



The Oak Park Oasis

The developer, JCSD, LLC, proposes a development of twenty two, three level townhomes around a central landscaped courtyard. The homes are designed as second generation townhomes that use up-to-date buyer input from past Oak Park townhome buyers. This focused input allows the developer and the architect to add refinements like fewer floors and wider living spaces. The homes feature two car garages and roof top living.

The heart of the development, however, is the zen plaza with its proposed water feature and private gardens for every unit.

PD Application
Item 1
PETITION FOR PUBLIC HEARING



Department of Community and Economic Development

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: 317 HOME AVE

Property Identification Number(s)(PIN): 16-07-316-027-0000

Name of Property Owner(s): (JOHN + MONICA DALTON) + (WEST COOK YMCA)

Address of Property Owner(s): (317 HOME AVE) + (255 S. MARION ST.)

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

Name of Applicant(s): JCSO, LLC

Applicant's Address: 400 ASHCROFT RIVER FOREST IL 60305

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

Other: JOHN@METROPOLIS ARCHITECTS.COM

Project Contact: (if Different than Applicant) SAME

Contact's Address:

Contact's Phone Number: Office E-Mail

Other:

Property Interest of Applicant: Owner Legal Representative X Contract Purchaser Other

(Describe):

Existing Zoning: R-5 + R-7 Describe Proposal: CONSTRUCT 22 TOWNHOMES ON AN EXISTING PARKING LOT & ONE SINGLE FAMILY HOME - EXISTING TO REMAIN.

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

EXCLUS TO REMAIN.

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

ResPD BusPD ComPD MIX

Size of Parcel (from Plat of Survey): 49,885.3 SQ. FT. 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: R-7 RESIDENTIAL
To the South: R-7
To the East: R-5
To the West: R-7

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

COMMERCIAL/BUSINESS RESIDENTIAL MIXED USE OTHER: X

Describe Improvement: \$ SURFACE PARKING LOT + SINGLE FAMILY HOUSE.

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

If Yes, how?

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

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 No X

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

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

SIDE YARD SETBACK SECT. 3.8.1 MAX. LOT COVERAGE SEC 3.8.1-
FRONT YARD SETBACK SECT 3.8.1 C.1
REAR YARD SETBACK SECT 3.8.1

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 RESIDENTIAL DEVELOPMENT ON THIS PARCEL IS IN HARMONY WITH SURROUNDING USES + IN KEEPING WITH SCALE + MINIMIZES POTENTIAL DENSITY

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]
(Signature) Applicant

1.20.14
Date

Monica Dalton
(Signature) Owner

2-15-2014
Date

[Signature] 2/17/2014
CVO, The West Cook Yards

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15th DAY OF February, 2014

[Signature]
(Notary Public)



PD Application
Item 2
AFFIDAVIT OF NOTICE

The Applicant hereby states that the affidavit of public hearing notice has been provided.

FORM - 1

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, Monica Dalton, 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 317 Home Avenue, Oak Park, IL

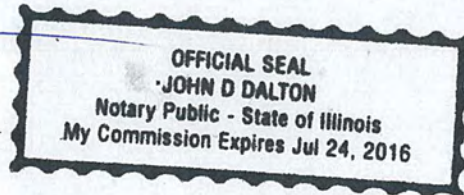
and that such property is owned by John and Monica Dalton as of this date.
(Print Name / Company)

Monica Dalton
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15th DAY OF February, 2014

[Signature]
(Notary Public)



FORM - 1

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, DAVID L. PHELPS, 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

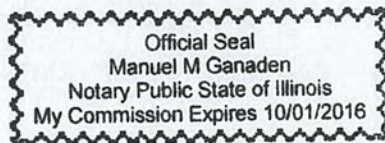
commonly described as SURFACE PARKING LOT

and that such property is owned by The WEST COOK YMCAs as of this date.
(Print Name / Company)

[Signature]
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18th DAY OF Feb, 2014

[Signature]
(Notary Public)



PD Application
Item 3
APPLICATION FEE

The application fee was included as part of an earlier submittal.

JCSD, LLC
400 ASHLAND AVE
RIVER FOREST, IL 60305

1001

2-173/710

DATE 2/10/14

PAY TO THE ORDER OF VILLAGE OF OAK PARK

\$ 2,000⁰⁰

TWO THOUSAND AND

00/100

DOLLARS



Security Features
Details on Back.

mb financial
bank^{na} Rosemont, IL 60018

FOR PD APPLICATION

Ball

MP

⑈001001⑈ ⑆071001737⑆ 1620010278⑈

**PD Application
Item 4
PROJECT SUMMARY**

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

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

Comprehensive Plan Standards 3.9.1 (H) (1)

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

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

Objective:

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

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

Objective:

To stabilize the size of Oak Park's population.

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

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

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

Objective:

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

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

Given the demographic trends discussed above, multi-family housing offers the best opportunity to help stabilize the size of Oak Park's population. In recent years, the evidence shows that units like the ones proposed in this application have been popular among purchasers. Some similar developments where units similar to the ones proposed in this application are: Euclid Square Townhomes, SoHo Townhomes and Condominiums, Madison Square Townhomes and Elmwood Square Townhomes.

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

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.***

JCSD, LLC, has experience in residential projects and has the financial and technical capacity to complete the proposed development. See the Developer's Qualifications as part of this application.

- 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.***

In response to this section, first and foremost, this project is economically feasible. As reference, please see letter from Gloor Realty, a local Real Estate Sales firm that has current experience selling Townhomes similar to the ones proposed here.

Second, as to the possible burden on the Village services, we restate the points listed earlier in this application:

Our civil engineer, SpaceCo believe 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 and Randolph Street. 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

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

JCSD, LLC recognizes the importance of input from neighbors regarding development. Rather than waiting until the public hearing process to involve interested parties, the architect, John Schiess held a meeting at the Oak Park Public Library on April 8, 2014 to discuss the development in detail. See the sample notice that will be mailed on 3.21.14

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

If we believe additional information is necessary, we will host additional meetings with neighbors to keep them informed about our progress through the Planned Development process and to solicit input on our plans.

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 twenty-four condos with an average market value of \$ in 2007. Therefore:

- **\$ 534,545. per residential townhouse (average) x 22 townhomes,
Total market value of development \$11,760,000.**
- **\$11,760,000 x 2.03% = \$270,480 taxes for residential townhomes**
- **\$270,480 total RE tax revenue for residential townhomes**
- ***Total real estate taxes projected: \$270,480***

Since the most recent tax bill establishes the tax at this property at approximately \$20,000

- **Real Estate Taxes will be increased by: \$250,480 per year**

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

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

Attachments:

- ⇒ Plat of survey of existing conditions
- ⇒ Site plan of Proposed Development
- ⇒ Floor Plans and Elevations of Proposed Development
- ⇒ Proposed Landscape Plan
- ⇒ Schedule of development
- ⇒ Statement to record planned development
- ⇒ Statement about traffic
- ⇒ Statement about economic impact
- ⇒ Statement about demand for Village services
- ⇒ Statement about professional and financial qualifications of developer

PROJECT ZONING DATA

- Project Name **OAK PARK OASIS**
- Project Address **317 Home Avenue Oak Park, Illinois**
- Lot Dimensions **200' x 200.12' = 39,985.30 SQ FT (lot A) 178.0' x 50.0' = 8,900 SQ FT (lot B) 50.0' x 20.0' = 1,000 SQ FT (lot C)**
- Total Lot Area **49,885.3 SF**

- Date: 16 April 2014
- Prepared By: John Conrad Schiess, Architect
- Applicant: JCSD, LLC.

ZONING ANALYSIS

ITEM	SECTION	REGULATIONS	ALLOWED	PROPOSED	ALLOWANCE
Zone District (INTERIOR LOT)	3.8.1	R-7 Multiple-Family District	R7	R-7 Multiple-Family District	none
Zone District (317 HOME AVE.)		R5 Two Family (Single Family 3000 SF)	R5	R5 Single Family	existing
Allowable Uses (INTERIOR LOT)	3.1	Multiple-Family Dwelling	Multiple-Family Dwelling	Townhome	allowance for townhome
Allowable Uses (317 HOME AVE.)		Single Family	Single Family	Single Family	existing
Min. Lot Area	3.8.1-A.1	Lot area: minus 5,000 sq ft for the first two units the 700 sq ft for each additional unit	64	23 residential units (22 new + 1 existing)	none
Allowable Height Max.	3.8.1-A.2	45'-0"	45'-0"	40'-3"	none
Setbacks Min.	3.8.1-B.1				
Front		20'-0"	20'-0"	10'-0"	10'-0"
Rear		25'-0" or 20% of depth of the lot, whichever is less	25'-0"	10'-0"	15'-0"
Side		5'-0" minimum; however, in the case of lots more than 50 feet in width, each side yard shall be 10% of such width or 10 feet, whichever is less	10'-0"	4'-0"	6'-0"
Max Lot Coverage	3.8.1-C.1	45%	22,448.39sq ft	22,813 sq ft	365 sq ft
Min. Open Space		25%	12,221.33 sq ft	12,266 sq ft	none
Parking					
Residential	6.2	2.0 minimum Number Space for 3 BR unit 1.5 minimum Number Space for Multi-Family 2BR unit	42	48 total (44 new + 4 existing)	none

PD Application

COMMUNITY MEETING

OAK PARK OASIS NEIGHBORHOOD MEETING

date: April 8th 2014 / time: 7-8:30pm / location: Oak Park Public Library

	NAME	ADDRESS	PHONE	Email address
1	MIKE STREET	1025 LINDEM AVE	847-910-8570	MIKESTREET@AOL.COM
2	Leslie Lauderdale	1038 Washington	312-399-4506	Leslie-Lauderdale@aol.com
3	JERIANNA WALSH	1025 RANDOLPH ST		JERIANNA-WALSH@YAHOO.COM
4	Mary Anne Moore	312 Belmont		
5	Melinda & Randy	1024 Washington Ave		
6	Paula Griffin	1024 Randolph	630-228-0888	Cook Roofing & SDC Global.net
7	O. Topiles	1019 W 15th St	847 727 8151	otopiles@hotmail.com
8	Kyle Eichenberger	419 Wisconsin	312-920-5677	Eichenberger KP@yahod
9	Phil Jimmy			
10	JREY KRISTON	950 WASHINGTON	708-358-8058	
11	RONELIZ KUBIN	338 WISCONSIN AVE	312-461-9376	area338@att.net
12	Alfred Allen	1025 Randolph #307	708-692-3381	allen@opr.fhs.org
13	BRIAN CHANG	265 Home Ave	708-445-8055	APOPTOTIC@YAHOO.COM
14	Linas Smulkstys	333 Wisconsin Ave	708-848-7121	lasmulkstys@sbcglobal.net
15	DAVID Phelps	600 N Ridgeland	312-405-9622	
16	Pym Hooker	308 Wisconsin	708-383-2635	
17	Steve Padensky	308 Wisconsin	708-383-2635	
18	LAVARNE COLLINS	Barrville 320 Wisconsin	708-763-9927	lavcollins@aol.com
19	R. Bibbs	Oak Leaves		loganhendricksmedia@yahoo.com
20	Phyllis Cardigan Tier	321 Home	708-386-5981	cgphill@att.net
21	Gail Ginsberg	301 Home	708-660-9506	gins@speakeasy.015
22	Rosa Marie	405 Home		
23	Mary Anne Mohanraj	332 Wisconsin Ave.	708-434-5069	mohanraj@uic.edu
24	Ching Zelik	1042 WASHINGTON BLVD	708 383-3543	Catzidlin@comcast.net
25	Carol Mancini	1038 Washington Blvd		emancinif@comcast.net
26	Clif + Mary Ellen Wilson	309 Home Ave	708 574 6968	clifrep@gmail.com
27	Julie + James Wolfe	315 Home Ave	708-286-0239	Julie.Wolfe@comcast.net

4//18/14 JCSD LLC Neighborhood Meeting.

- 1) Orientation questions, Where is Home Ave.?
- 2) Where is the development to the South?
- 3) Where will the 164 people park?
- 4) Do you have to walk down the alley to get there? Is it safe?
- 5) Any consideration for making alleys one way?
- 6) 317 Home is to give the development street address?
- 7) How will trash pick up work?
- 8) Can we see the development in context with surrounding properties?
- 9) Mistake in rendering of alley going to Home Ave.? (Southwest view)
- 10)Whats on the roof? Parties?
- 11)How do they manage the snow? Where do they put it?
- 12)Where you the developer for 320 Wisconsin?
- 13)Will the new alley solve the water that comes into my garage?
- 14)What are you going to do with the people that park there now? Who parks there now?
- 15)Will you stay with the proposed number of units? Can it grow to the code compliant number?
- 16)How will a fire truck get access?
- 17)Can visitors enter from all sides? Visitor parking?
- 18)We have 24 (24 hour) spots. The village does not offer 24 hour parking.
- 19)When will this happen? Schedule?
- 20)Do you own the property?
- 21)Is financing available?
- 22)License lapsed and development stalled
- 23)What has the development group completed
- 24)Review setbacks again? Parking on aprons?
- 25)Any sidewalks or driveways through 317 Home?
- 26)Will the new alley be concrete?
- 27)Are there sewers under the alley to be repaired?
- 28)Diagonal parking on surrounding streets?
- 29)Concrete or stucco panels?
- 30)40' height: Includes railing? Penthouse?
- 31)Unit Southeast? Elevators? Basements? Balconies?
- 32)Average cost/unit
- 33)Off site infrastructure upgrade?
- 34)Access to: Garages during construction? Freight elevator at Bon Villa?

PD Application
Item 5
PROFESSIONAL QUALIFICATIONS

Developer: JCSD, LLC

Architect: John Conrad Schiess Architect, Ltd.

Qualifications

JCSD, LLC is a single purpose Illinois limited liability corporation with the sole purpose to purchase and develop the property formerly known as the remote YMCA parking lot in the area bounded by alleys for Home Avenue, Wisconsin Avenue, Randolph Street and Washington Boulevard.

JCSD, LLC is a corporate entity whose partners include Michael R. Streit, manager of JCSD; Robert L. Palley, manager of Granite Realty Partners, LLC, and John Schiess, president of John Conrad Schiess Architect, Ltd.

Mike Streit is a veteran real estate executive with over 25 years of corporate and private development experience. Mr. Streit graduated with an architecture degree from Notre Dame. His experience includes Commercial Real Estate Lending for Continental Bank and American Express as VP of Global Real Estate Transactions.

Rob Palley is a founding member of Granite Realty Partners and has spent his entire business career on the principal side of real estate development. A graduate of Northwestern's J.L. Kellogg Graduate School of Management, Mr. Palley has invested in and or developed numerous properties throughout Oak Park and River Forest over the last 15 years.

John Schiess is a local architect and builder with strong community ties. Under his leadership and guidance for various clients, Mr. Schiess has achieved an approval for approximately 200 units of multi family housing in Oak Park since 1999. A resume of work for Mr. Schiess's work is attached to this application.

March 19, 2014

john conrad schiess architect, ltd.

905 Home Avenue Oak Park, IL

Tel 708.383.5822 Fax 708.383.5884

john@jcsarchitect.com



EXPERIENCE

John Conrad Schiess Architect, Ltd

President

November 2011 to present

Mr. Schiess provides leadership for the operations activities for the architectural design firm. JCSA is a full service architectural design firm that specializes in developments that require zoning or plan commission approvals. The firm and Mr. Schiess have received various awards for their work.

MiGreen Home Corporation

President

November 2011 to present

Mr. Schiess provides leadership for the operations activities for the design + build firm which specializes in energy efficient and sustainable homes. Mr. Schiess founded MGH Corporation in 2010.

METROPOLIS Architects & Builders

President

Sept 1993 to Nov 2011

Operations responsibility for Design + Build Architecture firm that specialized in residential projects in the Chicago area. The company offers professional Architecture and to residential clients. Metropolis specifically concentrates its efforts in residential design and construction.

EXPERIENCE

Consulting Architect

May 2002 to Dec 2007

Mr. Schiess was selected as the consulting architect for the Oak Park Residence Corporation (OPRC) in Oak Park, Illinois. In this position, Mr. Schiess provides consulting services for the OPRC such as: property assessments, energy efficiency guidance, construction cost estimating and architectural designs. As such, Mr. Schiess maintains a working knowledge of the agency's asset portfolio and overall mission.

Home by Hemphill Builders and Developers

Sept 1987 to Sept 1993

New business acquisition, construction operations, subcontractor contracts and budgeting for newly formed division of Hemphill. This profit center was formed to take advantage of City of Chicago building opportunities in joint venture with Not-For-Profit groups.

- Started the City Division profit center for Home by Hemphill.
- Construction operations responsibility
- Successfully completed Garibaldi Square, a \$32 MM, 128 new townhomes in Chicago's near west side.

Nagle Hartray and Associates, Architects

Project Architect

July 86 to Sept 87

Managed architectural projects from conceptual stage through construction administration.

Solomon / Dieckmann Architects

Architect

Jan 84 to July 86

Construction drawings and Construction administration.

EDUCATION

LEED Professional, accredited in 2011

Licensed to practice Architecture in the State of Illinois since 1993

University of Illinois at Chicago -
Bachelor of Architecture Degree 1991.

Southern Illinois University at Carbondale -
Associate Degree in Architectural Technology 1981.

HONORS and PUBLICATIONS

Panel member on "In the hot seat" a seminar sponsored by the American Institute of Architects, September 2000.

Bronze Key award by the Homebuilders Association of Greater Chicago for the design of the Altgeld Club single family homes in Chicago, 1998.

Bronze Key award by the Homebuilders Association of Greater Chicago for the design of the Kenwood Home in Chicago, 1995.

Design Excellence Citation for The Prairie House entry to the 1992 City of Chicago Parade of Homes. Awarded by The Home Builders of Greater Chicago.

Oak Park Studio Row Competition, 1985 National design competition sponsored by the Village of Oak Park, Illinois. Received 3rd place award.

City House Design Competition , 1984 - Competition sponsored by the City of Chicago. Received 3rd place award.

Designs for urban residences and townhomes have been published in "Architecture" magazine, "Inland Architect" and "The Chicago Architecture Club Journal", the Chicago Tribune.

TEACHING and CIVIC ORGANIZATIONS

In 1992, Mr. Schiess joined the faculty of Triton College in River Grove. Mr. Schiess has taught courses in architectural design and construction.

In 1997, Mr. Schiess was appointed commissioner by the Board of Trustees to serve a three-year term on Oak Park's Historic Preservation Commission. Until May of 2001, he was active on behalf of the commission assisting the Village in maintaining Oak Park's rich architectural heritage.

On October 19, 2009, Mr. Schiess was appointed commissioner by the Board of Trustees to serve a three-year term on Oak Park's Forestry Commission and subsequently to the Community Design Commission.

In 1999, Mr. Schiess was nominated to be a member of Triton College's Architectural Program Curriculum Advisory Committee. He continues to serve in that role.

PERSONAL

As a native Guatemalan, Mr. Schiess reads, writes and speaks Spanish fluently.

Mr. Schiess was naturalized as a US Citizen in 1989.

He was born in Guatemala, Central America in 1956 and entered the United States as a Permanent Resident in July of 1964 via the port of New Orleans.

Mr. Schiess is married to Ronda Schiess, an elementary school teacher. They reside in Oak Park, Illinois. They have two adult children, JB 28 and Alec 25.

Mr. Schiess is an accomplished triathlete having successfully completed eight triathlons in Chicago, Wisconsin and Bozeman, Montana from 2011 to 2013.

REFERENCES

References furnished upon request.

PD Application
Item 6
PROPOSED FINANCING



Lakeside Bank

2800 North Ashland Avenue
Chicago, Illinois 60657

(312) 789-3600
FAX (312) 808-5877

February 21, 2014

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

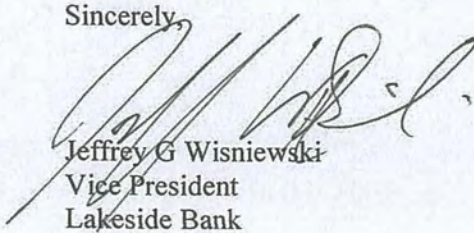
Re: JCSD LLC Application for Planned Development
317 S. Home Avenue and the Current Surface Parking Lot
Bounded by Washington, Randolph, Wisconsin and Home

To whom it may concern:

Lakeside Bank has previously provided loans to one of more of the principals of JCSD LLC. The bank has been provided with financial projections for the proposed townhome on the above-referenced site and has provided financing for similar type townhouse projects.

