – A check for \$675.00 to the Village of Oak Park for the submission.
2. **Special Use Standards** – A letter addressing how this proposal meets the Village standards for the requested special use.
3. **Owner Information** – A completed special use application, title report on 400-406 Madison, and an e-mailed statement from property owner supporting the application.
4. **Property Information** – A current plat of survey
5. **Development Plans** – A rendering, site plan, landscape plan, exterior lighting plan, floor plan, photos of 400-406 Madison and the adjacent properties.
6. **Building Elevations** – Building and signage elevations
7. **Letter of Recommendation** – A letter of recommendation from the Oak Park Economic Development Corporation

We look forward to having the opportunity to present our plans to the Zoning Board of Appeals. If you should have any questions, please do not hesitate to call or e-mail me at 312.339.4415 or astein@spointventures.com.

Best regards,

Andy Stein

Andy Stein

Cc: John Reagan, Wintrust
Dennis Jones, Wintrust
Briana Hansen, Wintrust



S / POINT
ventures

Charles Grund, Grund & Riesterer
Eric Kuntz, Grund & Riesterer

1. Fee

S POINT VENTURES LLC

970 HEATHER RD
DEERFIELD, IL 60015

6



2. Special Use Standards

**Addendum
Hinsdale Bank and Trust Special Use Application
400-406 Madison Street, Oak Park, Illinois
November 19, 2020**

Hinsdale Bank & Trust Company (HBT) is a wholly owned subsidiary of Wintrust Financial Corporation. Wintrust is a financial services firm that operates 14 chartered banks with over 130 branches throughout the Chicago area. Wintrust intends to bring its style of community banking to Oak Park.

Recently both the Oak Park Historical Preservation Commission and the Zoning Board of Appeals unanimously approved Hinsdale Bank's request to operate a full-service banking branch at 141-151 N. Oak Park Avenue; the Scoville Square building. That facility will provide the normal realm of consumer banking products and services. Additionally, small business lending, commercial real estate lending, trust and investment advisory services, residential mortgage lending and safe deposit box operations will be housed in the Lake Street and Oak Park Avenue location.

Logistically, the Scoville Square location does not provide for a convenience banking facility including a drive through. Thus, Hinsdale Bank is looking to construct such a facility on the vacant lot located at 400-406 Madison Street; the northwest corner of Madison and Ridgeland. This banking facility will have a two-lane drive through and ATM machine. Additionally, the lobby at this location will house universal bankers that will be able to serve customers that find this location preferable.

Presently our intent is to operate the drive through and lobby from 8:30 am until 5:30 pm Monday through Friday and from 8:30 am to 1:00 pm on Saturdays.

Hinsdale Bank and Trust, as applicant, understands pursuant to section 14.2 E of the Village of Oak Park Zoning Code that to allow this special use we must meet the following requirements. Please see our responses below.

- 1) Hinsdale Bank and Trust plans to build a first-class banking facility that will be operated and maintained in a first-class manner. This will be a substantial improvement from the years of this property sitting as a vacant building and land site. To that end, this special use proposal will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
- 2) The surrounding uses consist of a variety of commercial business from a gas station to restaurants and small offices. Hinsdale Bank and Trust use as a financial institution will be complimentary and compatible with the general land use of adjacent properties and other properties in the immediate vicinity.
- 3) The development of Hinsdale Bank and Trust at this long vacant and important corner will provide for a long term and stable anchor to this section of Madison Street. This development will advance the principles of new and additional commercial development in the district, provide diversification of uses, and be fitting with recent Madison Street traffic improvements.
- 4) The use will meet the requirements for such classification in the Village of Oak Park Zoning ordinance

3. Owner Information



Application for Public Hearing SPECIAL USE PERMITS

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

Name of Business (If applicable): Hinsdale Bank and Trust

Address/Location of Property in Question: 400-406 Madison Street

Property Identification Number(s)(PIN): 16-07-423-025-0000; 16-07-423-026-0000

Name of Property Owner(s): Kyun S. Seok, Trustee of the Kyun S. Seok Trust

Address of Property Owner(s): Attorney-Won Sun Kim, Kim & Kim Law, P.C.

E-Mail of Property Owner(s): wkim@kimandkimlaw.com Phone: 847.853.9888

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

Name of Applicant(s): John Reagan

Applicant's Address: 9700 W. Higgins Road, Suite 650, Rosemont, Illinois 60018

Applicant's Phone Number: Office 847.939.9560 E-Mail jreagan@wintrust.com

Other: _____

Project Contact: (if Different than Applicant) Andy Stein

Contact's Address: 450 Skokie Blvd, Suite 505, Northbrook, Illinois 60062

Contact's Phone Number: Office 312.339.4415 E-Mail astein@spointventures.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): Lessee to project contact


Existing Zoning: MS Describe Proposal: To build a freestanding single story bank branch of 2,216 square feet with 2 drive thru lanes and 5 parking spaces.

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.

John Reagan

(Printed Name) Applicant


(Signature) Applicant

11/19/20
Date

Kyun S. Seok

(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

____ DAY OF _____, _____

(Notary Public)

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.

(Printed Name) Applicant

(Signature) Applicant

Date

Joe Seok

(Printed Name) Owner

(Signature) Owner

11/19/2020

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

19 DAY OF November 2020

(Notary Public)



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

20GST160029SK

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410 Email: ctskokie@ctt.com	Chicago Title and Trust Company 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410 Main Fax: (847)673-0645

Issued By: Kim & Kim Law P.C.
5215 Old Orchard Rd, Suite 210
Skokie, IL 60077

Order Number: 20GST160029SK
Property Ref.: 400-406 West Madison Street, Oak Park, IL 60301

SCHEDULE A

1. Commitment Date: August 13, 2020
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
 Proposed Insured: S Point Ventures Acquisitions. LLC
 Proposed Policy Amount:
 - (b) ALTA Loan Policy 2006
 Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy, its successors and/or assigns as their respective interests may appear
 Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is:
 Fee Simple
4. The Title is, at the Commitment Date, vested in:
Kyun Se Seok, as Trustee of the Kyun Se Seok Living Trust dated August 27, 2002
5. The Land is described as follows:
 Lot 19 and the East 21.5 Feet of Lot 18 in Block 6 in East Avenue Addition to Oak Park in the Southeast 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

END OF SCHEDULE A

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**
7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional \$7.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.
10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

END OF SCHEDULE B, PART I

Title Insurance Agent:

Kim & Kim Law P.C.
5215 Old Orchard Rd, Suite 210
Skokie, IL 60077
Phone: (847)853-9888
Fax: (773)634-8307

Authorized Signatory

Service Provider:

Chicago Land Agency Services
1620 W. Belmont Ave
Chicago, IL 60657
Phone: (773)384-8200
Fax: (773)384-8242

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. **Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.**
- U 8. **Defects, liens, encumbrances, adverse claims or other matters created, first appearing in the public records or attaching subsequent to the Effective Date of the above-referenced Title Insurance Commitment but prior to recording the deed, mortgage or other instruments under which the Proposed Insured acquires the estate of interest covered by the Title Insurance Commitment.**
- V 9. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
- AE 10. **1. Taxes for the year(s) 2020**

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

2020 taxes are not yet due or payable.

- 1A. Note: 2019 first installment was due March 3, 2020
Note: 2019 final installment was due August 3, 2020

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
16-07-423-025-0000	1 of 2	2019	\$2,557.04	Paid	\$2,272.89	Paid
16-07-423-026-0000	2 of 2	2019	\$5,872.93	Paid	\$5,220.53	Paid

- W 11. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- A 12. A lien in favor of the City/Town of Oak Park, for Claim for Lien, Joe Seok, et al, owner, in the amount \$11,250.00, recorded on December 26, 2019 as Document No. 1936013091.
- X 13. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- Y 14. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- AD 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.
- Limited Liability Company: S Point Ventures Acquisitions, LLC
- A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
 - If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
 - If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
 - A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

- AF 16. To assist in our analysis of the name search, the Company should be furnished prior to closing an Information Statement signed by: Kyun Se Seok
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- Z 17. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.
- AA 18. The Company should be furnished the following:
- a. A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
- b. In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a full copy of the trust agreement together with all amendments thereto.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- AB 19. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers of property located in Oak Park. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.
- S 20. Chain of title
Below find the last conveyance(s) of record including all the conveyance(s) in the last 24 months preceding the effective date of this title commitment.
- Warranty Deed recorded July 13, 2012 as document no. 1219504101 from Peter Nikols, a married man to Kyun Se Seok, Trustee of the Kyun Se Seok Living Trust dated August 27, 2002.
- This exception will not appear on the policy.
- O 21. Rights of the public or quasi-public utilities, if any, in and to the Land.
- P 22. Encroachment of the concrete block wall located mainly on the property East and adjoining over and onto the Land by .11 of a foot to .29 of a foot.
- AC 23. Note for information (endorsement requests):
All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

END OF SCHEDULE B, PART II

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Theresa Jurgis <theresa.jurgis@bairdwarner.com>