Based on our past relationship with the principals, and subject to final underwriting and loan committee approval, Lakeside Bank is willing to consider providing construction financing for the subject development.

Sincerely,



Jeffrey G Wisniewski
Vice President
Lakeside Bank

**PD Application
Item 7
PLAT OF SURVEY**

S



WISCONSIN AVENUE

EAST R.O.W. LINE OF WISCONSIN AVE

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY

WEST R.O.W. LINE OF 20' PUBLIC ALLEY



REGISTERED ILLINOIS LAND SURVEYOR
PROFESSIONAL SURVEYORS LICENSE # 3433
EXPIRES 11-30-14

12-17-13

DATE OF PLAT OR MAP: NOVEMBER 27, 2013.

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 ILSA AND ILSB OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2013.

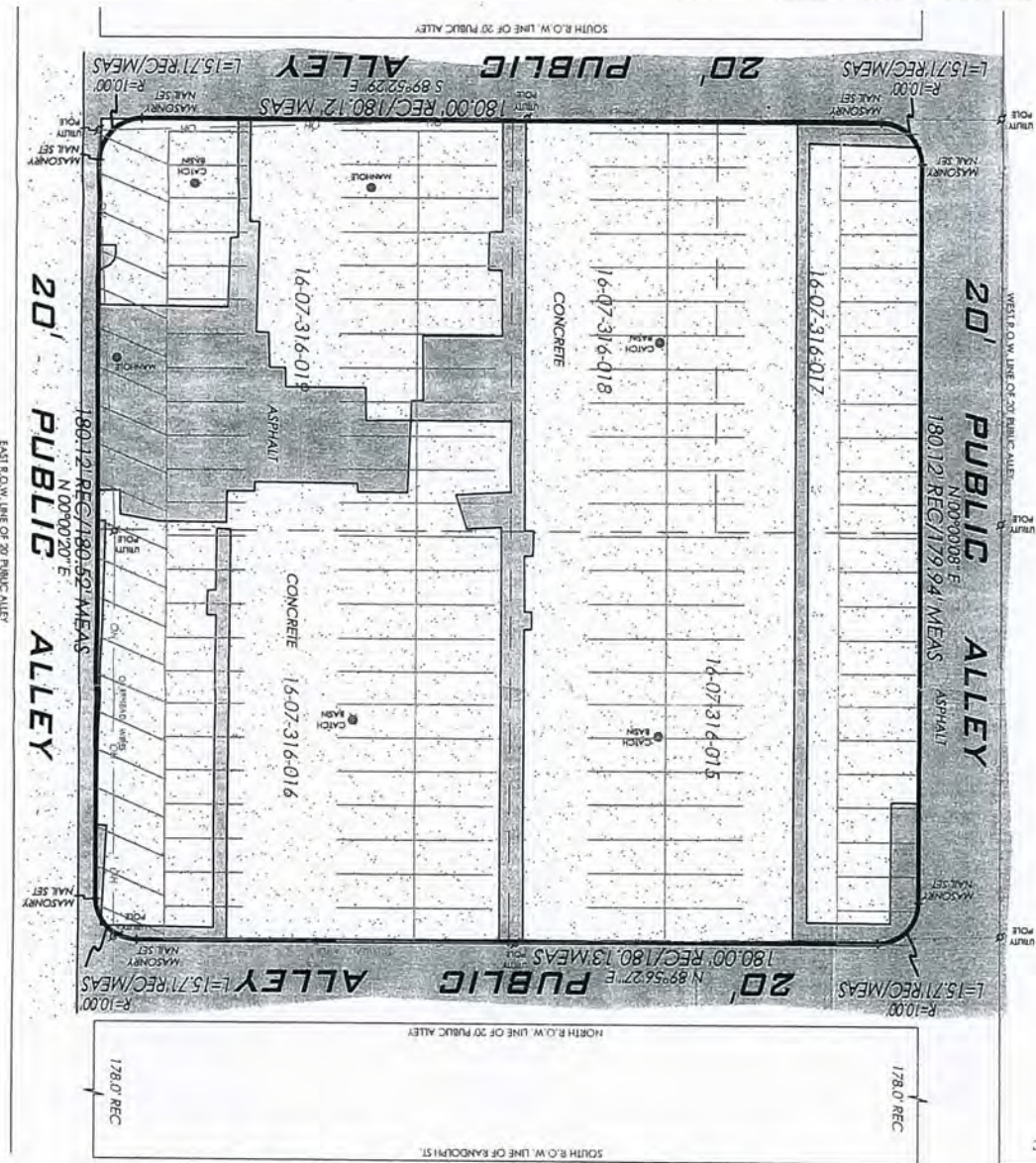
CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY

NOTE: BEARING SYSTEM ASSUMED FOR PURPOSE OF THIS SURVEY

LOT AREA:
39,985.3 SQ. FT.
0.92 ACRES



SCALE: 1"=30'
JOB NO.: 13-2069
ADDRESS: OAK PARK, IL
P.L.N.: 6-07-16-015016017018019
TOWNSHIP: OAK PARK
ORDERED BY: KENNELLY & ASSOC.



RANDOLPH STREET

LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
THIS PARCEL IS ZONED R-7 (MULTIPLE FAMILY) PER THE 2013 ZONING MAP OF OAK PARK.
PER FEMA THIS PARCEL LIES IN MAP 17031C0395J, AND THE PANEL WAS NOT PRINTED.
PARKING SPACES
164 REGULAR
0 SPECIAL NEEDS



ALTA/ACSM LAND TITLE SURVEY
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

E

RUSSELL W. SCHOMIG PLS # 035-002446
 WILLIAM K. SCHOMIG

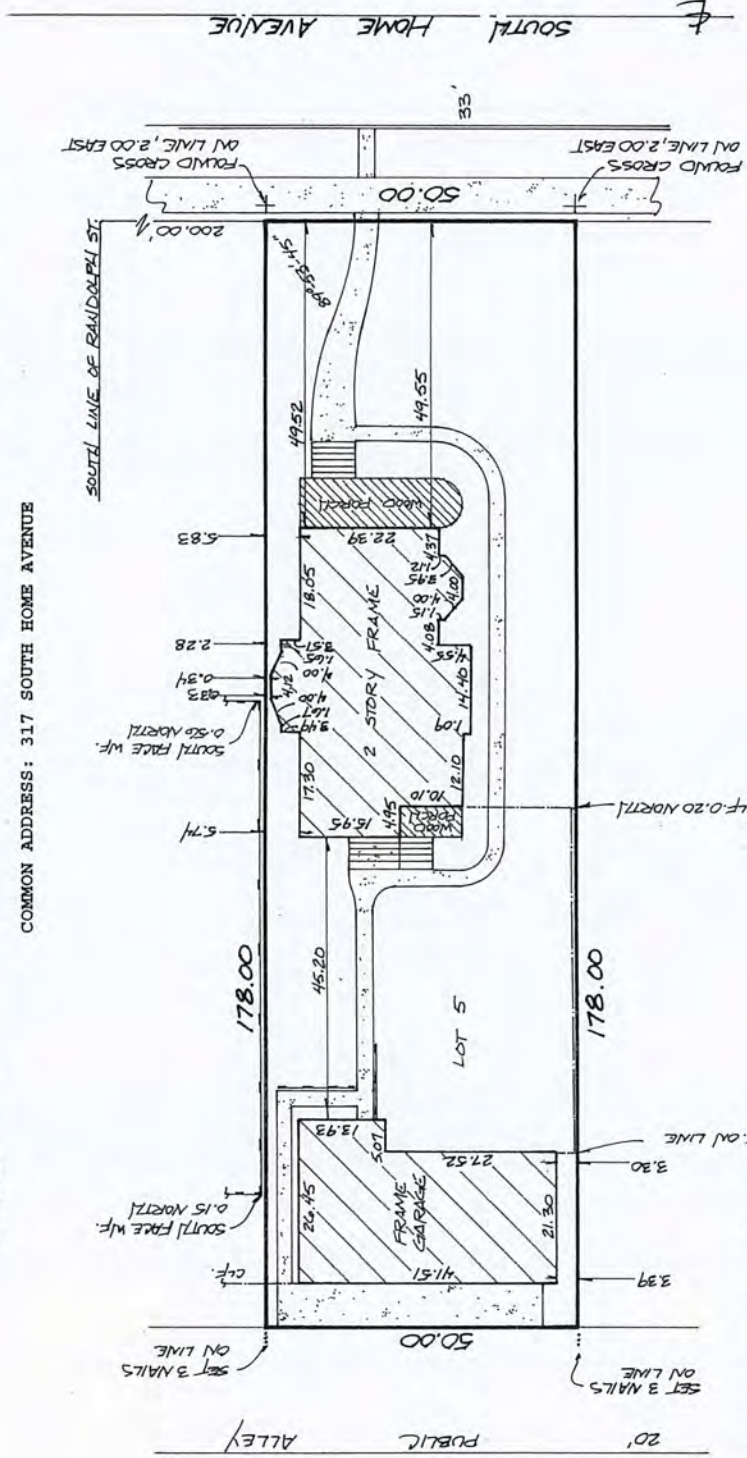
SCHOMIG LAND SURVEYORS, LTD.

Plat of Survey

LOT 5 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 317 SOUTH HOME AVENUE

909 EAST 31st STREET
 LA GRANGE PARK, ILLINOIS 60526
 PHONE (708) 352-1452
 FAX (708) 352-1454



DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES.
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STATE OF ILLINOIS } ss.
 COUNTY OF COOK }

WE, SCHOMIG LAND SURVEYORS, LTD., AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING PLAT IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



- LEGEND
- I.P. = IRON PIPE
 - C.L.F. = CHAIN LINK FENCE
 - W.F. = WOOD FENCE
 - B.L. = BUILDING LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT



SURVEYED: MAY 26 2004
 BUILDING LOCATED: MAY 26 2004
 ORDERED BY: EDWARD J. MALISZEWSKI - ATTORNEY
 PLAT NUMBER: 041628 SCALE: 1" = 20'

Russell W. Schomig
 PROFESSIONAL ILLINOIS LAND SURVEYOR

PD Application

Item 8

LIST AND MAP OF SURROUNDING PROPERTY OWNERS



COVERAGE DIMENSIONS ON RADIUS OF ADDRESSES PER
REAL INFO, LLC DATA PROVIDED ON 5-24-14

16-07-308-023-0000 TAXPAYER OF RECORD 255 S. MARION ST, OAK PARK, IL 60302	16-07-308-024-0000 TAXPAYER OF RECORD 255 S. MARION ST, OAK PARK, IL 60302	16-07-309-013-0000 WILLIAM STEPHAN 216 N HARVEY AVE OAK PARK, IL 60302
16-07-309-014-0000 MIDLAND STATES BANK PO BOX 767 EFFINGHAM, IL 62401	16-07-309-015-0000 TAXPAYER OF RECORD 1027 PLEASANT PL OAK PARK, IL 60302	16-07-309-020-0000 OPRC 111 LLC 220 HEMLOCK WOOD DALE, IL 60191
16-07-309-023-0000 MARY J BIGONGIARI 7115 W NORTH AV OAK PARK, IL 60302	16-07-309-024-0000 D MICHAEL THOMPSON 241 S HOME AV OAK PARK, IL 60302	16-07-309-025-0000 STEVEN J HOPKINS 247 S HOME AVE OAK PARK, IL 60302
16-07-309-030-0000 JAMES R OCONNELL 1034 W RANDOLPH OAK PARK, IL 60302	16-07-309-031-0000 PATRICIA PRUITT 1032 RANDOLPH OAK PARK, IL 60302	16-07-309-033-0000 BRIAN CHANG 265 HOME AVE OAK PARK, IL 60302
16-07-309-034-0000 VILLAGE OF OAK PARK	16-07-309-035-0000 VILLAGE OF OAK PARK	16-07-309-036-0000 VILLAGE OF OAK PARK
16-07-309-037-0000 VILLAGE OF OAK PARK	16-07-309-039-0000 ANDREW RETRUM 251 HOME AVE OAK PARK, IL 60302	16-07-309-041-0000 TAXPAYER OF 259 HOME AV OAK PARK, IL 60302
16-07-309-042-0000 NOT VALID	16-07-309-042-1001 JOSEPH B JACKSON 3019 PARKSIDE DR PERU, IL 61354	16-07-309-042-1002 ROSS TYRRELL 1018 RANDOLPH ST #2E OAK PARK, IL 60302

<p>16-07-309-042-1003 JOANNE M HARMON 1018 W RANDOLPH #3 OAK PARK, IL 60302</p>	<p>16-07-309-042-1004 JAMES PREDNDERGAST 1018 RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-309-042-1005 DAVID C MCNARY 1020 RANDOLPH ST OAK PARK, IL 60302</p>
<p>16-07-309-042-1006 THOMAS D TYRRELL 1020 RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-309-042-1007 ADAM D PEARL NATALI 1020 RANDOLPH #3W OAK PARK, IL 60302</p>	<p>16-07-309-043-0000 VILLAGE OF OAK PARK , 0</p>
<p>16-07-309-044-0000 VILLAGE OF OAK PARK , 0</p>	<p>16-07-309-045-0000 NOT VALID</p>	<p>16-07-309-045-1001 DARLENE S LEVIN 248 S MARION #1 OAK PARK, IL 60302</p>
<p>16-07-309-045-1002 MARCO LEMONCELLO PO BOX 221420 CHICAGO, IL 60622</p>	<p>16-07-309-045-1003 DEEPAK B BAKANE 2000 QUAILS ROOST NEW LENOX, IL 60451</p>	<p>16-07-309-045-1004 RONALD FERNANDES 248 S MARION UN 04 OAK PARK, IL 60302</p>
<p>16-07-309-045-1005 ANDREA R BARTLETT 248 S MARION 5 OAK PARK, IL 60302</p>	<p>16-07-309-045-1006 MARIA JUAREZ 248 S MARION #6 OAK PARK, IL 60302</p>	<p>16-07-309-045-1007 TRACEY R DUMMER 248 S MARION 101 OAK PARK, IL 60302</p>
<p>16-07-309-045-1008 STEPHEN D SALMON 248 S MARION ST #102 OAK PARK, IL 60302</p>	<p>16-07-309-045-1009 JOHN P BENJAMIN 248 S MARION 103 OAK PARK, IL 60302</p>	<p>16-07-309-045-1010 MITRA MOHABBAT 248 S MARION ST 104 OAK PARK, IL 60302</p>

<p>16-07-309-045-1011 SANDRA J ROWE 248 S MARION 105 OAK PARK, IL 60302</p>	<p>16-07-309-045-1012 VIOLA PARKS 248 S MARION 106 OAK PARK, IL 60302</p>	<p>16-07-309-045-1013 LESLIE W BRETTMAN 415 FRANKLIN AVE 3G RIVER FOREST, IL 60305</p>
<p>16-07-309-045-1014 MARTIN STERING 248 S MARION ST 201 OAK PARK, IL 60302</p>	<p>16-07-309-045-1015 MATTHEW B BARON 248 S MARION 202 OAK PARK, IL 60302</p>	<p>16-07-309-045-1016 KEVIN MCCAULEY 248 S MARION ST #203 OAK PARK, IL 60302</p>
<p>16-07-309-045-1017 ANDA LEITIS 248 S MARION ST-204 OAK PARK, IL 60302</p>	<p>16-07-309-045-1018 S. VELLANKI 248 S MARION OAK PARK, IL 60302</p>	<p>16-07-309-045-1019 TARA R PAI 248 S MARION #206 OAK PARK, IL 60302</p>
<p>16-07-309-045-1020 ROBERT MERVELL 248 S MARION ST 207 OAK PARK, IL 60302</p>	<p>16-07-309-046-0000 RUBY DEVELOPMENT CO 242 S MARION ST OAK PARK, IL 60302</p>	<p>16-07-309-047-0000 NOT VALID</p>
<p>16-07-309-047-1001 R M J P COFFEY 240 S MARION ST 1N OAK PARK, IL 60302</p>	<p>16-07-309-047-1002 ELIZABETH HETHERINGTON 242 S MARION 1S OAK PARK, IL 60302</p>	<p>16-07-309-047-1003 JEAN STARCZAK 240 S MARION 2N OAK PARK, IL 60302</p>
<p>16-07-309-047-1004 PATRICIA L MCBRIDE 242 S MARION 2S OAK PARK, IL 60302</p>	<p>16-07-309-048-0000 NOT VALID</p>	<p>16-07-309-048-1001 PARK NATL BANK EADS 11 W MADISON STREET OAK PARK, IL 60302</p>

<p>16-07-309-048-1002 ELLEN E ZIEGERT 244 SOUTH MARION APT B OAK PARK, IL 60302</p>	<p>16-07-309-048-1003 JOYCE MCINTOSH 244 S MARION ST 2441A OAK PARK, IL 60302</p>	<p>16-07-309-048-1004 MICHAEL LI 729 HEATH CT WESTMONT, IL 60559</p>
<p>16-07-309-048-1005 JOSEPH GUZOLEK 8240 W WINONA ST NORRIDGE, IL 60706</p>	<p>16-07-309-048-1006 CHRISHA MITCHELL 246 S MARION 1D OAK PARK, IL 60302</p>	<p>16-07-309-048-1007 RYAN BOYLE 244 S MARION 2A OAK PARK, IL 60302</p>
<p>16-07-309-048-1008 THOMAS KSIAZEK 244 S MARION #2B OAK PARK, IL 60302</p>	<p>16-07-309-048-1009 CORY SCHULTZ WICKLEIN 288 W VAN BUREN ST ELMHURST, IL 60126</p>	<p>16-07-309-048-1010 SEAN M BRENNAN 246 S MARION ST #2D OAK PARK, IL 60302</p>
<p>16-07-309-048-1011 THOMAS KSIAZEK 244 S MARION #2B OAK PARK, IL 60302</p>	<p>16-07-309-048-1012 JOSEPH GUZOLEK 8240 W WINONA ST NORRIDGE, IL 60706</p>	<p>16-07-310-006-0000 ALAN NATALIE PAPIER 6343 N LAKEWOOD #1N CHICAGO, IL 60660</p>
<p>16-07-310-007-0000 W A/ E M STREIT 232 S HOME OAK PARK, IL 60302</p>	<p>16-07-310-008-0000 DOUG MELANE SCOFIELD 234 S HOME AVE OAK PARK, IL 60302</p>	<p>16-07-310-009-0000 TERRY P BROWN 240 S HOME AV OAK PARK, IL 60302</p>
<p>16-07-310-010-0000 JENS CARA BOGEHEGN 244 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-310-013-0000 THOMAS J BAGGIO 250-252 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-310-022-0000 EDUARDO J AMAYA 237 CLINTON AVE OAK PARK, IL 60302</p>
<p>16-07-310-023-0000 THOMAS KAPUSTA 241 CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-310-024-0000 J W LEUTGENS 1708 GREEN HILLS DRIVE NASHVILLE, IL 62263</p>	<p>16-07-310-025-0000 MARY JAMES FAHEY 245 CLINTON OAK PARK, IL 60302</p>

<p>16-07-310-026-0000 JOHN JILL DEMPSEY 251 CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-310-030-0000 NOT VALID</p>	<p>16-07-310-030-1001 ROSEMARY OSHEA 231 S CLINTON 1 OAK PK, IL 60302</p>
<p>16-07-310-030-1002 ELAINE KEMPER 231 S CLINTON #2N OAK PK, IL 60302</p>	<p>16-07-310-030-1003 MARY LOU FRIEDMAN 231 S CLINTON 3N OAK PARK, IL 60302</p>	<p>16-07-310-030-1004 RICHARD CAVANAUGH 233 CLINTON AVE #15 OAK PARK, IL 60302</p>
<p>16-07-310-030-1005 BENNETT GROSSMAN 233 S CLINTON #2 OAK PARK, IL 60302</p>	<p>16-07-310-030-1006 FOLEYSHER NASH 233 S CLINTON 3 OAK PARK, IL 60302</p>	<p>16-07-310-031-0000 PAUL R YOUNG 248 S HOME AV OAK PARK, IL 60302</p>
<p>16-07-311-015-0000 FREDERICK M MORSE 234 S CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-311-016-0000 ROB LIZ FRIEDMAN 240 CLINTON OAK PARK, IL 60302</p>	<p>16-07-311-017-0000 TAXPAYER OF 244 CLINTON OAK PARK, IL 60302</p>
<p>16-07-311-018-0000 ROBERT M SIMITZ 308 S EAST AVE OAK PARK, IL 60302</p>	<p>16-07-311-019-0000 STACY SCHULER 1235 ASHLAND AVE ROVER FOREST, IL 60305</p>	<p>16-07-311-020-0000 KATHY CARPENTER 254 S CLINTON OAK PARK, IL 60302</p>
<p>16-07-311-021-0000 TERRY B VANDERWELL 459 LENOX ST OAK PARK, IL 60302</p>	<p>16-07-315-011-0000 ROSEMARY WILLIAMS 100 FOREST PL C3 OAK PARK, IL 60301</p>	<p>16-07-315-012-0000 DAVIS MORRIS 506 N GROVE OAK PARK, IL 60302</p>
<p>16-07-315-013-0000 CATHERINE SMITH 305 WISCONSIN AV OAK PARK, IL 60302</p>	<p>16-07-315-014-0000 R DAVID MORRIS 506 N GROVE OAK PARK, IL 60302</p>	<p>16-07-315-017-0000 STEPHEN RALPH GERBIE 684 GREENLEAF AVE GLENCOE, IL 60022</p>

<p>16-07-315-019-0000 DAVID E KUHR 329 WISCONSIN AV OAK PARK, IL 60302</p>	<p>16-07-315-020-0000 L SMULKSTYS M GERARD 333 WISCONSIN AV OAK PARK, IL 60302</p>	<p>16-07-315-021-0000 G L TOERNER 337 S WISCONSIN AV OAK PARK, IL 60302</p>
<p>16-07-315-022-0000 WASHINGTON 1116 3856 OAKTON SKOKIE, IL 60076</p>	<p>16-07-315-023-0000 NOT VALID</p>	<p>16-07-315-023-1001 CATHERINE SUMMERVILLE 327 S WISCONSIN 1A OAK PARK, IL 60302</p>
<p>16-07-315-023-1002 LISA M ALFONSI 327 S WISCONSIN 3A OAK PARK, IL 60302</p>	<p>16-07-315-023-1003 GABRIELA ALONSO 9011 MONROE BLVD BROOKFIELD, IL 60513</p>	<p>16-07-315-023-1004 JOSEPH MURANYI 43W231 SMITH RD ELBURN, IL 60119</p>
<p>16-07-315-023-1005 MALHOTRA INV LLC 25 RODEO DR BURR RIDGE, IL 60527</p>	<p>16-07-315-023-1006 PAMELA LANGDON 327 S WISCONSIN OAK PK, IL 60302</p>	<p>16-07-315-023-1007 LATANYA PERKINS 327 WISCONSIN 3B OAK PARK, IL 60302</p>
<p>16-07-315-023-1008 JOSUE A GALLEGOS 327 S WISCONSIN #4B OAK PARK, IL 60302</p>	<p>16-07-315-023-1009 JUAN FIGUEROA 327 WISCONSIN #5B OAK PARK, IL 60302</p>	<p>16-07-315-023-1010 NICOLE HOLMES 327 S WISCONSIN 6B OAK PK, IL 60302</p>
<p>16-07-315-027-0000 NOT VALID</p>	<p>16-07-315-027-1001 ANGELA D EHMKE 317 WISCONSIN AV #1A OAK PARK, IL 60302</p>	<p>16-07-315-027-1002 FREDRICK E COLLIER 317 WISCONSIN AVE #1B ORK PARK, IL 60302</p>
<p>16-07-315-027-1003 CHRISTINE CAPONIGRI 2212 N 77TH AVENUE ELMWOOD PARK, IL 60707</p>	<p>16-07-315-027-1004 OPRC V LLC 317 WISCONSIN AVE OAK PARK, IL 60302</p>	<p>16-07-315-027-1005 DANIEL BERNAHL 317 WISCONSIN #2B OAK PARK, IL 60302</p>

16-07-315-027-1006 CARLOYN KACEN 317 WISCONSIN UNIT 2C OAK PARK, IL 60302	16-07-315-027-1007 DANIEL BORKOWSKI 317 WISCONSIN AV 2D OAK PARK, IL 60302	16-07-315-027-1008 ADRIANA RODRIGUEZ 317 WISCONSIN AV #3A OAK PARK, IL 60302
16-07-315-027-1009 INGRID E LARSON 317 WISCONSIN AV #3B OAK PARK, IL 60302	16-07-315-027-1010 OPRC V LLC 317 WISCONSIN AVE OAK PARK, IL 60302	16-07-315-028-0000 NOT VALID
16-07-315-028-1001 CTLTC CT99003230 171 N CLARK ST LL CHICAGO, IL 60601	16-07-315-028-1002 DAVID MENDELL 315 S WISCONSIN AVE 1S OAK PARK, IL 60302	16-07-315-028-1003 JOHN S PITULA 313 WISCONSIN AV #2N OAK PARK, IL 60302
16-07-315-028-1004 A KOSAGOWSKY 315 WISCONSIN#2S OAK PARK, IL 60302	16-07-315-028-1005 P IBARRA 313 WISCONSIN 3N OAK PARK, IL 60302	16-07-315-028-1006 RYAN SLOAN 315 WISCONSIN AVE #3 OAK PARK, IL 60302
16-07-315-028-1007 A KOSAGOWSKY 315 WISCONSIN#2S OAK PARK, IL 60302	16-07-315-028-1008 P IBARRA 313 WISCONSIN 3N OAK PARK, IL 60302	16-07-315-028-1009 JOHN S PITULA 313 WISCONSIN AV #G3 OAK PARK, IL 60302
16-07-315-028-1010 RYAN SLOAN 315 WISCONSIN #3 OAK PARK, IL 60302	16-07-316-002-0000 LINDA GORDON POWELL 319 N THATCHER RIVER FOREST, IL 60305	16-07-316-003-0000 GEORGE M GRIMES 308 S WISCONSIN OAK PARK, IL 60302
16-07-316-005-0000 GLA BON VILLA LLC 115 N OAK PK AVE OAK PARK, IL 60301	16-07-316-006-0000 NOT VALID	16-07-316-007-0000 COM EQUITY CORP 328 328 WISCONSIN AV OAK PK, IL 60302

<p>16-07-316-008-0000 16-07-316-042-0000 WHYTE MOHANRAJ NOT VALID 332 WISCONSIN AVE OAK PARK, IL 60302</p>	<p>16-07-316-009-0000 R E KLEIN 338 S WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-316-015-0000 OAK PARK YMCA 255 S MARION ST OAK PARK, IL 60302</p>
<p>16-07-316-016-0000 OAK PARK YMCA 255 S MARION ST OAK PARK, IL 60302</p>	<p>16-07-316-017-0000 OAK PARK YMCA 255 S MARION ST OAK PARK, IL 60302</p>	<p>16-07-316-018-0000 OAK PARK YMCA 255 S MARION ST OAK PARK, IL 60302</p>
<p>16-07-316-019-0000 OAK PARK YMCA 255 S MARION ST OAK PARK, IL 60302</p>	<p>16-07-316-020-0000 JAAFAR HUSSEIN 722 68TH ST WILLOWBROOK,IL 60527</p>	<p>16-07-316-021-0000 MARY ANN MOLLICONI 10554 DORCHESTER WESTCHESTER,IL 60154</p>
<p>16-07-316-024-0000 BRIAN LANTZ 305 S HOME AV OAK PARK, IL 60302</p>	<p>16-07-316-025-0000 CLIFTON D WILSON 309 HOME AVE OAK PK, IL 60302</p>	<p>16-07-316-026-0000 JAMES B WOLFE 315 HOME AVE OAK PARK, IL 60302</p>
<p>16-07-316-027-0000 JOHN DALTON 317 HOME AVENUE OAK PARK, IL 60302</p>	<p>16-07-316-028-0000 PHILIP H KIER 321 HOME AV OAK PARK, IL 60302</p>	<p>16-07-316-029-0000 LUCIA LUGO 325 S HOME AV OAK PARK, IL 60302</p>
<p>16-07-316-030-0000 G COLLINS GLA PRP MGT PO BOX 887 OAK PARK, IL 60303</p>	<p>16-07-316-031-0000 G COLLINS GLA PRP MGM PO BOX 887 OAK PARK, IL 60303</p>	<p>16-07-316-036-0000 GINSBERG FAM PARTNRSHP 301 S HOME OAK PARK, IL 60302</p>

<p>16-07-316-045-1016 16-07-316-045-0000 LINDA B HUNT NOT VALID 339 HOME AV #4C OAK PARK, IL 60302</p>	<p>16-07-316-044-0000 GREGORY L DOMANOWSKI 1414 LATHROP RIVER FOREST, IL 60305</p>	<p>16-07-316-045-0000 NOT VALID</p>
<p>16-07-316-045-1001 L DUTENHAVER WILSON 339 S HOME AV 1A OAK PARK, IL 60302</p>	<p>16-07-316-045-1002 ROBERT J BERRY 339 HOME AVE 2A OAKPARK, IL 60302</p>	<p>16-07-316-045-1003 SIMON ROS 339 S HOME AVE #2B OAK PARK, IL 60302</p>
<p>16-07-316-045-1004 JOSEPH MARY MONTI 339 S HOME 2C OAK PK, IL 60302</p>	<p>16-07-316-045-1005 SHIRELLE EDWARDS 339 HOME AVE #2D OAK PARK, IL 60302</p>	<p>16-07-316-045-1006 VICTORIA J KOREN 339 HOME AVE #339 OAK PARK, IL 60302</p>
<p>16-07-316-045-1007 MAUREEN GORMAN 339 S HOME AV 2F OAK PARK, IL 60302</p>	<p>16-07-316-045-1008 CHRISTINE M FELDMANN 339 HOME AVE 3A OAK PARK, IL 60302</p>	<p>16-07-316-045-1009 MEILING MAUREEN WONG 339 HOME AVE #3B OAK PARK, IL 60302</p>
<p>16-07-316-045-1010 LAVERNE K TOMASO 339 S HOME#3C OAK PARK, IL 60302</p>	<p>16-07-316-045-1011 GOWTHAM N ATLURI 339 SOUTH HOME AV 3D OAK PARK, IL 60302</p>	<p>16-07-316-045-1012 PHYLLIS H COURTNEY 339 S HOME AV 3E OAK PARK, IL 60302</p>
<p>16-07-316-045-1013 SAMUEL LYDIA JANZOW 339 S HOME AV 3F OAK PARK, IL 60302</p>	<p>16-07-316-045-1014 SARAH C BLAUVELT 339 S HOME AV 4A OAK PARK, IL 60302</p>	<p>16-07-316-045-1015 ADRIAN KOK T SHARP 339 HOME AV #4B OAK PARK, IL 60302</p>

<p>16-07-316-045-1016 LINDA B HUNT 339 HOME AV #4C OAK PARK, IL 60302</p>	<p>16-07-316-045-1017 KEVIN R MEALS 339 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-316-045-1018 DONETTE E LOFGREN 339 S HOME AV 4E OAK PARK, IL 60302</p>
<p>16-07-316-045-1019 MARY E WAGNER 339 S HOME AV 4F OAK PARK, IL 60302</p>	<p>16-07-316-047-0000 RAMAN A PATEL 1024 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-316-048-0000 NOT VALID</p>
<p>16-07-316-049-0000 NOT VALID</p>	<p>16-07-316-049-1001 TOM SELIMOS 125 N MYRTLE ELMHURST, IL 60126</p>	<p>16-07-316-049-1002 DIANE LEWIS 1008 WASHINGTON U2 OAK PARK, IL 60302</p>
<p>16-07-316-049-1003 MARISA LOPEZ 1020 W WASHINGTON #1A OAK PARK, IL 60302</p>	<p>16-07-316-049-1004 JUSTINE PHAGAN 1008 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-316-049-1005 STEPHAN N THIGPEN 1008 WASHINGTON BLVD 5 OAK PARK, IL 60302</p>
<p>16-07-316-049-1006 AUGUSTINE MITCHELL 1008 W WASHINGTON#6 OAK PARK, IL 60302</p>	<p>16-07-316-049-1007 LIDIA PHILLIPS 1008 WASHINGTON BLVD 7 OAK PARK, IL 60302</p>	<p>16-07-316-049-1008 THOMAS LEINBERGER 1008 WASHINGTON #8 OAK PARK, IL 60302</p>
<p>16-07-316-049-1009 EARL ERIN AUSTRIA 3041 W NORTH SHORE CHICAGO, IL 60645</p>	<p>16-07-316-049-1010 ANGELINE L BOSLEY 1008 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-316-049-1011 DIANE LEWIS 1008 WASHINGTON U2 OAK PARK, IL 60302</p>
<p>16-07-316-049-1012 ANGELINE L BOSLEY 1008 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-316-050-0000 NOT VALID</p>	<p>16-07-316-050-1001 J K DEUEL E HARDY 1033 W RANDOLPH #1 OAK PARK, IL 60302</p>

<p>16-07-316-050-1002 TERRY L CLARBOUR 1033 RANDOLPH ST 2 OAK PARK, IL 60302</p>	<p>16-07-316-050-1003 DIANES CUMMINGS1N 1035 W RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-316-050-1004 LENORE MERRILL 1035 RANDOLPH ST 2 OAK PARK, IL 60302</p>
<p>16-07-316-050-1005 AGA A HAIDER 1037 RANDOLPH ST #1E OAK PARK, IL 60302</p>	<p>16-07-316-050-1006 PATRICIA MALESPIN 1037 W RANDOLPH ST 2E OAK PARK, IL 60302</p>	<p>16-07-316-050-1007 YOICHI KODAMA 1039 W RANDOLPH #1W OAK PARK, IL 60302</p>
<p>16-07-316-050-1008 ANTHONY RONNING 1039 RANDOLPH #2 OAK PARK, IL 60302</p>	<p>16-07-316-052-0000 NOT VALID</p>	<p>16-07-316-052-1001 KAREN STANKUS 1025 RANDOLPH OAK PARK, IL 60302</p>
<p>16-07-316-052-1002 GRACE BEHRENDES 1025 RANDOLPH 101 OAK PARK, IL 60302</p>	<p>16-07-316-052-1003 RAYMOND E DYER 1025 W RANDOLPH 102 OAK PARK, IL 60302</p>	<p>16-07-316-052-1004 RUDI SUGIATO 1025 RANDOLPH ST 103 OAK PARK, IL 60302</p>
<p>16-07-316-052-1005 M QURESHI N HABIB 1025 RANDOLPH ST 104 OAK PARK, IL 60302</p>	<p>16-07-316-052-1006 MAGGIE KOLLER 1025 RANDOLPH 105 OAK PARK, IL 60302</p>	<p>16-07-316-052-1007 ELIZABETH MOTA 1025 RANDOLPH 106 OAK PARK, IL 60302</p>
<p>16-07-316-052-1008 ALBERT J BELANGER 1025 RANDOLPH 107 OAK PARK, IL 60302</p>	<p>16-07-316-052-1009 JERIANN WALSH 1025 W RANDOLPH ST 108 OAK PARK, IL 60302</p>	<p>16-07-316-052-1010 BRADLEY BURKE 1025 RANDOLPH ST #109 OAK PARK, IL 60302</p>
<p>16-07-316-052-1011 ANASTASIE M SENAT 1025 W RANDOLPH #110 OAK PARK, IL 60302</p>	<p>16-07-316-052-1012 SALVATORE LISUZZO 1025 W RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-316-052-1013 LATRICE D ROBINSON 1025 W RANDOLPH ST 112 OAK PARK, IL 60302</p>

<p>16-07-316-050-1002 TERRY L CLARBOUR 1033 RANDOLPH ST 2 OAK PARK, IL 60302</p>	<p>16-07-316-050-1003 DIANES CUMMINGS1N 1035 W RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-316-050-1004 LENORE MERRILL 1035 RANDOLPH ST 2 OAK PARK, IL 60302</p>
<p>16-07-316-050-1005 AGA A HAIDER 1037 RANDOLPH ST #1E OAK PARK, IL 60302</p>	<p>16-07-316-050-1006 PATRICIA MALESPIN 1037 W RANDOLPH ST 2E OAK PARK, IL 60302</p>	<p>16-07-316-050-1007 YOICHI KODAMA 1039 W RANDOLPH #1W OAK PARK, IL 60302</p>
<p>16-07-316-050-1008 ANTHONY RONNING 1039 RANDOLPH #2 OAK PARK, IL 60302</p>	<p>16-07-316-052-0000 NOT VALID</p>	<p>16-07-316-052-1001 KAREN STANKUS 1025 RANDOLPH OAK PARK, IL 60302</p>
<p>16-07-316-052-1002 GRACE BEHRENDES 1025 RANDOLPH 101 OAK PARK, IL 60302</p>	<p>16-07-316-052-1003 RAYMOND E DYER 1025 W RANDOLPH 102 OAK PARK, IL 60302</p>	<p>16-07-316-052-1004 RUDI SUGIATO 1025 RANDOLPH ST 103 OAK PARK, IL 60302</p>
<p>16-07-316-052-1005 M QURESHI N HABIB 1025 RANDOLPH ST 104 OAK PARK, IL 60302</p>	<p>16-07-316-052-1006 MAGGIE KOLLER 1025 RANDOLPH 105 OAK PARK, IL 60302</p>	<p>16-07-316-052-1007 ELIZABETH MOTA 1025 RANDOLPH 106 OAK PARK, IL 60302</p>
<p>16-07-316-052-1008 ALBERT J BELANGER 1025 RANDOLPH 107 OAK PARK, IL 60302</p>	<p>16-07-316-052-1009 JERIANN WALSH 1025 W RANDOLPH ST 108 OAK PARK, IL 60302</p>	<p>16-07-316-052-1010 BRADLEY BURKE 1025 RANDOLPH ST #109 OAK PARK, IL 60302</p>
<p>16-07-316-052-1011 ANASTASIE M SENAT 1025 W RANDOLPH #110 OAK PARK, IL 60302</p>	<p>16-07-316-052-1012 SALVATORE LISUZZO 1025 W RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-316-052-1013 LATRICE D ROBINSON 1025 W RANDOLPH ST 112 OAK PARK, IL 60302</p>

<p>16-07-316-052-1032 STEVENSON A JAMES 1025 RANDOLPH ST #303 OAK PK, IL 60302</p>	<p>16-07-316-052-1033 EDWARD MCDERMOTT 1025 RANDOLPH 304 OAK PARK, IL 60302</p>	<p>16-07-316-052-1034 WENDY C MOELLER 1025 RANDOLPH #305 OAK PARK, IL 60302</p>
<p>16-07-316-052-1035 SHARON C HORWITZ 1025 RANDOLPH OAK PARK, IL 60302</p>	<p>16-07-316-052-1036 AL ALLEN 1025 RANDOLPH #307 OAK PARK, IL 60302</p>	<p>16-07-316-052-1037 TAXPAYER OF 1025 W RANDOLPH #308 OAK PARK, IL 60302</p>
<p>16-07-316-052-1038 EUGENE J ROZINSKY 1025 W RANDOLPH ST 309 OAK PK, IL 60302</p>	<p>16-07-316-052-1039 JEFFERY NGUYEN 1025 W RANDOLPH #310 OAK PK, IL 60302</p>	<p>16-07-316-052-1040 JOHN MC DONNELL 1025 RANDOLPH 311 OAK PARK, IL 60302</p>
<p>16-07-316-052-1041 EUGENE SILVER 1025 W RANDOLPH APT312 OAK PARK, IL 60302</p>	<p>16-07-316-052-1042 JOSEPH J WAICKUS 1025 W RANDOLPH 313 OAK PARK, IL 60302</p>	<p>16-07-316-052-1043 ROSARIO MARZANA 1025 W RANDOLPH 314 OAK PARK, IL 60302</p>
<p>16-07-316-052-1052 NOT VALID</p>	<p>16-07-316-053-0000 NOT VALID</p>	<p>16-07-316-053-1001 JOY HAMMEL 344 S WISCONSIN AV OAK PARK, IL 60302</p>
<p>16-07-316-053-1002 EDUARDO M ZAMORA 344 S WISCONSIN 2 OAK PARK, IL 60302</p>	<p>16-07-316-053-1003 G RAIMONDI M URBAN 344 WISCONSIN 3 OAK PARK, IL 60302</p>	<p>16-07-316-053-1004 ROSA ABREU 346 S WISCONSIN 1 OAK PARK, IL 60302</p>
<p>16-07-316-053-1005 CASSANDRA CAULK 346 WISCONSIN #2 OAK PARK, IL 60302</p>	<p>16-07-316-053-1006 JAMES POPLETT 346 WISCONSIN AVE #3 OAK PARK, IL 60302</p>	<p>16-07-316-053-1007 L RUHLAND 1036 W WASHINGTON 1E OAK PARK, IL 60302</p>