Owners statement

Joe <joseok@gmail.com>

Thu, Nov 19, 2020 at 2:38 PM

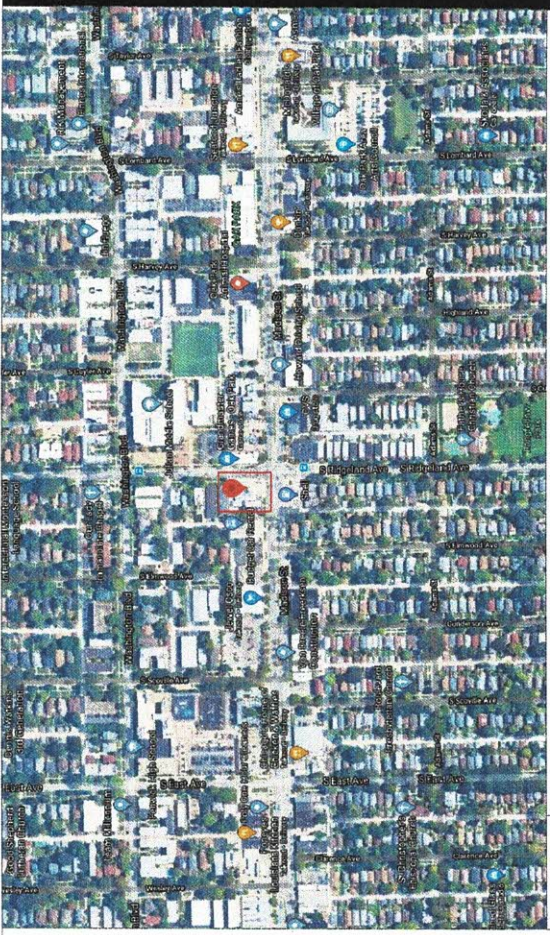
To: Theresa Jurgis <theresa.jurgis@bairdwarner.com>

We approve and support the application for the proposed use, the development fits the site and would benefit the community.

Joe Seok

4. Property Information

5. Development Plans

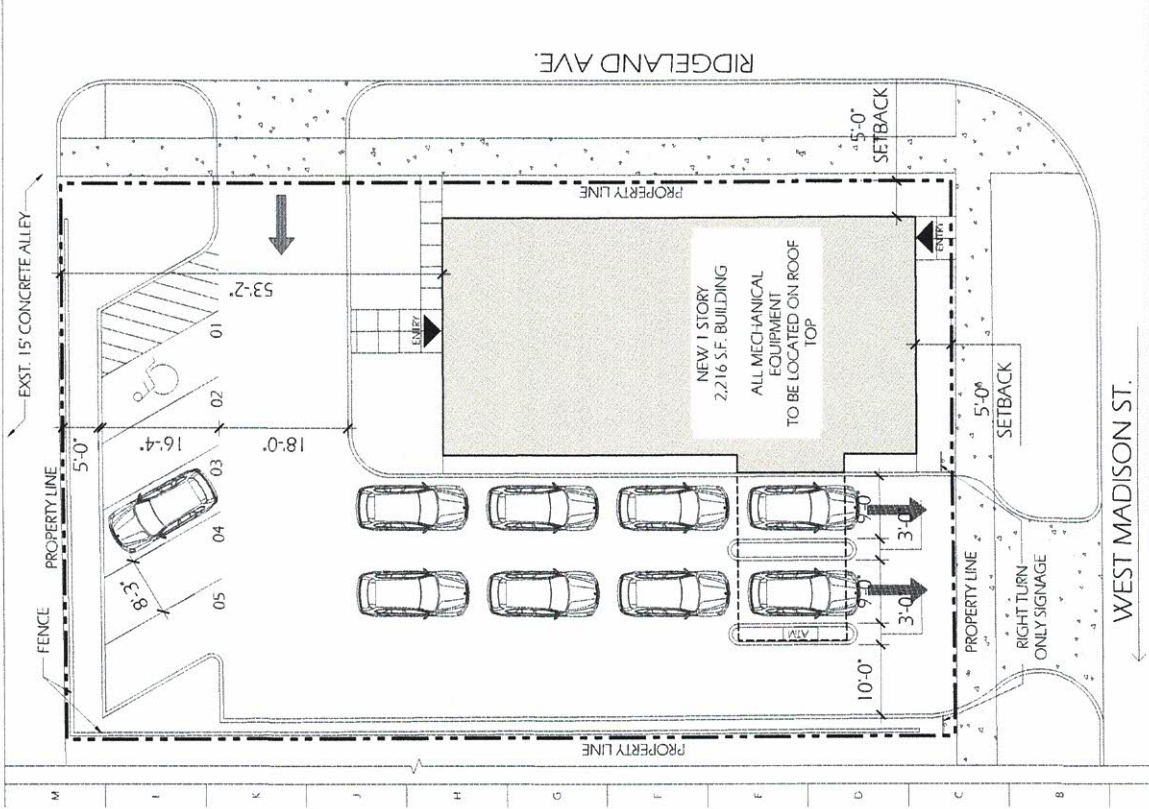


G 8 LOCATION PLAN

SITE DATA:

- ZONING = MS MADISON STREET
- MIN. LOT AREA = NR
- ACTUAL LOT AREA = 9,663 SQ.FT.
- STREET SETBACK = 5'-15" BUILD-TO ZONE
- INTERIOR SIDE SETBACK = 0'-0"
- REAR SETBACK = 25'-0" MIN.
- CORNER SIDE LOT LINE = 5'-15" BUILD-TO ZONE
- MIN. BUILDING HEIGHT = 20'-0" / PROVIDED
- PARKING REQUIREMENT = 1 PER 500 SQ.FT. OF G.F.A.
(2,216 SQ.FT./500) = ±5 SPACES
- ACTUAL PARKING = 5 SPACES
- LOADING AREA = NR

A 8 SITE DATA



A 1 PROPOSED SITE PLAN

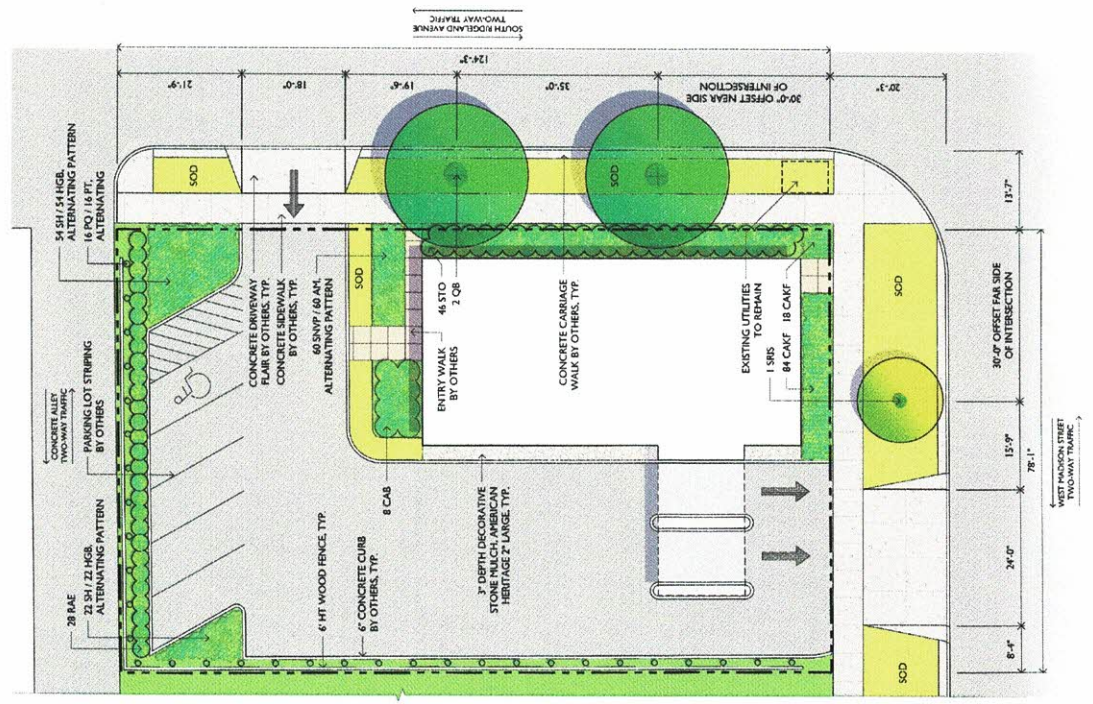
CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
QB	QUERCUS BICOLO	SWAMP WHITE OAK	2	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIEN QUALITY, SPRING DIG ONLY
SRS	STRONGA RETICULATA 'NORT' SILK'	NORT SILK JAPANESE TREE LILAC	1	4"	-	-	BBB	SINGLE STRAIGHT TRUNK, SPECIEN QUALITY
CAB	CORNUS ALBA 'BAH HALO'	ROXY HALO VAREGATED DOGWOOD	8	-	30"	-	#5	4'-0" ON CENTER
BAE	BIRUS ALPINE EUROPA'	EUROPA ALPINE CURBRANT	28	-	24"	-	#5	4'-0" ON CENTER
STO	SPRAEA FRANKENGI 'OGON'	SPREA HELLOW YELLOW	46	-	24"	-	#5	4'-0" ON CENTER
CAKF	CALAHAGROSTIS ACUTIROLOA 'KARL FORASTER'	KARL FORASTER FEATHER REED GRASS	102	-	-	-	#1	1'-0" ON CENTER
SH	SPOROBOLUS HETEROLOPS	PRAIRIE DROPSPEED	76	-	-	-	#1	1'-0" ON CENTER
APR	ALLIUM 'MILLENRIJK'	ORNAMENTAL ALLIUM	60	-	-	-	#1	1'-0" ON CENTER
HGB	HEBERCALLIS 'GOING BANANAS'	GOING BANANAS DAYLILY	76	-	-	-	#1	1'-0" ON CENTER
SNVP	SALVIA NERIOSSA 'VIOLET PROFUSION'	VIOLET PROFUSION SALVIA	60	-	-	-	#1	1'-0" ON CENTER
PO	PARTHENOCISSUS QUINQUEFOIDA	VIRGINIA CREEPER	16	-	-	-	QT	6'-0" ON CENTER, ALTERNATING
PT	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	16	-	-	-	QT	6'-0" ON CENTER, ALTERNATING