16-07-316-053-1008 DANUTA ROJEWSKA JIRIK 1036 W WASHINGTON#2 OAK PARK, IL 60302	16-07-316-053-1009 MARILYN FRADE 1036 W WASHINGTON #3 OAK PARK, IL 60302	16-07-316-053-1010 CAROL MANCINI 1038 WASHINGTON BLVD 1 OAK PARK, IL 60302
16-07-316-053-1011 LESLIE LAUDERDALE 1038 W WASHINGTON 2 OAK PARK, IL 60302	16-07-316-053-1012 SCOTT OZARK 1038 WASHINGTON BLVD 3 OAK PARK, IL 60302	16-07-316-053-1013 NANCY SCHIKORA 1040 WASHINGTON OAK PARK, IL 60302
16-07-316-053-1014 DOUGLAS B DOWD 812 N BLVD #201 CHICAGO, IL 60642	16-07-316-053-1015 DAVID GOETZ 1040 WASHINGTON OAK PARK, IL 60302	16-07-316-053-1016 LAURA A KIENLEN 1042 WASHINGTON BLVD 1 OAK PARK, IL 60302
16-07-316-053-1017 DAVID W ROGNER 1042 WASHINGTON 2 OAK PARK, IL 60302	16-07-316-053-1018 CHRISTINE A ZIELINSKI 1042 W WASHINGTON 3W OAK PARK, IL 60302	16-07-316-053-1019 BERNARD HUSTON 1046 WASHINGTON #1 OAK PARK, IL 60302
16-07-316-053-1020 MELANIE FIACCHINO 1046 W WASHINGTON #2 OAK PARK, IL 60302	16-07-316-053-1021 ROBERT CAMERON 8742 PRAIRIE AVE HIGHLAND, IN 46322	16-07-316-053-1022 B R TENGLER 1040 WASHINGTON BLVD G OAK PARK, IL 60302
16-07-316-053-1023 LINDA D HAMBURG 1046 W WASHINGTON OAK PARK, IL 60302	16-07-316-053-1024 BERNARD HUSTON 1046 WASHINGTON 1 OAK PARK, IL 60302	16-07-316-053-1025 MELANIE FIACCHINO 1046 W WASHINGTON #2 OAK PARK, IL 60302
16-07-316-054-0000 NOT VALID	16-07-316-054-1001 MARISA LOPEZ 1A 1020 W WASHINGTON BLVD OAK PARK, IL 60302	16-07-316-054-1002 ROGELIO PONCE DE LEON 1020 W WASHINGTON 1B OAK PARK, IL 60302

<p>16-07-316-054-1003 MARK SANTA M 1020 W WASHINGTON BLVD OAK PK, IL 60302</p>	<p>16-07-316-054-1004 BEVERLY D WALLACE 1020 W WASHINGTON 1D OAK PARK, IL 60302</p>	<p>16-07-316-054-1005 JEAN LOUIS CARBAJOSA 1020 W WASHINGTON 2A OAK PARK, IL 60302</p>
<p>16-07-316-054-1006 EDEZA PASCUAL 1020 WASHINGTON BLV#2B OAK PARK, IL 60302</p>	<p>16-07-316-054-1007 JILL BONCZEK 2C 1020 W WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-316-054-1008 LASAGE 1020 WASHINGTON BLVD OAK PARK, IL 60302</p>
<p>16-07-316-054-1009 WILLIAM A LOVELL 1020 W WASHINGTON #3B OAK PARK, IL 60302</p>	<p>16-07-316-054-1010 THERESA M JESSIE 1020 WASHINGTON 3C OAK PARK, IL 60302</p>	<p>16-07-316-054-1011 JOHN M FUSTIN 1020 WASHINGTON #3D OAK PARK, IL 60302</p>
<p>16-07-316-055-0000 NOT VALID</p>	<p>16-07-316-055-1001 WALTON 324 WISCONSIN AVE A OAK PARK, IL 60302</p>	<p>16-07-316-055-1002 JEAN TAAFFE 339 E 58TH STREET #3D NEW YORK, NY 10022</p>
<p>16-07-316-055-1003 JONATHAN HOFFBERGER 324 S WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-316-055-1004 CHRIS CORRADO 1161 EDWARDS RD CINCINNATI, OH 45208</p>	<p>16-07-316-056-0000 NOT VALID</p>
<p>16-07-316-056-1001 MARY MOORE 312 S WISCONSIN #1N OAK PARK, IL 60302</p>	<p>16-07-316-056-1002 J OLIVER 314 WISCONSIN 1S OAK PARK, IL 60302</p>	<p>16-07-316-056-1003 PAUL J PASINSKI 312 WISCONSIN AV 2N OAK PARK, IL 60302</p>
<p>16-07-316-056-1004 MEGHAN K OSHEA 314 S WISCONSIN #2S OAK PARK, IL 60302</p>	<p>16-07-316-056-1005 C S SAMAAN 312 WISCONSIN AVE #3N OAK PARK, IL 60302</p>	<p>16-07-316-056-1006 CARL RUBY 314 WISCONSIN AVE #3S OAK PARK, IL 60302</p>

<p>16-07-317-024-0000 16-07-316-999-1012 SAMMY WINNIE MOLITAS NOT VALID 1359 SNOWBERRY LN W CHICAGO, IL 60185</p>	<p>16-07-317-002-0000 AUDLEY MARY LOUGHRAN 600 LINDEN AV OAK PARK, IL 60302</p>	<p>16-07-317-003-0000 WAYNE H FRANKLIN 308 HOME AVENUE OAK PARK, IL 60302</p>
<p>16-07-317-004-0000 G L M J REESE 312 HOME AV OAK PARK, IL 60302</p>	<p>16-07-317-005-0000 HELEN E MAZZEO 316 S HOME AVE OAK PARK, IL 60302</p>	<p>16-07-317-006-0000 DENISE PARKER 320 HOME AV OAK PARK, IL 60302</p>
<p>16-07-317-007-0000 L C CONMY 326 HOME OAK PARK, IL 60302</p>	<p>16-07-317-008-0000 H M SCHULLER 330 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-317-009-0000 COLLISON LEO 332 HOME AV OAK PARK, IL 60302</p>
<p>16-07-317-012-0000 BRADLEY E WOLVEN 301 CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-317-013-0000 NEAL F CROWLEY 305 S CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-317-014-0000 THOMAS HEMMER 309 S CLINTON AV OAK PARK, IL 60302</p>
<p>16-07-317-015-0000 THOMAS J MCSHANE 315 CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-317-016-0000 ROBERT SHARPE 317 CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-317-017-0000 MICHAEL H COOPER 321 S CLINTON OAK PARK, IL 60302</p>
<p>16-07-317-018-0000 M LINGEN C KOMAN 325 S CLINTON OAK PARK, IL 60302</p>	<p>16-07-317-019-0000 HOGG GULDIN 601 S BOULEVARD #A OAK PARK, IL 60302</p>	<p>16-07-317-020-0000 LEE KOUKOS 335 S CLINTON OAK PARK, IL 60302</p>

<p>16-07-317-024-0000 SAMMY WINNIE MOLITAS 1359 SNOWBERRY LN W CHICAGO, IL 60185</p>	<p>16-07-317-024-1013 NOT VALID</p>	<p>16-07-317-025-0000 NICK ALEX BOUDROS 228 S CLINTON AVE OAK PARK, IL 60302</p>
<p>16-07-317-026-0000 NOT VALID</p>	<p>16-07-317-026-1001 JAMES SALMAN 4300 BROOKHAVEN AVE LOUISVILLE, KY 40220</p>	<p>16-07-317-026-1002 WARREN MERLE 101 950 WASHINGTON BLVD OAK PARK, IL 60302</p>
<p>16-07-317-026-1003 THOMAS V THOMAS 950 WASHINGTON 102 OAK PARK, IL 60302</p>	<p>16-07-317-026-1004 BONITA D STUTZ 950 WASHINGTON BLVD 10 OAK PARK, IL 60302</p>	<p>16-07-317-026-1005 MARY V MARLING 950 W WASHINGTON #104 OAK PARK, IL 60302</p>
<p>16-07-317-026-1006 CAROL GRAHAM 950 W WASHINGTON 105 OAK PARK, IL 60302</p>	<p>16-07-317-026-1007 BERNICE FINKELMAN 950 W WASHINGTON 106 OAK PARK, IL 60302</p>	<p>16-07-317-026-1008 MIAD YAZDANI 950 WASHINGTON BLVD 107 OAK PARK, IL 60302</p>
<p>16-07-317-026-1009 MOZELLAR SNOWDEN 950 WASHINGTON ST 108 OAK PARK, IL 60302</p>	<p>16-07-317-026-1010 PHILIP W RIZZO 2047 N 75TH AVE ELMWOOD PK, IL 60707</p>	<p>16-07-317-026-1011 VIRGINIA L KEENAN 201 950 WASHINGTON BLVD OAK PARK, IL 60302</p>
<p>16-07-317-026-1012 CHRIS KARLOWICZ 950 WASHINGTON #202 OAK PARK, IL 60302</p>	<p>16-07-317-026-1013 PATRICIA C CARON 3000 MCCORMICK AVE 281 BROOKFIELD, IL 60513</p>	<p>16-07-317-026-1014 WALESKA HERNANDEZ 950 WASHINGTON 204 OAK PARK, IL 60302</p>
<p>16-07-317-026-1015 WILLIAM HAUSLEIN 950 WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-317-026-1016 ANDREA S CARLSON 950 W WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-317-026-1017 DAVID HARBAUGH 950 WASHINGTON BL #207 OAK PARK, IL 60302</p>

<p>16-07-317-026-1018 GAIL C BIEN 208 950 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-317-026-1019 DENISE M GLAN 950 WASHINGTON #209 OAK PARK, IL 60302</p>	<p>16-07-317-026-1020 STEVEN CYNTHIA BELL 950 WASHINGTON BLVD301 OAK PARK, IL 60302</p>
<p>16-07-317-026-1021 JOSEPH PAJAK 950 W WASHINGTON #302 OAK PARK, IL 60302</p>	<p>16-07-317-026-1022 DENISE HAMILTON 950 W WASHINGTON 303 OAK PARK, IL 60302</p>	<p>16-07-317-026-1023 JANICE M ALKINS 950 W WASHINGTON 304 OAK PARK, IL 60302</p>
<p>16-07-317-026-1024 MARILYN MILES 950 WASHINGTON 305 OAK PARK, IL 60302</p>	<p>16-07-317-026-1025 LAMBROS TSONIS 950 W WASHINGTON #506 OAK PARK, IL 60302</p>	<p>16-07-317-026-1026 DAVID S ZAGORSKI 950 W WASHINGTON 307 OAK PARK, IL 60302</p>
<p>16-07-317-026-1027 DEANNA T MORENO 950 WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-317-026-1028 JEROLD KRISTON 950 WASHINGTON 309 OAK PARK, IL 60302</p>	<p>16-07-317-027-0000 NOT VALID</p>
<p>16-07-317-027-1001 JON M CRONEY 934 W WASHINGTON 1E OAK PARK, IL 60302</p>	<p>16-07-317-027-1002 ANNETTE M BERNING 934 W WASHINGTON BVD OAK PARK, IL 60302</p>	<p>16-07-317-027-1003 JOHN J ROMANOVICH 934 W WASHINGTON #2E OAK PARK, IL 60302</p>
<p>16-07-317-027-1004 SARAH REBECCA EANET 2W 934 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-317-027-1005 LEN HANNAH MARTENS 936 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-317-027-1007 SUSAN A HYNES 936 WASHINGTON BLVD#1W OAK PARK, IL 60302</p>

<p>16-07-317-027-1008 MEG REUVERS 116 S GROVE #B OAK PARK, IL 60302</p>	<p>16-07-317-027-1009 WILLIAM DOUGHERTY 1003 FAIRWAY DRIVE BENSENVILLE, IL 60106</p>	<p>16-07-317-027-1010 MARY T MURPHY 936 W WASHINGTON OAK PARK, IL 60302</p>
<p>16-07-317-027-1011 SHAWN HELMS 936 WASHINGTON 3W OAK PARK, IL 60302</p>	<p>16-07-317-027-1012 ANTONIO PANNUTI 938 WASHINGTON 1E OAK PARK, IL 60302</p>	<p>16-07-317-027-1013 MR GERRINGER MS CANO 938 WASHINGTON #1W OAK PARK, IL 60302</p>
<p>16-07-317-027-1014 SUE K ALLEN 938 WASHINGTON 2E OAK PARK, IL 60302</p>	<p>16-07-317-027-1015 RICHARD M JARVIE 938 WASHINGTON 2W OAK PARK, IL 60302</p>	<p>16-07-317-027-1016 PENELOPE S EVANS 938 WASHINGTON BLVD 3E OAK PARK, IL 60302</p>
<p>16-07-317-027-1017 JOSH LINDSTROM 938 W WASHINGTON #3W OAK PARK, IL 60302</p>	<p>16-07-317-027-1018 YONG H MYUNG 940 WASHINGTON 1E OAK PARK, IL 60302</p>	<p>16-07-317-027-1019 WILLIAM H FREMGEN 940 WASHINGTON 1S OAK PARK, IL 60302</p>
<p>16-07-317-027-1020 AMANDA MYSLIWIEC 940 W WASHINGTON 2E OAK PARK, IL 60302</p>	<p>16-07-317-027-1021 FRANCES ZIVICH 940 WASHINGTON BL 2S OAK PARK, IL 60302</p>	<p>16-07-317-027-1022 KATHY HUNTER 7700 CRABTREE CT WOODRIDGE, IL 60517</p>
<p>16-07-317-027-1025 BARBARA A WEAKLY 942 W WASHINGTON 2E OAK PARK, IL 60302</p>	<p>16-07-317-027-1026 CHRISTINE SHAUGHNESSY 942 WASHINGTON #2W OAK PARK, IL 60302</p>	<p>16-07-317-027-1027 FRANK J PERINO 936 WASHINGTON BLVD 1S OAK PARK, IL 60302</p>
<p>16-07-317-027-1028 MICHAEL B HISE 345 S CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-317-027-1029 GAYLE AFFINITO 942 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-317-027-1030 EDWARD NUDD 942 W WASHINGTON GE OAK PARK, IL 60302</p>

<p>16-07-322-039-0000 16-07-317-027-1031 NOT VALID LEEANN EVANS 241 S EAST AVE OAK PARK, IL 60302</p>	<p>16-07-317-027-1032 PURISIMA VALDEZ UNT GW 942 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-317-028-0000 NOT VALID</p>
<p>16-07-317-028-1001 PAKDEE YU 339 S CLINTON #1 OAK PARK, IL 60302</p>	<p>16-07-317-028-1002 AZAM ANSARIRAD 514 S CAMPBELL #2 CHICAGO, IL 60612</p>	<p>16-07-317-028-1003 AZAM ANSARIRAD 514 S CAMPBELL #2 CHICAGO, IL 60612</p>
<p>16-07-317-028-1004 ASUNTA C PARKER 339 S CLINTON 4 OAK PARK, IL 60302</p>	<p>16-07-317-028-1005 KIMBERLY AVILA 339 S CLINTON #5 OAK PARK, IL 60302</p>	<p>16-07-317-028-1006 S JONES 330 S CLINTON 6 OAK PARK, IL 60302</p>
<p>16-07-317-028-1007 MARTA J HUSZAR 339 S CLINTON #7 OAK PARK, IL 60302</p>	<p>16-07-317-028-1008 HECTOR CARDENAS 339 S CLINTON AVE OAK PARK, IL 60302</p>	<p>16-07-317-028-1009 ANGELA J BILLINGS 339 S CLINTON AV 9 OAK PARK, IL 60302</p>
<p>16-07-317-028-1010 CHRISTOPHER M BORZYM 339 S CLINTON UNIT 10 OAK PARK, IL 60302</p>	<p>16-07-318-001-0000 RAFAEL GONZALEZ 300 CLINTON AVE OAK PARK, IL 60302</p>	<p>16-07-318-002-0000 DONALD JAMES FELTON 304 S CLINTON OAK PARK, IL 60302</p>
<p>16-07-318-003-0000 SCOTT SIPIORA 308 S CLINTON AV OAK PARK, IL 60302</p>	<p>16-07-318-004-0000 NIELSEN NIESLUCHOWSK 4414 N PAULINA #3 CHICAGO, IL 60640</p>	<p>16-07-318-017-0000 OAK PARK SCHOOL DIST.</p>

<p>16-07-322-039-0000 NOT VALID</p>	<p>16-07-322-039-1001 MARIA SALAZAR 216 S RIDGELAND AV OAK PARK, IL 60302</p>	<p>16-07-322-039-1002 DAWUD HOUSING P O BOX 6221 VILLA PARK, IL 60181</p>
<p>16-07-322-039-1003 GAY D WATKINS 1103 WASHINGTON BLVD1E OAK PARK, IL 60302</p>	<p>16-07-322-039-1004 LOUIS J MONACO 843 N LOMBARD OAK PARK, IL 60302</p>	<p>16-07-322-039-1005 DELLA M RENECKER 1103 W WASHINGTON#3-2E OAK PARK, IL 60302</p>
<p>16-07-322-039-1006 E M OGDEN 1103 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-322-039-1007 RONALD P STEPONIK 1107 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-322-039-1008 ALYCEMAE TRETIAK 1107 WASHIMGTON OAK PARK, IL 60302</p>
<p>16-07-322-039-1009 LO MICHAEL A 425 HOME UNIT 1B OAK PARK, IL 60302</p>	<p>16-07-322-039-1010 JAMES RICHARD NUDD 8268 BROOKHAVEN FRANKFORT, IL 60423</p>	<p>16-07-322-039-1011 ADRIANE VALENTIN 1107 WASHINGTON #2W OAK PARK, IL 60302</p>
<p>16-07-323-001-0000 MARY ANN MOLLICONI 10554 DORCHESTER WESTCHESTER,IL 60154</p>	<p>16-07-323-025-0000 KAREN J ORTIZ 1013 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-045-0000 NOT VALID</p>
<p>16-07-323-045-1001 ZENO J S JACQUAT-1 A 1005 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-045-1002 YOLANDA RUIZ 1005 W WASHINGTON #1-B OAK PARK, IL 60302</p>	<p>16-07-323-045-1003 ANSURIA Y VELAZQUEZ 1005 W WASHINGTON 2A OAK PARK, IL 60302</p>
<p>16-07-323-045-1004 KITA DORSEY 1005 WASHINGTON #2B OAK PARK, IL 60302</p>	<p>16-07-323-045-1005 JOYCE N IVEY 1005 W WASHINGTON 3A OAK PARK, IL 60302</p>	<p>16-07-323-045-1006 MARIA SANCHEZ 1005 WASHINGTON 3W OAK PARK, IL 60302</p>

16-07-323-047-0000 NOT VALID	16-07-323-047-1001 VINCENT DENARDO 413 S HOME AVE 1A OAK PARK, IL 60302	16-07-323-047-1002 ARITTER WATKINS 413 S HOME AV 2A OAK PARK, IL 60302
16-07-323-047-1003 EVELYN J COLEMAN 413 S HOME 2B OAK PARK, IL 60302	16-07-323-047-1004 KEUNPOONG LIM 413 S HOME AV 2C OAK PARK, IL 60302	16-07-323-047-1005 BRIAN HILDRETH 413 S HOME #3A OAK PARK, IL 60302
16-07-323-047-1006 SHIRLEY ESENTER 420 N WOLF RD APT 328 NORTHLAKE, IL 60164	16-07-323-047-1007 ANNALYNN SKIPPER PO BOX 45 OAK PARK, IL 60303	16-07-323-047-1008 MARY JO ABEL 413 HOME AVE OAK PARK, IL 60302
16-07-323-047-1009 JOANN LEWANDOWSKI 413 S HOME #4-B OAK PARK, IL 60302	16-07-323-047-1010 DOROTHY I JACKSON 413 S HOME AV 4C OAK PARK, IL 60302	16-07-323-048-0000 NOT VALID
16-07-323-048-1001 WILLIAM C SHERMAN 405 S HOME AV OAK PARK, IL 60302	16-07-323-048-1002 MARGARITA MOSIER 405 S HOME AVE #102 OAK PARK, IL 60302	16-07-323-048-1003 K GASIUNAS 336 S KENILWORTH 2 OAK PARK, IL 60302
16-07-323-048-1004 MARIA RZASA 405 S HOME 104 OAK PARK, IL 60302	16-07-323-048-1005 WILLIAM E PRINCE 845 EAGLE DRIVE AURORA, IL 60506	16-07-323-048-1006 GLENDA DRUNGOLE 405 S HOME 106 OAK PARK, IL 60302
16-07-323-048-1007 KRYSZYNA PANEK 405 S HOME AVE 107 OAK PARK, IL 60302	16-07-323-048-1008 JOAN MARIE MOSS 405 S HOME #201 OAK PARK, IL 60302	16-07-323-048-1009 ROSE BARRACO 405 S HOME AV #202 OAK PARK, IL 60302

<p>16-07-323-048-1010 ADRIANE VALENTIN 1020 WASHINGTON BLVD OAK PK, IL 60302</p>	<p>16-07-323-048-1011 MARVIN E MORENO 405 S HOME AVE #204 OAK PARK, IL 60302</p>	<p>16-07-323-048-1012 ODELL HUGHES 1400 S INDIANA AV 106 CHICAGO, IL 60605</p>
<p>16-07-323-048-1013 RICH MARGARET WILLIS 600 S TAYLOR AV OAK PARK, IL 60304</p>	<p>16-07-323-048-1014 JOE LANGLEY 605 S HARVEY AVE OAK PARK, IL 60304</p>	<p>16-07-323-048-1015 ROBERT T RHOTEN 604 HANNAH AVE FOREST PARK,IL 60130</p>
<p>16-07-323-048-1016 LIAN CAI 405 S HOME AVE #302 OAK PARK, IL 60302</p>	<p>16-07-323-048-1017 B MATARZHUK L DMYTRO 405 S HOME #303 OAK PARK, IL 60302</p>	<p>16-07-323-048-1018 K GOMORCZAK 405 S HOME AVE 304 OAK PARK, IL 60302</p>
<p>16-07-323-048-1019 SAMIA ATGAZZAR 405 S HOME AV 305 OAK PARK, IL 60302</p>	<p>16-07-323-048-1020 RICH MARGARET WILLIS 600 S TAYLOR AVE OAK PARK, IL 60304</p>	<p>16-07-323-048-1021 ICG INC PO BOX 810490 DALLAS, TX 75381</p>
<p>16-07-323-049-0000 NOT VALID</p>	<p>16-07-323-049-1001 FLORENCE K HENNESSEY 1019 WASHINGTON BL #14 OAK PARK, IL 60302</p>	<p>16-07-323-049-1002 AUDREY ROSENBLATT 1019 WASHINGTON 112 OAK PARK, IL 60302</p>
<p>16-07-323-049-1003 L K JANULIS 1019 WASHINGTON BLVD 2 OAK PK, IL 60302</p>	<p>16-07-323-049-1004 OLGA TOPITGES 1019 WASHINGTON 2B OAK PARK, IL 60302</p>	<p>16-07-323-049-1005 C ROGERS M DARDIS 1019 W WASHINGTON 301A OAK PARK, IL 60302</p>
<p>16-07-323-049-1006 ROBIN R ROBINSON 1019 W WASHINGTON #302 OAK PARK, IL 60302</p>	<p>16-07-323-049-1007 BEN SLATER 1021 W WASHINGTON #101 OAK PARK, IL 60302</p>	<p>16-07-323-049-1008 NANCY OBRIEN 1021 W WASHINGTON 102 OAK PARK, IL 60302</p>

<p>16-07-323-049-1009 KAY M GRAY 1021 WASHINGTON 201 OAK PARK, IL 60302</p>	<p>16-07-323-049-1010 MAUREEN STEINDER 1636 N 75TH COURT ELMWOOD, IL 60707</p>	<p>16-07-323-049-1011 N D PIEART 1021 W WASHINGTON#301 OAK PARK, IL 60302</p>
<p>16-07-323-049-1012 ELOISE SHUMPERT 1021 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1013 MARY LEE BENARD 101 1023 W WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-323-049-1014 ALI ISHAQ 1023 W WASHINGTON 102 OAK PARK, IL 60302</p>
<p>16-07-323-049-1015 KRISTA KONECKI 933 DIVISION ST OAK PARK, IL 60302</p>	<p>16-07-323-049-1016 JAGGEN L FARWELL 202 1023 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1017 KAORU KOKUNE 1023 W WASHINGTON 301 OAK PARK, IL 60302</p>
<p>16-07-323-049-1018 ELIZABETH A MAREK 1023 W WASHINGTON #302 OAK PARK, IL 60302</p>	<p>16-07-323-049-1019 R AUGSPURGER 1025 W WASHINGTON G OAK PARK, IL 60302</p>	<p>16-07-323-049-1020 ELLIOTT SETH TRAVIS 1025 WASHINGTON 101 OAK PARK, IL 60302</p>
<p>16-07-323-049-1021 BRADY DOLAN 1025 WASHINGTON 1B OAK PARK, IL 60302</p>	<p>16-07-323-049-1022 THOMAS A WETTSTAEDT 1025 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1023 A D MOSBY 1025 WASHINGTON BLVD OAK PARK, IL 60302</p>
<p>16-07-323-049-1024 CHRISTIAN LIMJOCO 1025 W WASHINGTON #301 OAK PK, IL 60302</p>	<p>16-07-323-049-1025 KIM G MCLAUHLAN 416 S WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-323-049-1026 MICHAEL J TOMASELLI 1027 W WASHINGTON BLVD OAK PARK, IL 60302</p>
<p>16-07-323-049-1027 PATRICIA MORROW 1027 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1028 HEIDI R ADAMS 201 1027 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1029 ANN E WILLIAMS 1027 WASHINGTON BLVD OAK PARK, IL 60302</p>

<p>16-07-323-049-1030 BERNARD BRYAN 3A 1027 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1031 TYROWE WIDEMAN 1027 W WASHINGTON OAK PARK, IL 60302</p>	<p>16-07-323-049-1032 JUNKO YOSHIDA 1029 W WASHINGTON 101 OAK PARK, IL 60302</p>
<p>16-07-323-049-1033 BERNARD NORWOOD JR 1029 W WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1034 ANNA CLARE MCDERMOTT 1029 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-049-1035 JOAN BUFALINO 1029 WASHNGTN BLVD 202 OAK PARK, IL 60302</p>
<p>16-07-323-049-1036 JOHN F WILD 1029 WASHINGTON #301 OAK PARK, IL 60302</p>	<p>16-07-323-049-1037 ANITA P BAIRD 302 1029 WASHINGTON BLVD OAK PARK, IL 60302</p>	<p>16-07-323-051-0000 NOT VALID</p>
<p>16-07-323-051-1001 FRED W FISHER 41050 ELIME RD ANTIOCH, IL 60002</p>	<p>16-07-323-051-1002 A LEE 406 S WISCONSIN 201 OAK PARK, IL 60302</p>	<p>16-07-323-051-1003 FAMILY CREDIT COUNSEL 4306 CHARLES STREET ROCKFORD, IL 61108</p>
<p>16-07-323-051-1004 KRISTINA STOJACK 410 WISCONSIN 501 OAK PARK, IL 60302</p>	<p>16-07-323-051-1005 ANDREA MANCE 410 WISCONSIN #601 OAK PARK, IL 60302</p>	<p>16-07-323-051-1006 DANITA COOPER 406 S WISCONSIN 102 OAK PARK, IL 60302</p>
<p>16-07-323-051-1007 DONALD C MINAS 406 S WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-323-051-1008 STEPHANIE MCCRAY 408 S WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-323-051-1009 KEVIN G BARRY 408 S WISCONSIN #402 OAK PARK, IL 60302</p>
<p>16-07-323-051-1010 N MUSILLAMI 410 S WISCONSIN#502 OAK PARK, IL 60302</p>	<p>16-07-323-051-1011 SIMI FASEHUN 1005 DES PLAINES AVE FOREST PARK,IL 60130</p>	<p>16-07-323-051-1012 JOHN C ANDERSON 7313 W GREENLEAF AVE CHICAGO, IL 60631</p>

<p>16-07-323-051-1013 YVONNE DEMBY 406 WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-323-051-1014 VICTORIA L DRUNGOLE 408 S WISCONSIN 303 OAK PARK, IL 60302</p>	<p>16-07-323-051-1015 MELVIN LOFTON 306 IROQUORIS RD HILLSIDE, IL 60162</p>
<p>16-07-323-051-1016 ERIK WISE 410 S WISCONSIN AV 503 OAK PARK, IL 60302</p>	<p>16-07-323-051-1017 VICTOR A BALUNDIS 410 S WISCONSIN #603 OAK PARK, IL 60302</p>	<p>16-07-324-001-0000 ROSS DWORMAN 400 S HOME AVE OAK PARK, IL 60302</p>
<p>16-07-324-002-0000 ROSS DWORMAN 400 HOME AV OAK PARK, IL 60302</p>	<p>16-07-324-005-0000 STEPHEN A BARY II 408 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-324-015-0000 DAVID G STROM 122 S MICHIGAN #1220 CHICAGO, IL 60603</p>
<p>16-07-324-016-0000 DAVID G STROM ESQ 122 S MICHIGAN AV 1220 CHICAGO, IL 60603</p>	<p>16-07-324-017-0000 DAVID G STROM 122 S MICHIGAN 1220 CHICAGO, IL 60603</p>	<p>16-07-324-031-0000 MARIA ARMSTRONG 404 S HOME AVE OAK PARK, IL 60302</p>
<p>16-07-324-033-0000 NOT VALID</p>	<p>16-07-324-033-1001 CARMICHAEL WASHINGTON 420 S HOME AV 101N OAK PARK, IL 60302</p>	<p>16-07-324-033-1002 OAK PARK PLACE L.L.C. 420-430 S HOME OAK PARK, IL 60302</p>
<p>16-07-324-033-1003 ELIZABETH CHAVATAL 420 S HOME AVE 103N OAK PK, IL 60302</p>	<p>16-07-324-033-1004 DEFFIE WYNN 420 HOME AV 104N OAK PARK, IL 60302</p>	<p>16-07-324-033-1005 MOHAMMED S KHAN 420 S HOME #105 N OAK PARK, IL 60302</p>

<p>16-07-323-051-1013 YVONNE DEMBY 406 WISCONSIN OAK PARK, IL 60302</p>	<p>16-07-323-051-1014 VICTORIA L DRUNGOLE 408 S WISCONSIN 303 OAK PARK, IL 60302</p>	<p>16-07-323-051-1015 MELVIN LOFTON 306 IROQUORIS RD HILLSIDE, IL 60162</p>
<p>16-07-323-051-1016 ERIK WISE 410 S WISCONSIN AV 503 OAK PARK, IL 60302</p>	<p>16-07-323-051-1017 VICTOR A BALUNDIS 410 S WISCONSIN #603 OAK PARK, IL 60302</p>	<p>16-07-324-001-0000 ROSS DWORMAN 400 S HOME AVE OAK PARK, IL 60302</p>
<p>16-07-324-002-0000 ROSS DWORMAN 400 HOME AV OAK PARK, IL 60302</p>	<p>16-07-324-005-0000 STEPHEN A BARY II 408 HOME AVE OAK PARK, IL 60302</p>	<p>16-07-324-015-0000 DAVID G STROM 122 S MICHIGAN #1220 CHICAGO, IL 60603</p>
<p>16-07-324-016-0000 DAVID G STROM ESQ 122 S MICHIGAN AV 1220 CHICAGO, IL 60603</p>	<p>16-07-324-017-0000 DAVID G STROM 122 S MICHIGAN 1220 CHICAGO, IL 60603</p>	<p>16-07-324-031-0000 MARIA ARMSTRONG 404 S HOME AVE OAK PARK, IL 60302</p>
<p>16-07-324-033-0000 NOT VALID</p>	<p>16-07-324-033-1001 CARMICHAEL WASHINGTON 420 S HOME AV 101N OAK PARK, IL 60302</p>	<p>16-07-324-033-1002 OAK PARK PLACE L.L.C. 420-430 S HOME OAK PARK, IL 60302</p>
<p>16-07-324-033-1003 ELIZABETH CHAVATAL 420 S HOME AVE 103N OAK PK, IL 60302</p>	<p>16-07-324-033-1004 DEFFIE WYNN 420 HOME AV 104N OAK PARK, IL 60302</p>	<p>16-07-324-033-1005 MOHAMMED S KHAN 420 S HOME #105 N OAK PARK, IL 60302</p>

<p>16-07-324-033-1006 DAN DEGRUIN 420 HOME AVE #106N OAK PARK, IL 60302</p>	<p>16-07-324-033-1007 LAURA RIZZARDINE 420 S HOME AV 107N OAK PARK, IL 60302</p>	<p>16-07-324-033-1008 MARYCELIE PORRATA 420 HOME AVE #109N OAK PARK, IL 60302</p>
<p>16-07-324-033-1009 ASHLEY KANNAN 420 HOME AV 110 OAK PARK, IL 60302</p>	<p>16-07-324-033-1010 BEATRICE RIVERA 420 S HOME AV 201N OAK PARK, IL 60302</p>	<p>16-07-324-033-1011 OAK PARK PLACE L.L.C. 420-430 S HOME OAK PARK, IL 60302</p>
<p>16-07-324-033-1012 GLENDA L CLARK 420 HOME AV OAK PARK, IL 60302</p>	<p>16-07-324-033-1013 KAREN THOMPSON 967 CHAD ST FERNNDNA BCH, FL 32034</p>	<p>16-07-324-033-1014 ALEKSANDRA TADIC 420 HOME AV 205N OAK PARK, IL 60302</p>
<p>16-07-324-033-1015 CHARLOTTE MCPHERSON 1003 N MAPLETON OAK PARK, IL 60302</p>	<p>16-07-324-033-1016 BEVERLY A DOORNBOS 420 HOME AV #207N OAK PARK, IL 60302</p>	<p>16-07-324-033-1017 PATRICE HOUSTON 1219 PANINI HENDERSON, NV 89052</p>
<p>16-07-324-033-1018 CAROLL D BUNTON 420 S HOME 209N OAK PARK, IL 60302</p>	<p>16-07-324-033-1019 ANDREW MONROE 420 HOME AV 210 OAK PARK, IL 60302</p>	<p>16-07-324-033-1020 CLAUDIA MORENO 420 S HOME OAK PARK, IL 60302</p>
<p>16-07-324-033-1021 CHRISTIAN JACKSON 238 LENOX AVE ALBANY, NY 12208</p>	<p>16-07-324-033-1022 CARMENCITA JOHNSON 420 S HOME AV 303N OAK PARK, IL 60302</p>	<p>16-07-324-033-1023 TRUNG D NGUYEN 420 S HOME 304N OAK PK, IL 60302</p>
<p>16-07-324-033-1024 AUDREY VIRGO 420 S HOME AVE 305N OAK PARK, IL 60302</p>	<p>16-07-324-033-1025 K GOUDIS 420 S HOME #306N OAK PARK, IL 60302</p>	<p>16-07-324-033-1026 MARY MARYLAND 420 HOME AV 307 N OAK PARK, IL 60302</p>

<p>16-07-324-033-1027 GABRIELLA M MORONEY 420 HOME AV 308 OAK PARK, IL 60302</p>	<p>16-07-324-033-1028 DORIS WOHLGEMUTH 420 S HOME AVE 309 N OAK PARK, IL 60302</p>	<p>16-07-324-033-1029 JOSEPH R STEWART 420 N HOME AV 310 OAK PARK, IL 60302</p>
<p>16-07-324-033-1030 ROCHELLE GARDNER 430 S HOME AV #101 S OAK PARK, IL 60302</p>	<p>16-07-324-033-1031 STANLEY GRUSZECZKI 430 HOME AVE 102S OAK PARK, IL 60302</p>	<p>16-07-324-033-1032 KARIME JIMENEZ 430 HOME AV 103S OAK PARK, IL 60302</p>
<p>16-07-324-033-1033 DIANNA LAWRENCE 430 HOME AV 104 S OAK PARK, IL 60302</p>	<p>16-07-324-033-1034 NGOZI OGBUNAMIRI 430 S HOME 1055 OAK PARK, IL 60302</p>	<p>16-07-324-033-1035 PATRICK MURPHY 430 HOME AV 106 S OAK PARK, IL 60302</p>
<p>16-07-324-033-1036 SZYMANIAK HALINA 430 S HOME AV #107S OAK PARK, IL 60302</p>	<p>16-07-324-033-1037 KANKAKEE FED SVGS BK 430 HOME AV 108 S OAK PARK, IL 60302</p>	<p>16-07-324-033-1038 JOY CHRISTOPHER 430 S HOME AV 109S OAK PARK, IL 60302</p>
<p>16-07-324-033-1039 DEANNA FRASSON 430 HOME AV 110 S OAK PARK, IL 60302</p>	<p>16-07-324-033-1040 JENNIFER CAMACHO CATRA 430 HOME AVE #201S OAK PARK, IL 60302</p>	<p>16-07-324-033-1041 STANLEY BETTY GEORGE 430 S HOME AV 202S OAK PARK, IL 60302</p>
<p>16-07-324-033-1042 RIGEN MO XUEMEI YU 430 S HOME AVE #203S OAK PARK, IL 60302</p>	<p>16-07-324-033-1043 BEATRIZ L MENACHO 9034 PIMPERNEL DR SAN DIEGO, CA 92129</p>	<p>16-07-324-033-1044 EVELYN D RICHARDSON 430 S HOME 205S OAK PARK, IL 60302</p>

16-07-324-033-1045 PHYLLIS J VELEZ 430 S HOME AV #206 OAK PARK, IL 60302	16-07-324-033-1046 TRENA F GRADY 430 S HOME 2075 OAK PARK, IL 60302	16-07-324-033-1047 G H WALKES 430 S HOME OAK PARK, IL 60302
16-07-324-033-1048 MARCIA A TAYLOR 430 HOME AV 209 S OAK PARK, IL 60302	16-07-324-033-1049 TAI TRAN 430 HOME #210 OAK PARK, IL 60302	16-07-324-033-1050 MARILYN AVERY 430 S HOME UNIT 301 OAK PARK, IL 60302
16-07-324-033-1051 NADENE CHAMBERS 1157 S HARVEY AVE OAK PARK, IL 60304	16-07-324-033-1052 DALI SAMPADA 430 HOME AVE 303 S OAK PARK, IL 60302	16-07-324-033-1053 ADAM W BIRCH 430 S HOME AVE #304S OAK PARK, IL 60302
16-07-324-033-1054 CHRISTOPHER THOMAS 430 HOME AV 305 S OAK PARK, IL 60302	16-07-324-033-1055 CITIMORTGAGE INC 1000 TECHNOLOGY DR OFALLON, MO 63368	16-07-324-033-1056 EARNEST THOMPSON 430 HOME AVE OAK PARK, IL 60302
16-07-324-033-1057 LESLIE ARCHIBALD 430 HOME AV 308 S OAK PARK, IL 60302	16-07-324-033-1058 MELLISSA SEMP 430 HOME AV 309 S OAK PARK, IL 60302	16-07-324-033-1059 MAUREEN OROURKE 430 HOME AV 310 S OAK PARK, IL 60302

PD Application

Item 9

RESTRICTIONS AND COVENANTS

Statement on Public Easement

The developer, JCSD, LLC, is proposes, as part of this application for a Plan Development and a Proposal to Vacate a portion of the public alley behind the property at 317 South Home, to establish an easement which grants back to the Village of Oak Park an unrestricted easement for public use of the alley surface and or underground uses that benefit the public.