2 PLANT PALETTE
 NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS IN THE EVENT OF ANY DISCREPANCIES. THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

WEST MADISON STREET
 LENGTH (LINEAR FEET) 76'-1"
 NUMBER OF TREES REQUIRED (1 PER 35 LF) 2
 NUMBER OF EXISTING TREES TO BE REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 2
 THIS NUMBER CANNOT BE PROVIDED DUE TO THE PROXIMITY OF THE INTERSECTION AND DRIVEWAY.

SOUTH RIDGELAND AVENUE
 LENGTH (LINEAR FEET) 124'-3"
 NUMBER OF TREES REQUIRED (1 PER 35 LF) 3
 NUMBER OF EXISTING TREES TO BE REMAIN 0
 NUMBER OF ADDITIONAL TREES TO BE PROVIDED 3
 THIS NUMBER CANNOT BE PROVIDED DUE TO THE PROXIMITY OF THE INTERSECTION AND DRIVEWAY.

3 LANDSCAPE ORDINANCE ANALYSIS - PARKWAY PLANTING



LANDSCAPE PLAN
 SCALE: 1" = 10'-0"



STATE OF WEST VIRGINIA
 PROFESSIONAL ENGINEER
 EXPIRES 12/31/2011

NO. 7-730 RACON FOR PALE
 NO. 2-PAE REGION FOR PALE
 STATE OF WEST VIRGINIA
 REGISTERED PROFESSIONAL ENGINEER
 CONSULTANT

PROJECT TITLE
 GUY FAWKES TRUST
 400 FANCKSON ST.
 CHARLOTTE, NC 28202-9900

GRUNDRIESTER
 ARCHITECTS INC.

EP100
 PHOTO METRIC PLAN

DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]



Symbol	Level	Quantity	Description	Unit	Material	Notes
⊙	A	1	Light Fixture	LED	1000lm	1000lm
○	B	1	Light Fixture	LED	1000lm	1000lm
□	C	1	Light Fixture	LED	1000lm	1000lm

Symbol	Level	Quantity	Description	Unit	Material	Notes
⊙	A	1	Light Fixture	LED	1000lm	1000lm
○	B	1	Light Fixture	LED	1000lm	1000lm
□	C	1	Light Fixture	LED	1000lm	1000lm