PD Application
Item 10
CONSTRUCTION SCHEDULE

SCHEDULE OF DEVELOPMENT

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

Plan and schedule of construction

	Months						
	1	3	8	12	16	20	24
Demolition and site prep	X						
Drawings and permits		X	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**
SCALE : 1" = 100'-0"



john conrad schiess architect

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APPLICANT:
JCSD, LLC.
400 Ashland Avenue
00304
708 363 5522
com

REVISOR FOR PLAN DEVELOPMENT: 03/14/14
Date

Drawn by: **MG**

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

CONSTRUCTION TRAFFIC ROUTE

SK0.3
Sheet No.

PD Application
Item 12
MARKET AND FEASIBILITY REPORT



GLOOR REALTY CO.

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

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

To Whom It May Concern:

We are writing in reference to the proposed development of The Townhomes at the Oak Park Oasis. We would like to give our opinion of the feasibility of such a project at its proposed location.

We have reviewed the drawings and renderings for the Townhomes at the Oak Park Oasis and based on our experience with the sales of the SOHO Townhomes, as well as the sales of existing townhomes throughout the Village, the Townhomes at the Oak Park Oasis, as proposed, would be in high demand.

The lack of inventory of residential real estate in general, and new construction in particular, fosters a demand for a project just such as this. The rapid-fire rate of sales at the sold-out SOHO site illustrates the viability and consumer demand for an additional new construction townhome project.

In addressing the concerns and objections to the Oasis project because it is situated internally, with off-alley access, please remember that the same objections and concerns were raised at the building of the Madison Square Townhomes. That resistance didn't exist with buyers as they had no real objections when it came time to purchase. The Madison Square townhomes continue to sell successfully in today's market.

Once discovered, residents will find a unique destination in The Townhomes at the Oak Park Oasis as it features an internal landscape that creates privacy and a sense of escape in an urban environment – hence the name "Oasis". Once built, this project will become a sought-after part of the Oak Park experience.

Sincerely,

Richard C. Gloor
GLOOR REALTY CO.

RCG/cjc

PD Application
Item 13
TRAFFIC STUDY

Based on the attached letter from the Village Planner granting a limited waiver from this request, the Applicant hereby states that traffic volume counts and other data has been requested from the Village Engineer and a letter of opinion related to the traffic impact of this development will be submitted prior to the Public Hearing .

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

03/14/14

Concerning Oak Park Oasis residential development at 317 Home Avenue, Oak Park

PD Application
Item 13
TRAFFIC STUDY

Given the nature of traffic, the low intensity of use and specific location of alleys and street configuration, the Applicant hereby request a waiver from this requirement.

DEVELOP FORWARD

Statement on Traffic

The developer, JCSD, LLC, has requested, from the Village Planner, a waiver from the requirements of providing a fully detailed Traffic Study for the proposed development. Based on the letter from Mr. Craig Failor dated March 21, 2014 granting a partial waiver from the requirements, the developer hereby submits the following:

1. JCSD, LLC has done a field count and partial measurement of the existing surface parking lot bounded by the public alleys behind the homes bounded by the 300 block of Home Avenue and Wisconsin Avenue and the 1,000 blocks of Washington Boulevard and Randolph Street.
2. JCSD, LLC and their architect has determined that many of the parking spaces and the drive aisles, their configuration and dimensions are not code compliant.
3. The current parking lot has a capacity, in its current configuration, for 168 parking spaces with no protection to the weather.
4. The proposed development is designed with 44 code compliant enclosed parking spaces for the proposed townhouse development.
5. Since the current use for the parking is for residential parking spaces and the proposed use, in terms of traffic, is also for residential parking.
6. Based on the data cited above, the net reduction in traffic units is 74 percent.

Now therefore, it can be reasonably concluded that the traffic count as it can be attributed to the conversion of the existing lot into the proposed development will translate to a traffic reduction of approximately 74 percent. Further, the new parking spaces will be code compliant and enclosed.

April 16, 2014

**PD Application
Item 14
PARKING STUDY**

Statement on Parking

Whereas the existing property bounded by the four alleys at the rear of the properties on the 300 block of Home Avenue; the 300 block of South Wisconsin Avenue; the 1,000 block of Washington Boulevard and the 1000 block of Randolph Street currently provides for 164 surface parking spaces and whereas the property is currently owned by the West Cook YMCA and whereas JCSD has a contract to purchase the subject property from the West Cook YMCA, the following points should be noted as it pertains to the current parking spaces and future use of this property

1. The current parking lot configuration is not code compliant. Once any improvements to this property, even if it's current use as a surface parking lot is retained, a redesign of the current spaces would be required and certain code requirements would need to be implemented. These improvements which would be necessary so as to make the parking lot code compliant would dramatically reduce the number of parking spaces by about 20%.
2. JCSD, LLC as part of it's contract with West Cook YMCA has agreed to facilitate the relocation of 24 parking spaces for the benefit of the YMCA.
3. JCSD, LLC agrees to assist the Village's Parking Services department so as to identify off street overnight parking opportunities with private property owners in an effort to help relocate some of the overnight parking needs of the neighborhood. To date, the developer has tentatively identified 53 off street, privately owned spaces that may be available for overnight rental.

Notwithstanding the above, it should be noted that the purchase of this property is a private transaction from one private entity to another (West Cook YMCA to JCSD, LLC). While we believe the burden of relocating the displaced parkers should not fall on the developer, JCSD, LLC agrees to facilitate the Village's efforts to find suitable off street parking for local residents.

March 19, 2014



Oak Park

March 21, 2014

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

708.383.6400
Fax 708.383.6692
village@oak-park.us
www.oak-park.us

JCSD LLC

c/o Mr. John Conrad Schiess
905 Home Avenue
Oak Park, IL 60304

Sent Via E-Mail and Regular Mail

**RE: WAIVER REQUESTS for the Oak Park Oasis Planned Development
[317 Home Avenue and parking lot to the west]**

Dear Mr. Schiess:

The Oak Park Zoning Ordinance allows applicants for planned developments to request a waiver of any application requirement, which in the applicant's judgment should not apply to the proposed development. The Zoning Ordinance requires the Village Planner or designee to review and decide on the waiver requests within ten (10) working days of their receipt. The waiver requests were received on Thursday, March 20, 2014 as part of the revised planned development application. Below is a list of the requested waivers identified with their application item number and name, with a decision following each waiver request.

Item 13: Traffic Study. [Not Approved]

A traffic consultant is not necessary, but a review of the traffic volumes for morning and evening rush hours and Saturday should be factors in your review. You may be able to get traffic volume information for this area from the Village Engineering Department, otherwise please collect data. The Plan Commission is always interested in knowing the traffic impact of any development.

Item 14: Parking Study. [Approved]

Due to that fact that all of the required parking for the proposed development is accommodated on site, a Parking Study would not be necessary as proposed. However, it would be useful for the Plan Commission to know what impact the displacement of neighborhood cars will have on the surrounding area.

Item 22: Detailed Sign Elevations. [Approved]

Due to the fact that the proposed development is residential only and no identification signage is intended, sign elevations are not necessary. If a sign is to be proposed at a later date, the design must follow current sign code restrictions.

Item 28: Greater Downtown Model. [Approved]

Due to the fact that the proposed development is not in the Greater Downtown Area, the Applicant is exempt from this requirement.

Item 30: Historically Significant Properties. [Approved]

This property is within the Ridgeland-Oak Park Historic District, but no modifications are being made to historically designated properties. The Historic Preservation Commission will be reviewing this application and providing the Plan Commission with their recommendations.

Item 31: LEED Requirements. [Approved with Condition]

It would be acceptable to forgo the requirement of registering with the USGBC and escrowing funds with the Village, but it would be expected that a third party commissioner, acceptable to the Village, be engaged to ensure that the development at least meets the *LEED Certification* requirement benchmark of 40-49 points. If a third party commissioner cannot be engaged, this waiver will be rescinded.

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at cfailor@oak-park.us. Please include this letter in the final application packet for public hearing.

Respectfully,

VILLAGE OF OAK PARK
Development Customer Services Department
Community Planning Division



Craig Failor, AICP, LEED AP, ENV SP
Village Planner

c. Project Review Team

PD Application
Item 15
VILLAGE SERVICES

Municipal Services Standards section 3.9 (H) 2

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

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

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

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

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

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

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

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

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

Ingress and egress to the development's parking garages is provided from the public alleys. In that sense, the development's unit owners will access their respective garages in much the same way single-family owners access their garages in this neighborhood.

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

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 townhomes have been designed with quality materials which will be add to the street scape.

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 neighboring property owners, by converting an aged surface parking lot into an attractive development. Property values will be enhanced due to the construction of these townhomes, which are expected to sell in the price range of \$512,000-\$650,000.

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 Townhomes of the Oak Park Oasis 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 in what is now a surface parking lot. Finally, a key element of the neighborhood is access to public transportation within walking distance. We believe the project successfully introduces the density needed for transit-oriented development without overwhelming its surrounding.

PD Application
Item 16
ENVIRONMENTAL REPORTS

See attached electronic copy (CD) of Phase one report.

PD Application
Item 17
PERSPECTIVE DRAWINGS

John Conrad Schiess architect
 305 Home Avenue Oak Park Illinois 60304
 tel: 708.383.5822 fax: 708.383.5884
 john@jcsarchitect.com

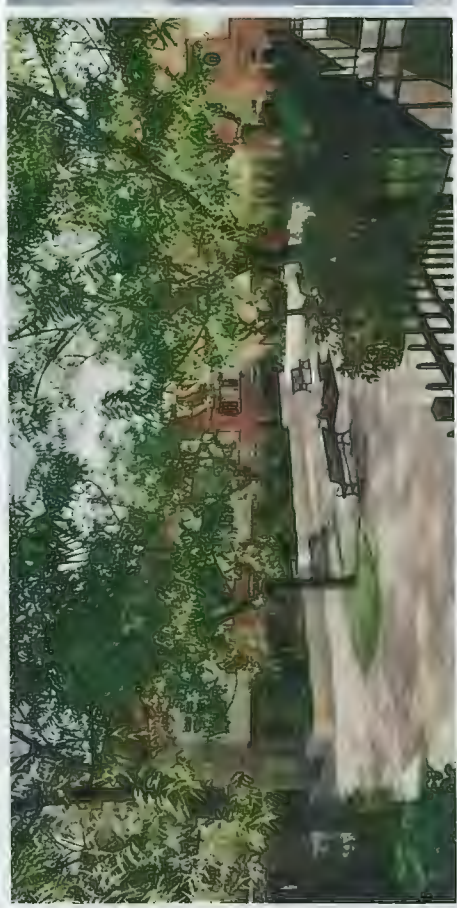
COMMENTS: John Schiess, architect, respectfully requests that the City of Oak Park consider the proposed development in the context of the City's historic character and the surrounding neighborhood. The proposed development is a historic preservation and restoration of John Conrad Schiess.

APPLICANT:
JOSD, LLC,
 400 Ashland Avenue
 River Forest, Illinois 60304
 tel: 708.383.5822
 em: john@jcsarchitect.com

REVISED FOR PLAN DEVELOPMENT:	04/18/14
REVISED FOR PLAN DEVELOPMENT:	03/14/14
Drawn by:	MG
Date:	

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

RENDERINGS
SK2.7
 Sheet No.



PD Application

Item 18

**PHOTOS OF SURROUNDING PROPERTIES AND
BUILDINGS**



John Conrad Schiess architect

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 permission and consent of Jeff Schiess, Schiess
 Architect.

APPLICANT:
JCSD, LLC,
 400 Agland Ave
 708 383 8822

ISSUE FOR PLAN DEVELOPMENT: _____ Date: 01/27/14
 Drawn by: _____ MG

OAK
 317 HOME AVENUE
 Oak Park, Illinois

PHOTOS OF SURROUNDING PROPERTIES AND BUILDINGS
SKO.0
 Street No.



**PD Application
Item 19
LOCATION MAP**

John Conrad Schiess architect

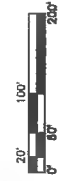
CONTRACT: John Conrad Schiess architect hereby warrants that the information contained herein is true and correct to the best of our knowledge and belief. This information is not intended to constitute a warranty of any kind, and the user of this information shall be responsible for its use. The user of this information shall be deemed to have accepted the information as true and correct. The user of this information shall be deemed to have accepted the information as true and correct. The user of this information shall be deemed to have accepted the information as true and correct.

APPLICANT:
JOSD, LLC.
 400 Asarand Avenue
 River Forest, IL 60004
 708 360 3622
 jrd@jcsarchitect.com

ISSUE FOR PLAN DEVELOPMENT: _____ Date: 10/27/14
 Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

LOCATION MAP
SKO.1
 Plot No.



LOCATION MAP
 SCALE: 1" = 100'-0"



LEGEND:

B1/B2 GENERAL BUSINESS

R5 TWO FAMILY (SINGLE FAMILY 3,500 SF)
TWO FAMILY 5,000 SF OR 10,000 SF)

 R-7 MULTIPLE FAMILY



 **ZONING MAP**
SCALE : 1" = 180'-0"

john conrad schiess architect
ILLINOIS ARCHITECT

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APPLICANT:
JOSD, LLC,
400 Ashard Avenue
River Forest, IL 60304
708.383.5522
em: jonn@schiesh.com

ISSUE FOR PLAN DEVELOPMENT: 01/27/14
Date

Drawn by: **MG**

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

ZONING MAP
SK0.2
Sheet No.

**PD Application
Item 20
SITE PLAN**



John Conrad Schless architect
 805 Home Avenue Oak Park Illinois 60304
 tel. 708.383.6822 fax. 708.383.5894

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APPLICANT:
JOSD, LLC.
 400 Ashland Avenue
 River Forest, Illinois 60304
 tel. 708.383.6822
 em: john@joscarchitect.com

REVISED PER SURVEY:	04/18/14
REVISED FOR PLAN DEVELOPMENT:	03/14/14
ISSUE FOR PLAN DEVELOPMENT:	01/27/14

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

PROPOSED SITE PLAN

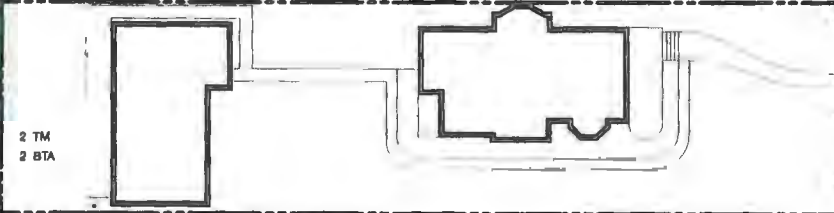
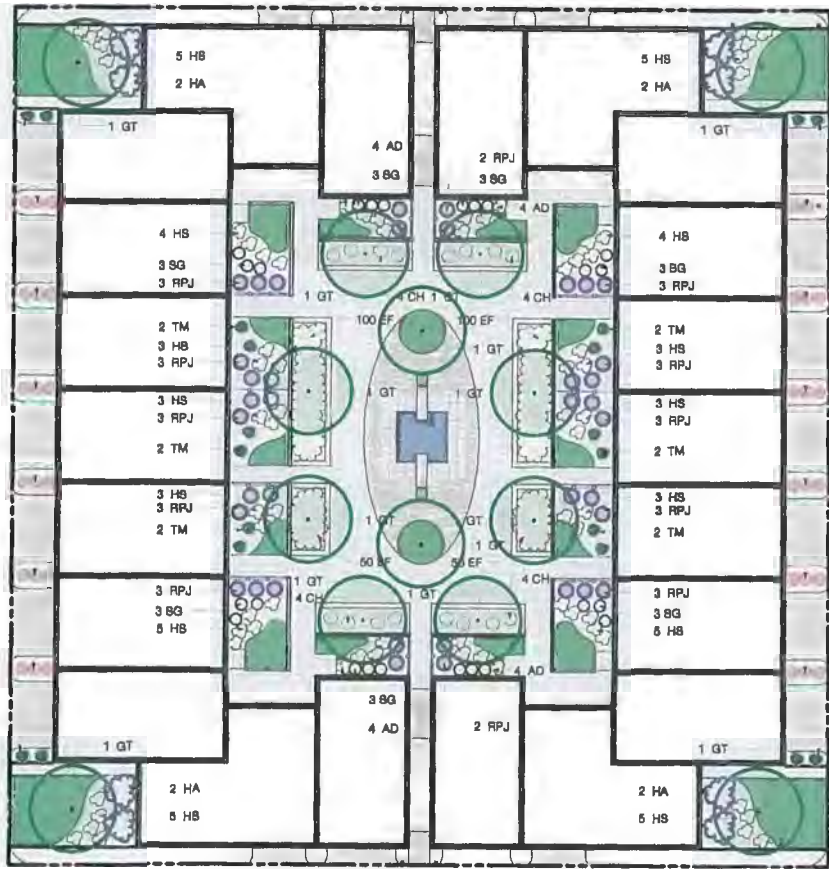
SK1.0
 Sheet No.

SITE MAP
 SCALE: 1"=80'-0"

John Conrad Schless architect ©



PD Application
Item 21
LANDSCAPE PLAN



HOME AVENUE

john conrad schless architect

Home

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APPLICANT:
JOSD, LLC.
 ACC 003
 It 708 5822
 gm

REVISED FOR PLAN DEVELOPMENT 03/14/14 Date
 Drawn by: MG

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

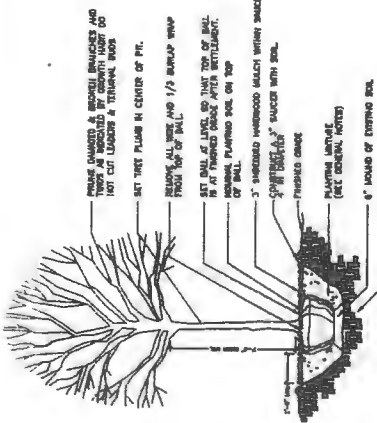
LANDSCAPING PLAN

SK1.5

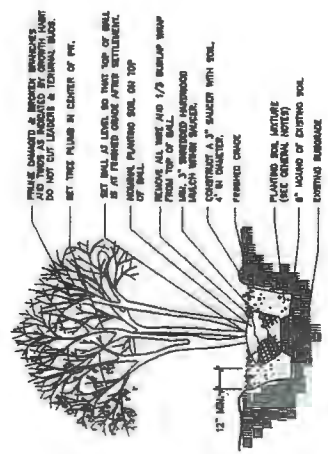


LANDSCAPING PLAN
 SCALE: 1"=30'-0"

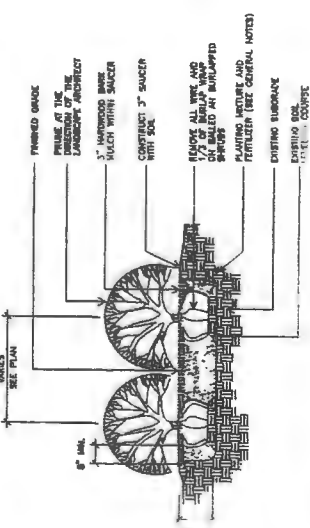
john conrad schless architect ©



1 Deciduous Tree Planting Detail
See Note



2 Multi-Stem Tree Planting Detail
See Note

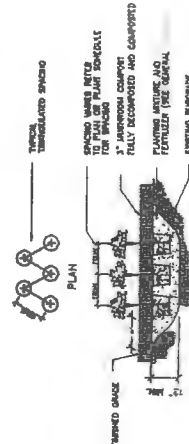


3 Shrub Planting Detail
See Note

NOTE:
REMOVE BRANCHES & BRUSH FROM SURROUNDING AREA AND AT THE DISCRETION OF THE CONTRACTOR. BRANCHES SHOULD BE REMOVED TO PREVENT DAMAGE TO THE TREE. BRANCHES SHOULD BE REMOVED TO PREVENT DAMAGE TO THE TREE. BRANCHES SHOULD BE REMOVED TO PREVENT DAMAGE TO THE TREE.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
2. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
3. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
4. ALL BRUSH AND BRANCHES SHALL BE REMOVED FROM THE SITE PRIOR TO PLANTING.
5. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
6. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
7. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE TOP OF THE ROOT BALL 2" BELOW FINISHED GRADE.
8. ALL SOILED LANS TO BE PLACED ON 4" DEPTH OF TOPSOIL.
9. SEES DRAWING ON PLANTING PLAN FOR PLANTING MATERIALS AND SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
11. SEES ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
12. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
13. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
14. LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
15. SEES ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
16. ALL NEW AND REPLANTED PLANTS SHALL BE PLANTED WITH AN APPROPRIATE MULCH AND FERTILIZER.
17. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
18. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
19. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.
20. CONTRACTOR SHALL VERIFY ALL PLANTING MATERIALS AND SPECIFICATIONS BEFORE ANY WORK BEGINS.