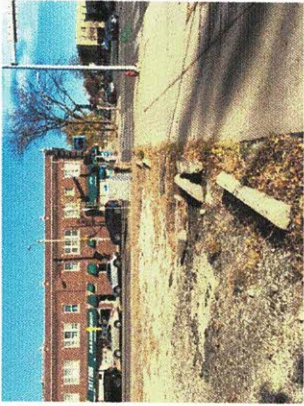
1 PHOTOMETRIC PLAN
 AS NOTED



VIEW NORTH FROM THE INTERSECTION



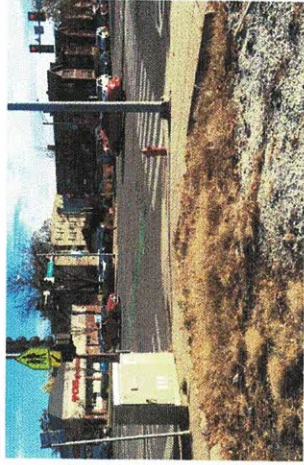
VIEW SOUTH FROM THE INTERSECTION



VIEW EAST FROM THE INTERSECTION



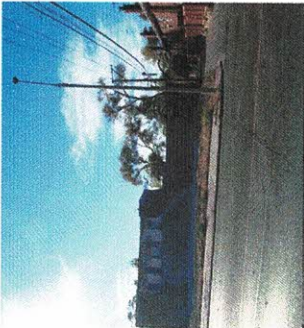
VIEW WEST FROM THE INTERSECTION



VIEW NORTH FROM THE INTERSECTION



VIEW NORTH FROM THE INTERSECTION



VIEW SOUTH FROM THE INTERSECTION



VIEW EAST FROM THE INTERSECTION



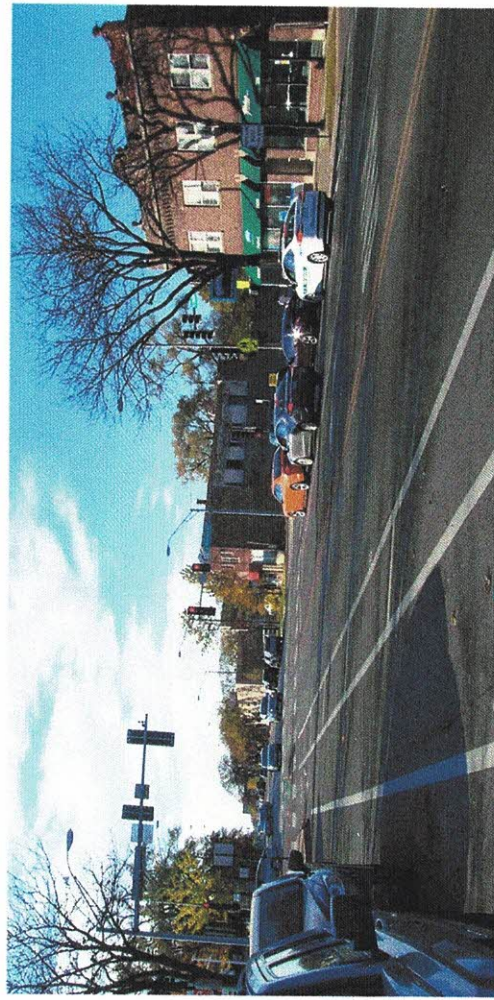
VIEW WEST FROM THE INTERSECTION



VIEW NORTH FROM THE INTERSECTION



VIEW WEST FROM THE INTERSECTION



VIEW WEST FROM THE INTERSECTION

6. Building Elevations

GENERAL NOTE: MATERIALS METERS

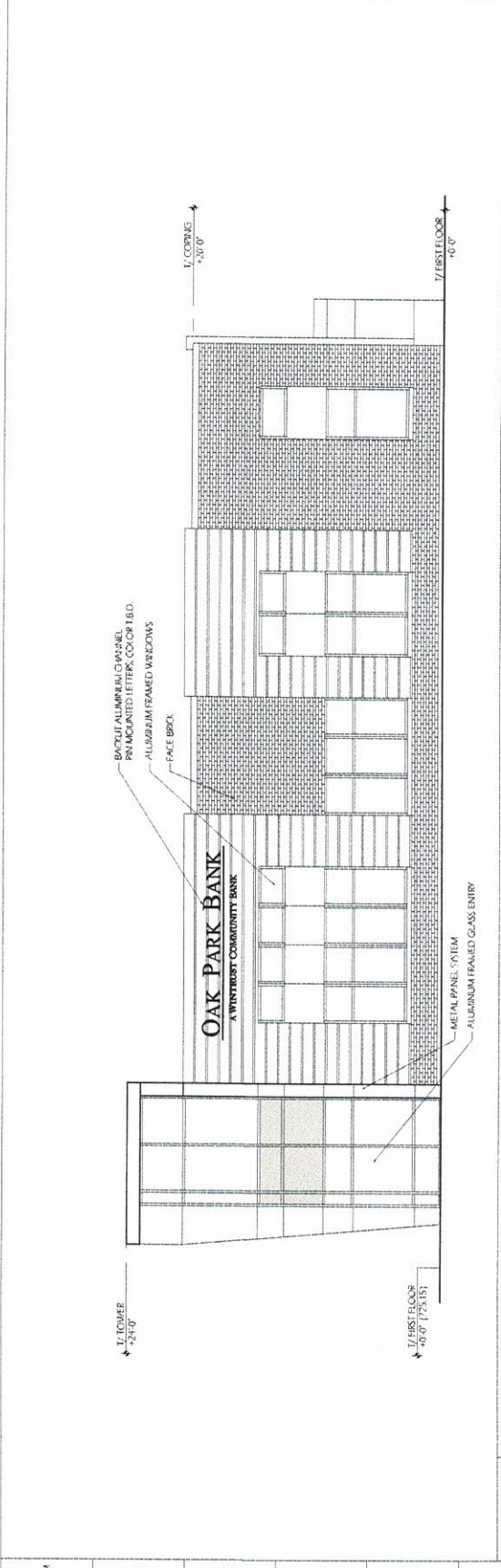
PROJECT TITLE
 OAK PARK BANK & TRUST
 400 MALDEN ST
 OAK PARK IL 60300
 OAK PROJECT NO. 2003.00