4 Ground Cover Planting Detail
See Note

LEGEND	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DIOICUS AND ORNAMENTAL TREES				
GT	14	GLEDITSIA TRIACANTHOS 'INFIRMIS' SKYLINE	THORNLESS HONE LOCUST	3" CAL
SHRUBS				
BTA	35	Berberis thunbergii 'Rose Glow'	ROSE GLOW BERBERIS	18" spr
CH	16	Cotoneaster acutifolia	HESSB COTONEASTER	24" spr
HA	8	Hydrangea arborescens 'Annabelle'	HYDRANGEA	3 gallon
RPJ	38	Rhododendron 'PJM April Dawn'	WHITE RHODODENDRON	30" ht
SG	24	Spiraea japonica 'Gold Flame'	GOLD FLAME SPERIA	24" spr
TM	24	Taxus x media 'Everlow'	DARK YEW	30" spr
PERENNIALS AND GROUND COVER				
AD	16	Astilbe 'Deutschland'	WHITE ASTILBE	1 gallon
EF	300	Eunonymus fortunei 'Coloratus'	WINTERCREPER	2" pot
HS	56	Hosta sieboldiana 'Elegans'	SEIBSUCKER HOSTA	1 gallon

PLANTING SCHEDULE

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APPLICANT:
JCSD, LLC.
 400 Ashford Avenue
 River Forest, IL 60304
 tel: 708.363.9222
 em: jcsd@jcsdland.com

REVISIONS FOR PLAN DEVELOPMENT: [DATE]
 Date: [DATE]
 MG

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

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.

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

03/14/14

Concerning Oak Park Oasis residential development at 317 Home Avenue, Oak Park

PD Application
Item 22
DETAILED SIGN ELEVATIONS

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

DEVELOP FORWARD

Statement on Sign Elevations

The developer, JCSD, LLC, has requested, from the Village Planner, a waiver from the requirements of providing Sign Elevations for the proposed development. Based on the letter from Mr. Craig Failor dated March 21, 2014, a full waiver was granted.

April 16, 2014



March 21, 2014

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

JCSD LLC

c/o Mr. John Conrad Schiess
905 Home Avenue
Oak Park, IL 60304

Sent Via E-Mail and Regular Mail

**RE: WAIVER REQUESTS for the Oak Park Oasis Planned Development
[317 Home Avenue and parking lot to the west]**

Dear Mr. Schiess:

The Oak Park Zoning Ordinance allows applicants for planned developments to request a waiver of any application requirement, which in the applicant's judgment should not apply to the proposed development. The Zoning Ordinance requires the Village Planner or designee to review and decide on the waiver requests within ten (10) working days of their receipt. The waiver requests were received on Thursday, March 20, 2014 as part of the revised planned development application. Below is a list of the requested waivers identified with their application item number and name, with a decision following each waiver request.

Item 13: Traffic Study. [Not Approved]

A traffic consultant is not necessary, but a review of the traffic volumes for morning and evening rush hours and Saturday should be factors in your review. You may be able to get traffic volume information for this area from the Village Engineering Department, otherwise please collect data. The Plan Commission is always interested in knowing the traffic impact of any development.

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Due to that fact that all of the required parking for the proposed development is accommodated on site, a Parking Study would not be necessary as proposed. However, it would be useful for the Plan Commission to know what impact the displacement of neighborhood cars will have on the surrounding area.

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Due to the fact that the proposed development is residential only and no identification signage is intended, sign elevations are not necessary. If a sign is to be proposed at a later date, the design must follow current sign code restrictions.

Item 28: Greater Downtown Model. [Approved]

Due to the fact that the proposed development is not in the Greater Downtown Area, the Applicant is exempt from this requirement.

Item 30: Historically Significant Properties. [Approved]

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Item 31: LEED Requirements. [Approved with Condition]

It would be acceptable to forgo the requirement of registering with the USGBC and escrowing funds with the Village, but it would be expected that a third party commissioner, acceptable to the Village, be engaged to ensure that the development at least meets the *LEED Certification* requirement benchmark of 40-49 points. If a third party commissioner cannot be engaged, this waiver will be rescinded.

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at cfailor@oak-park.us. Please include this letter in the final application packet for public hearing.

Respectfully,

VILLAGE OF OAK PARK

Development Customer Services Department
Community Planning Division



Craig Failor, AICP, LEED AP, ENV SP
Village Planner

c. Project Review Team

PD Application
Item 23
BUILDING ELEVATIONS



1 TYPICAL EAST AND WEST INTERIOR COURTYARD ELEVATION
 NOTE: EXACT WINDOW LOCATION MAY VARY



2 WEST ALLEY ELEVATION
 NOTE: EXACT WINDOW LOCATION MAY VARY



john conrad schiess architect
 905 Hc 708
 Oak Park 708.383.5664

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APPLICANT:
JCSD, LLC.
 30 Ashland Avenue
 River Forest, IL 60465
 708.383.6822

REVISED FOR PLAN DEVELOPMENT	03/14/14
ISSUE FOR PLAN DEVELOPMENT	01/27/14
Date	

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

ELEVATIONS

SK2.1

Sheet No.

CONTRACTOR: John Schiess, Architect, 1000
 10th Street, Suite 100, Chicago, IL 60604
 Tel: 312.467.1000 Fax: 312.467.1001
 www.johnconrad-schiess.com
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 John Conrad Schiess Architect, Inc.

APPLICANT:
JCSD, LLC.
 1818 W. 12th St.
 Chicago, IL 60604

ISSUE FOR PLAN DEVELOPMENT: 01/27/14
 Date: MGC
 Drawn by: MGC

OAK PARK OASIS
 317 HOME AVENUE
 Illinois

ELEVATION
SK2.2
 Sheet No.



EAST ALLEY ELEVATION

NOTE: VERIFY WINDOW ELEVATION WITH OWNER



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APPLICANT:
JOSD, LLC.
 400 Astor Avenue
 P.O. Box 100314
 St. Louis, MO 63138-0314

REVISED FOR PLAN DEVELOPMENT:	03/14/14
ISSUE FOR PLAN DEVELOPMENT:	01/27/14
Date	

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

ELEVATION
SK2.3
 Sheet No.



1 TYPICAL COURTYARD ELEVATION - partial
 scale: 1/8" = 1'-0"
 CONSTRUCTION TYPE: IIIIB



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APPLICANT:
JCSJ, LLC,
Ashland Av.
River 03004
708 383 5822

REVISED FOR PLAN DEVELOPMENT:	03/14/14
ISSUE FOR PLAN DEVELOPMENT:	01/27/14
Date	

Drawn by: **MG**

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

Sheet Title
ELEVATION

SK2.4

Sheet No.



2 TYPICAL ALLEY ELEVATION - partial
scale: 1/8" = 1'-0"
CONSTRUCTION TYPE: IIIIB

- PENTHOUSE BEYOND CEMENT BOARD COLOR #3
- CONTINUOUS GUARDRAIL
- ALUMINUM + GUTTER COPING
- UNIT MASONRY COLOR #2
- 1'XS TRIM BOARD FOR PAINT FINISHED COLOR #4
- CEMENTIOUS PANELS COLOR #3
- VINYL COVERED WOOD CASEMENT WINDOW
- EXTERIOR LIGHT-TYP. SOLDIER COURSE + ROWLOCK BRICK COLOR #2
- UNIT MASONRY COLOR #1
- CANTILEVERED BALCONY
- UNIT MASONRY COLOR #2
- SOLDIER COURSE BRICK COLOR #1
- EXTERIOR LIGHT-TYP.
- OVERHEAD GARAGE DOOR

CONTRACT: John Schiess, Architect, Inc.
 400 Appleton Avenue
 Oak Park, Illinois 60454
 Phone: 708.383.5822
 Fax: 708.383.5822
 www.johnconrad-schiess.com

APPLICANT:
JOSD, LLC,
 400 Appleton Avenue
 Oak Park, Illinois 60454
 Phone: 708.383.5822
 Fax: 708.383.5822
 www.josd.com

REVISIONS:
 NO. | DATE | DESCRIPTION
 01 | 03/14/14 | REVISED FOR PLAN DEVELOPMENT
 02 | 07/27/14 | REVISED FOR PLAN DEVELOPMENT
 03 | 07/27/14 | DATE

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

ELEVATION

SK2.5

Sheet No.



NORTH ALLEY ELEVATION

NOTE: EXACT WINDOW LOCATIONS MAY VARY



SOUTH ALLEY ELEVATION

NOTE: EXACT WINDOW LOCATIONS MAY VARY



1020 WASHINGTON BOULEVARD



1025 RANDOLPH STREET

john conrad schiess architect

700

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APPLICANT:
JCSD, LLC.

File: 00304
708.383.5622

REVIEWED FOR PLAN DEVELOPMENT: 03/14/14
Date

Drawn by: **MG**

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

STREETSCAPE ELEVATIONS

SK2.6

Sheet No.



STREETSCAPE LOOKING WEST



1025 RANDOLPH STREET



1032 WASHINGTON BOULEVARD



STREETSCAPE LOOKING EAST

**PD Application
Item 24
FLOOR PLANS**



a

TYPICAL FIRST FLOOR PLAN - partial

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

NOTE: EXACT WINDOW LOCATION MAY VARY



john conrad schiess architect

505 Home Avenue Oak Park, Illinois 60304
 tel.: 708.383.5822 fax: 708.383.5884 john@jcsarchitect.com

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APPLICANT:

JOSD, LLC.
 400 Ashland Avenue
 River Forest, Illinois 60304
 tel: 708.383.5800
 em: john@jcsarchitect.com

ISSUE FOR PLAN DEVELOPMENT: 01/27/14
 Date

Drawn by: **MG**

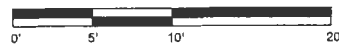
OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

FLOOR PLANS

SK1.1



a TYPICAL SECOND FLOOR PLAN - partial
 scale: 1/8" = 1'-0"



john conrad schiess architect
 905 Home Avenue Oak Park Illinois 60304
 tel. 708.383.5822 fax 708.383.5894
 john@jcsarchitect.com

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APPLICANT:
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 400 Ashland Avenue
 River Forest, Illinois 60304
 tel. 708.383.5822
 em. john@jcsarchitect.com

REVISED FOR PLAN DEVELOPMENT:	03/14/14
ISSUE FOR PLAN DEVELOPMENT:	01/27/14
Date	

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

FLOOR PLANS
SK1.2



a TYPICAL THIRD FLOOR PLAN - partial
 scale: 1/8" = 1'-0"



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 905 Home Avenue Oak Park, Illinois 60304
 tel 708.383.5822 fax 708.383.5984
 john@csarchitect.com

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APPLICANT:
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 400 Ashland Avenue
 River Forest, Illinois 60304
 tel 708.383.5822
 em john@csarchitect.com

ISSUE FOR PLAN DEVELOPMENT: 01/27/14
 Date

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

FLOOR PLANS
SK1.3



a TYPICAL ROOF DECK PLAN - partial
 scale: 1/8" = 1'-0"



john conrad schiess architect
 905 Home Avenue Oak Park, Ill no.s 60304
 tel. 708.383.5922 fax 708.383.588 john@jcsarchitect.com

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APPLICANT:
JOSD, LLC.
 400 Achland Avenue
 River Forest, Ill no.s 60304
 tel. 708.383.5822
 em. john@jcsarchitect.com

ISSUE FOR PLAN DEVELOPMENT: Date
 01/27/14

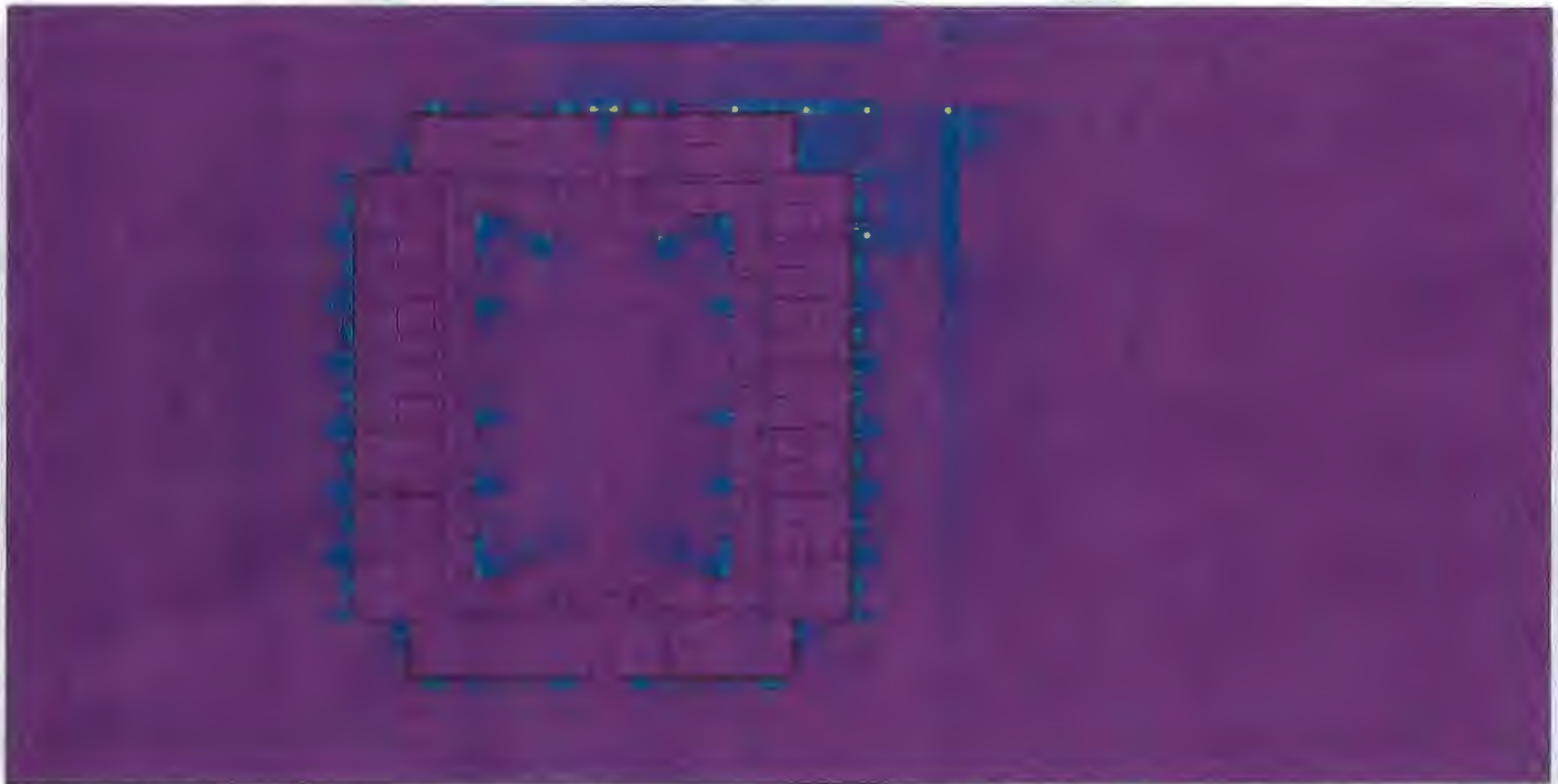
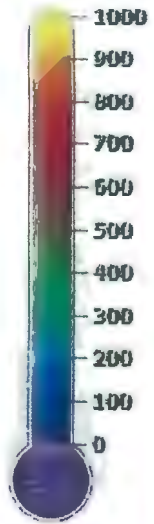
Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

FLOOR PLANS

SK1.4

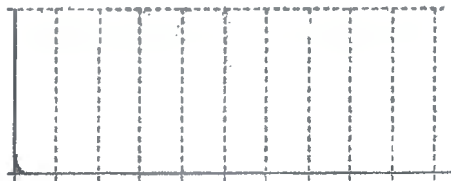
PD Application
Item 25
EXTERIOR LIGHTING PLAN



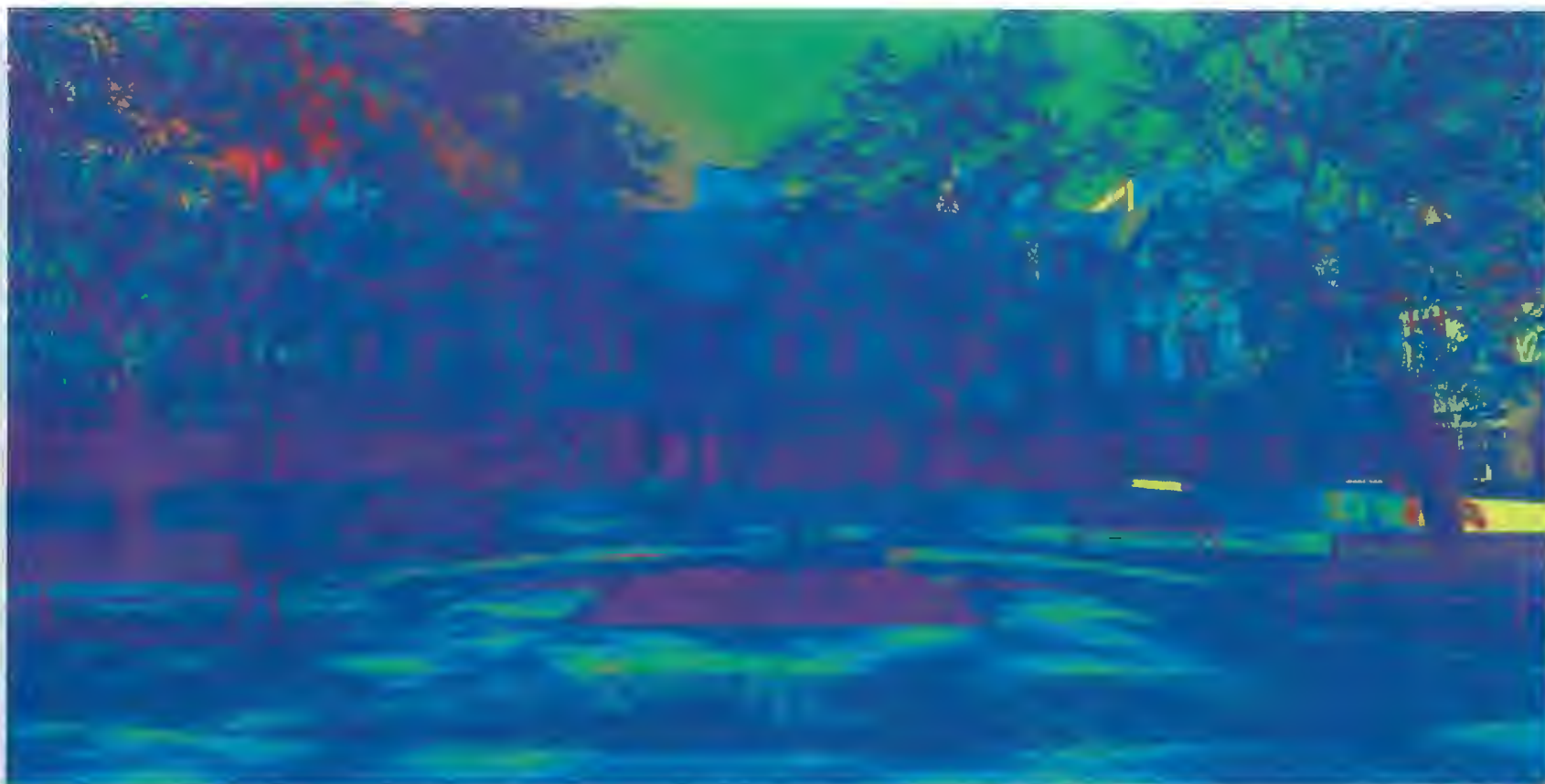
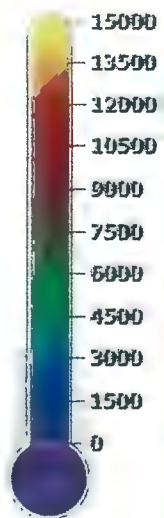
Notes

Distributions are presented in % of most frequent value found within user range.

Min and max values are shown with circle and rectangle correspondingly in the false color image.