CONTRACT NO. 2003.00
 DATE: 11/17/2003
 DRAWN BY: EAC
 CHECKED BY: EAC

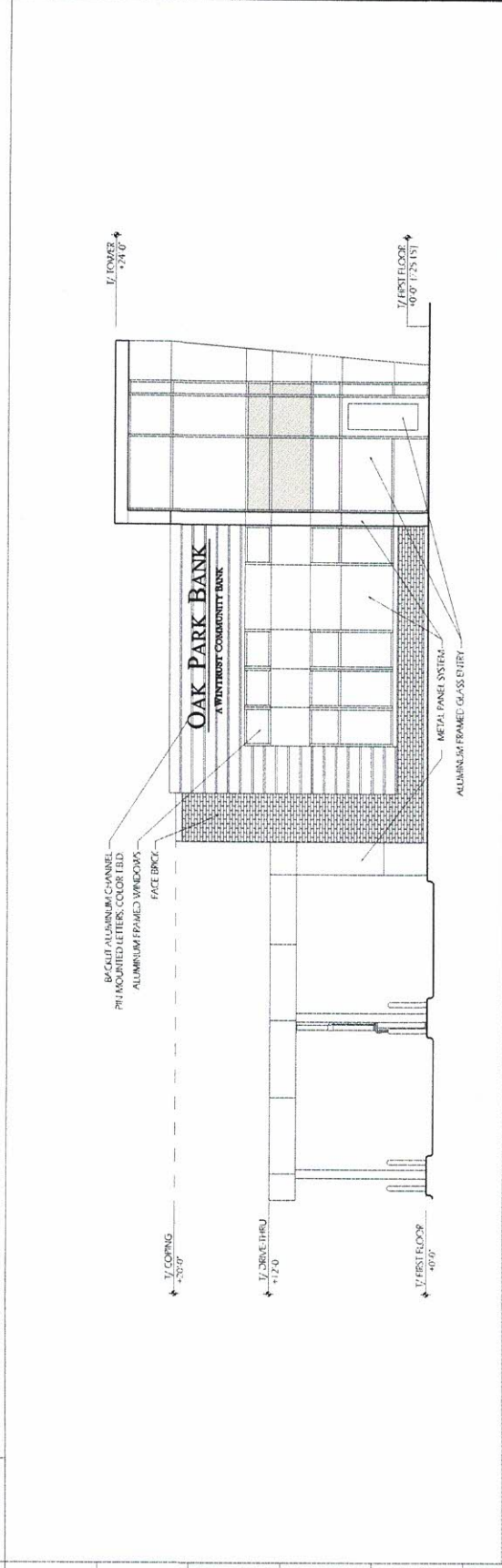
CONSULTANTS
 GRUNDRIESTER
 ARCHITECTS, INC.

A200
 PROPOSED EXTERIOR ELEVATIONS

DATE: 11/17/2003
 DRAWN BY: EAC
 CHECKED BY: EAC
 OAK PROJECT NO. 2003.00
 OAK CONTRACT NO. 2003.00



G | PROPOSED EXTERIOR ELEVATION - EAST
 1/4\"/>

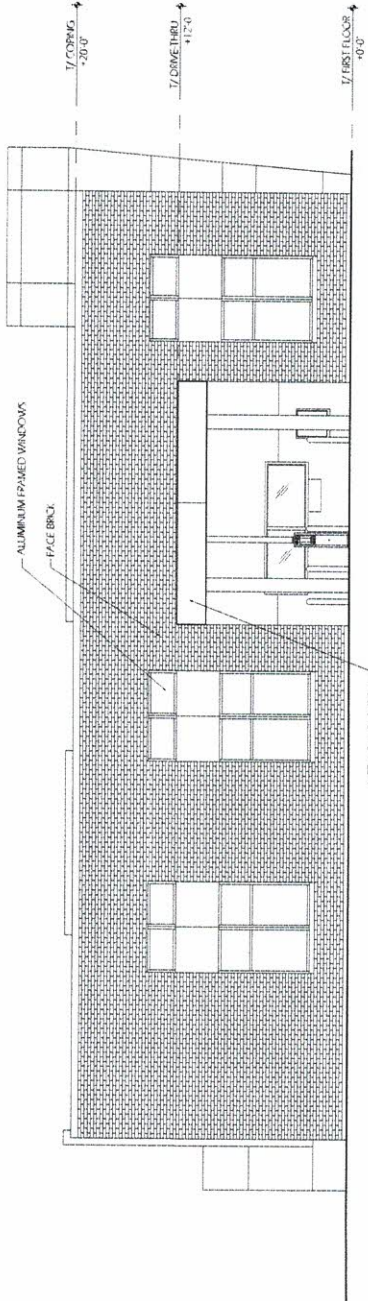


A | PROPOSED EXTERIOR ELEVATION - SOUTH
 1/4\"/>

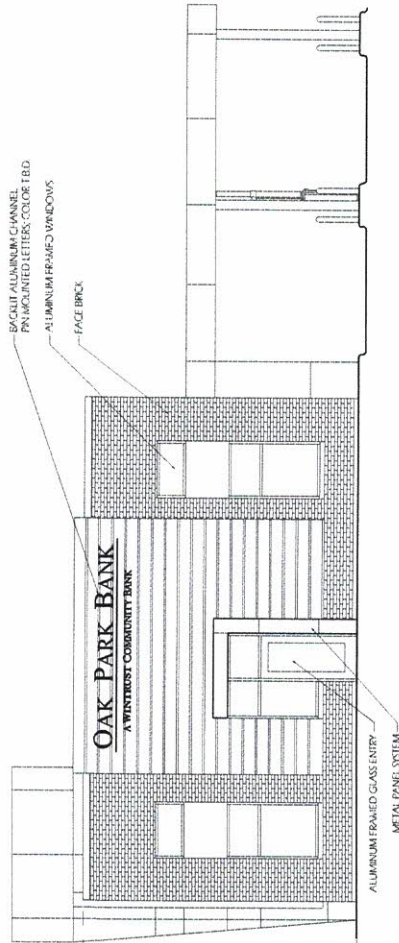
M
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GENERAL NOTES/MATERIALS SETTING



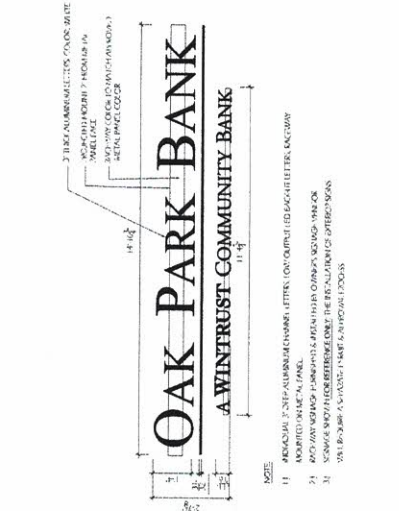
G I PROPOSED EXTERIOR ELEVATION - WEST



A I PROPOSED EXTERIOR ELEVATION - NORTH



1/4"=1'-0"



A II EXTERIOR SIGNAGE DETAIL

1/4"=1'-0"

UNLESS OTHERWISE INDICATED, ALL DIMENSIONS AND FINISHES SHALL BE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.

GT: 11/19/2010 SHEET LIST RESET
 NO. DATE REASON FOR ISSUE
 DRAWN BY: EAL CHECKED BY: CJS
 CONSULTANTS

PROJECT TITLE
 OAK PARK BANK & TRUST
 400 MADISON ST
 SUITE 1100
 OAK PARK, IL 60301
 CONTACT: (708) 341-4000

GRUNDYRIESTER ARCHITECTS, INC.

A201
 PROPOSED EXTERIOR ELEVATIONS
 EXTERIOR SIGNAGE DETAIL

DATE PLOTTED: 11/19/2010 11:54 AM
 PLOTTER: HP DesignJet 5000 Series
 PLOT SCALE: 1/4"=1'-0"

7. Letter of Recommendation



November 6, 2020

To: Oak Park Village Board of Trustees

From: John Lynch, Executive Director, OPEDC

Re: Letter of Support – Wintrust Financial – 400 Madison Street

The Oak Park Economic Development Corporation is providing this letter in support of Wintrust Financial's ("Wintrust") application for a special use variance to build a drive-thru branch at 400 Madison Street.

We believe that Wintrust's drive-thru branch, as proposed, will be a positive addition to the Madison Street corridor. Since the closure of Billy's Fruit Market in 2011, 400 Madison Street has been vacant and in disrepair. We are aware of other users that have pursued the property, but the size of the site (9,600 sf) makes significant redevelopment challenging without assembling neighboring property, which, to date, has not been feasible. A small-footprint Wintrust branch will be an anchor for this high-visibility corner that benefits from, rather than adds to, existing traffic at this already busy intersection.

OPEDC has been aware of Wintrust's interest in establishing a presence in Oak Park for some time and fully supported their recent application for a variance to locate a main branch at 151 N. Oak Park Avenue. At this time, their Oak Park Avenue location has received Zoning Board of Appeals (ZBA) approval and is awaiting final approval from the Village Board.

We are familiar with Wintrust's positive reputation throughout Chicagoland and believe that the addition of another community-minded bank to Oak Park will be beneficial to the business community and village as a whole. The loss of Community Bank of Oak Park-River Forest has been felt in the community and we look forward to Wintrust's commitment to help fill that gap as Oak Park begins along the long road to recovery. The Madison Street branch, along with the proposed Lake Street location, will ensure that the Bank has a community-wide presence; which we believe is good for both Oak Park and Wintrust.

Thank you for your consideration.

Oak Park Economic Development Corporation
104 N. Oak Park Ave., Suite 203, Oak Park, IL 60301
708.383.3838 **Main** 708.383.3414 **Fax**

opedc.net