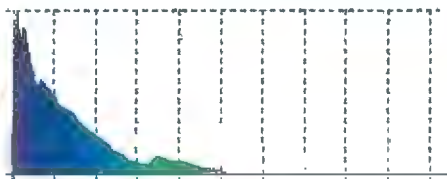
Avg/Min/Max: 12/0/46064 cd/m²



Notes

Distributions are presented in % of most frequent value found within user range.

Min and max values are shown with circle and rectangle correspondingly in the false color image.



Avg/Min/Max: 2186/0/26017 cd/m²



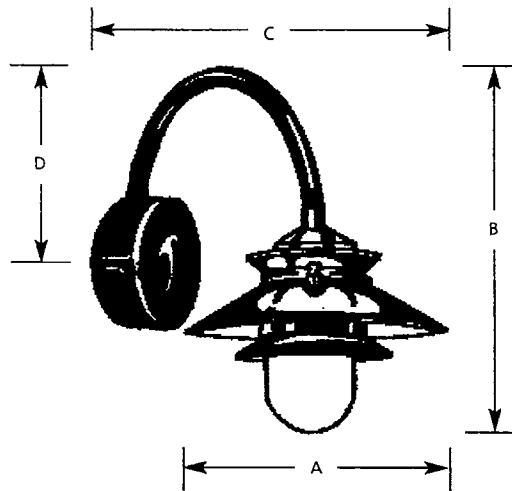
Incandescent

Newport

Outdoor

Type _____
-31
P5666

Catalog No.	Finish		Dimensions (Inches)			
	Black	Lamping	A	B	C	D
P5666	-31	1-100w A19	10	11-3/4	12	6-3/4



Specifications:

General

- Cast aluminum wall light
- Pagoda style shades limit up light
- Shades are white innerlined for greater reflectivity
- White ribbed glass diffuser screws in place for easy relamping
- Matching path and pendant units available

Mounting

- Wall mounted
- Covers standard junction box
- Mounting plate mounts directly to junction box
- Back plate is 5" dia., 2" deep

Electrical

- Medium base porcelain nickel plated brass screw shell socket

Options

- Black - specify 5666-31

Labeling

- UL-CUL wet location listed

Progress Lighting
701 Millennium Blvd.
Greenville, South Carolina
29607

www.progresslighting.com

Rev. 9/09

Colonnade Pole Top Fitters



- Die Cast Housing
- Stamped Steel Plate
- Ballast, Capacitor, and Ignitor Brackets
- Set Screws, Porcelain Socket
- Smooth Black Finish
- Graceful Design Accommodates 3" Poles

ITEM NO.	SIZE (L x W x H)	LAMPING
PFCN-50HPS-BL	14.75" x 13.5" x 10.25"	50 Watt High Pressure Sodium
PFCN-70HPS-BL	14.75" x 13.5" x 10.25"	70 Watt High Pressure Sodium
PFCN-100HPS-BL	14.75" x 13.5" x 10.25"	100 Watt High Pressure Sodium
PFCN-150HPS-BL	14.75" x 13.5" x 10.25"	150 Watt High Pressure Sodium
PFCN-250HPS-BL	14.75" x 13.5" x 10.25"	250 Watt High Pressure Sodium
PFCN-70MH-BL	14.75" x 13.5" x 10.25"	70 Watt Metal Halide
PFCN-100MH-BL	14.75" x 13.5" x 10.25"	100 Watt Metal Halide
PFCN-150MH-BL	14.75" x 13.5" x 10.25"	150 Watt Metal Halide
PFCN-250PSMH-MT-LP	14.75" x 13.5" x 10.25"	250 Watt Pulse Start Metal Halide

Acorn Lenses



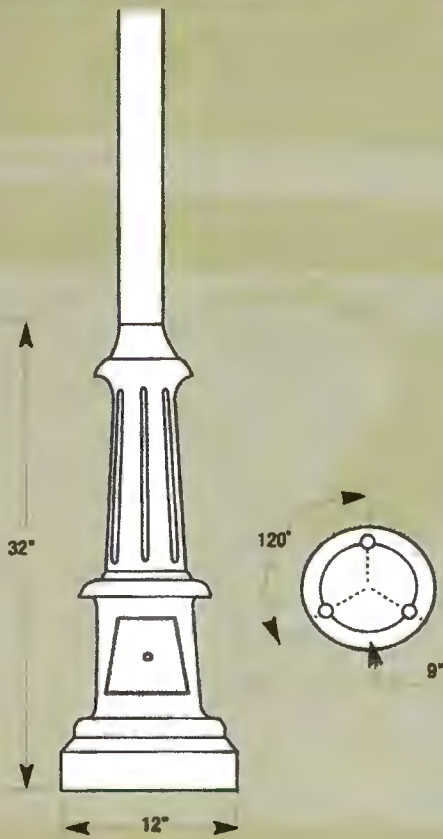
NOW
Pulse Start
Available

ITEM NO.	SIZE (W x H)	DESCRIPTION
ER-118-8	16.375" x 26.375"	8" Opening Acorn Large
ER-118-9	16.375" x 26.375"	9" Opening Acorn Large

One Piece Extrusion Blow Mold Construction

Poles

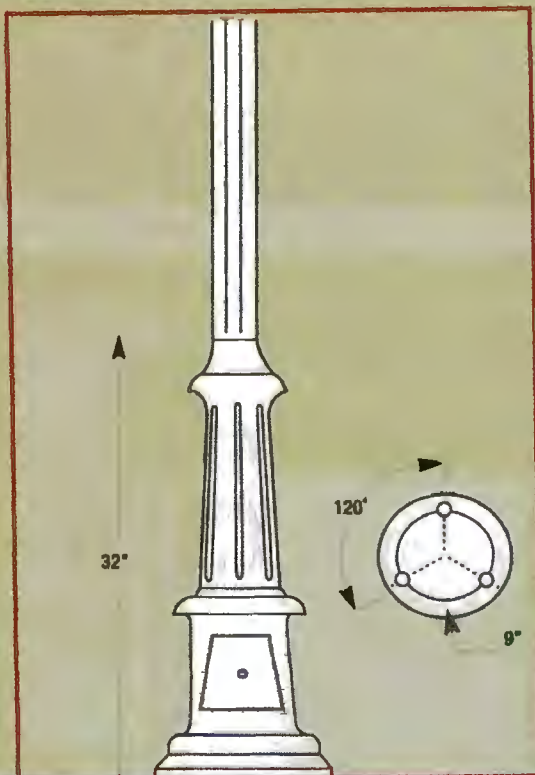
Aluminum Cast Pole



Catalog #	Height	Shaft Size	Bolt Size
3ACP 8	8'10"	3"	1/2" x 15"
3ACP 10	10'0"	3"	1/2" x 15"
3ACP 12	12'0"	3"	1/2" x 15"
4ACP 8	8'10"	4"	1/2" x 15"
4ACP 10	10'0"	4"	1/2" x 15"
4ACP 12	12'0"	4"	1/2" x 15"

Hand hole, anchor bolts and template provided.
Aluminum tubing is welded to a cast aluminum base

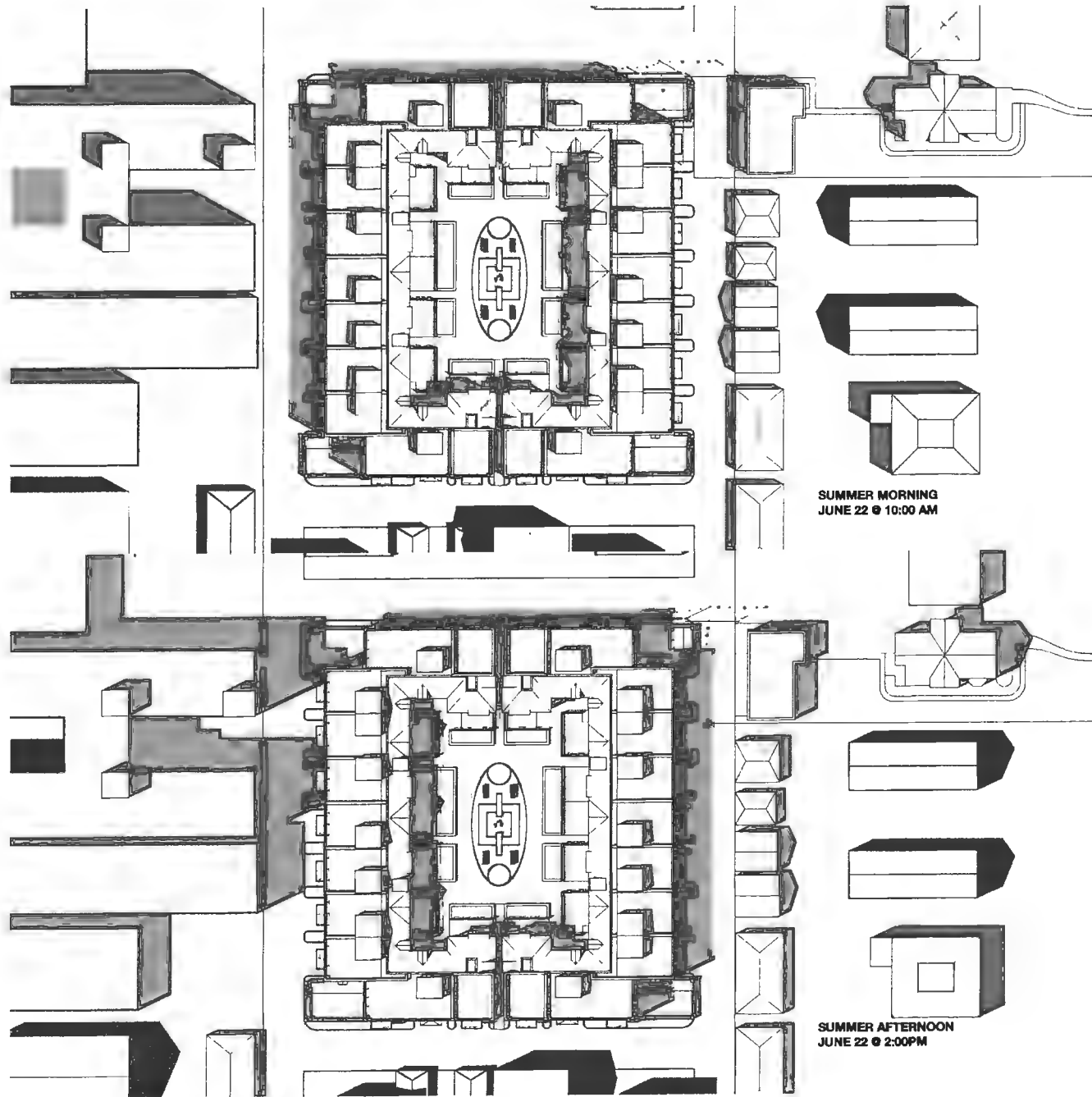
Fluted Aluminum Cast Pole



Catalog #	Height	Shaft Size	Bolt Size
3FCP 8	8'10"	3"	1/2" x 15"
3FCP 10	10'0"	3"	1/2" x 15"
3FCP 12	12'0"	3"	1/2" x 15"
4FCP 8	8'10"	4"	1/2" x 15"
4FCP 10	10'0"	4"	1/2" x 15"
4FCP 12	12'0"	4"	1/2" x 15"

Hand hole, anchor bolts and template provided.
Aluminum tubing is welded to a cast aluminum base

**PD Application
Item 26
SHADOW STUDY**



SUMMER MORNING
JUNE 22 @ 10:00 AM

SUMMER AFTERNOON
JUNE 22 @ 2:00PM

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

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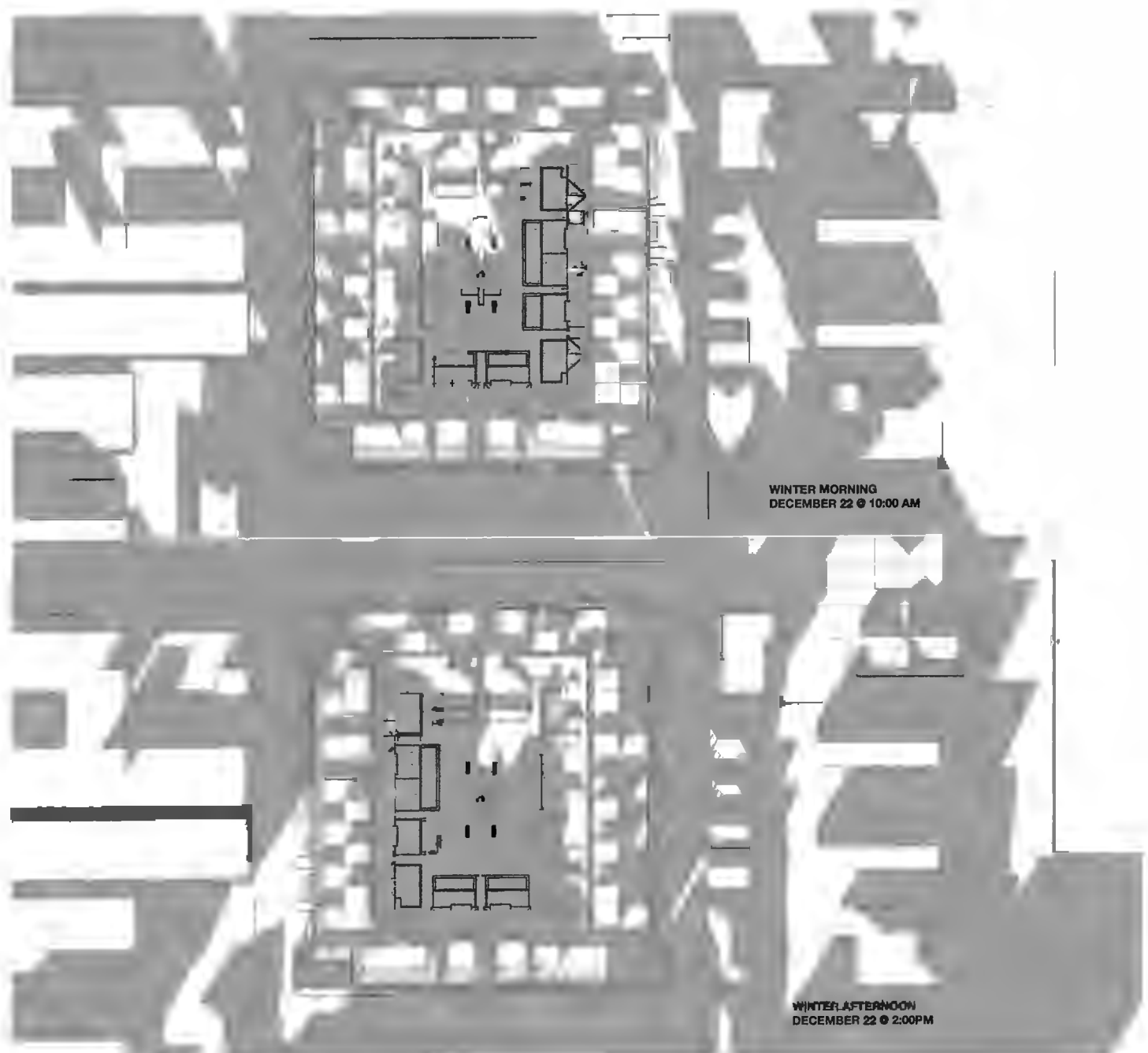
APPLICANT:
JOSD, LLC.
 400 Ashland Avenue
 River Forest, Illinois 60304
 tel. 708.383.6822
 em: john@jcsarchitect.com

REVISED FOR PLAN DEVELOPMENT:	04/18/14
REVISED FOR PLAN DEVELOPMENT:	03/14/14
Date	

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

SK2.8



WINTER MORNING
DECEMBER 22 @ 10:00 AM

WINTER AFTERNOON
DECEMBER 22 @ 2:00PM

john conrad schiess architect
 805 Home Avenue Oak Park, Illinois 60304
 tel. 708.383.5922 fax 708.383.5884 john@jcsarchitect.com

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APPLICANT:
JOSD, LLC.
 400 Ashland Avenue
 River Forest, Illinois 60304
 tel. 708.383.5822
 em: john@jcsarchitect.com

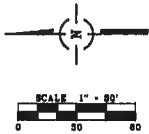
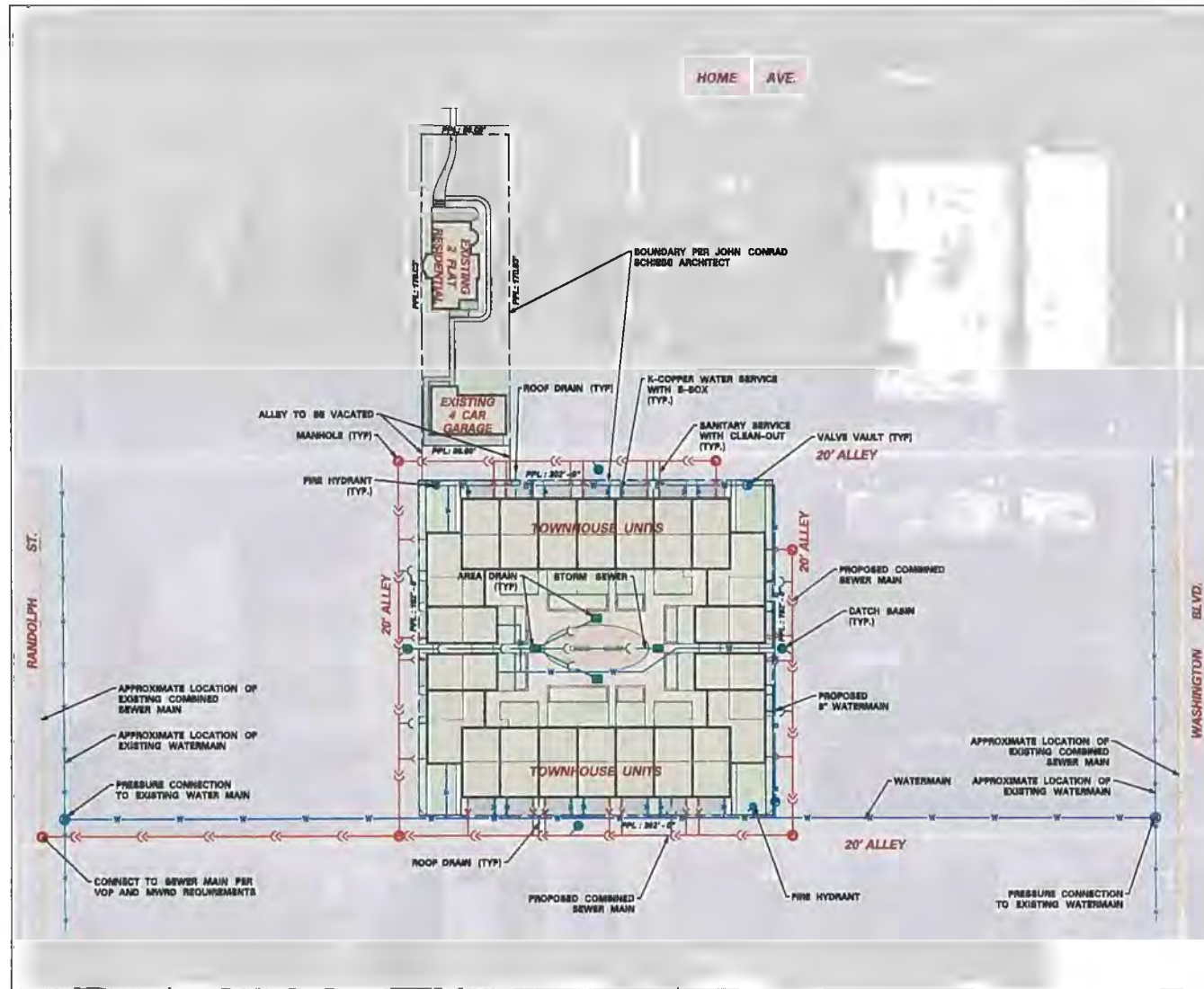
REVISED FOR PLAN DEVELOPMENT:	04/18/14
REVISED FOR PLAN DEVELOPMENT:	03/14/14
Date	

Drawn by: **MG**

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

STUDY
SK2.9

PD Application
Item 27
PRELIMINARY ENGINEERING PLAN



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED COMBINED SEWER

AREA CALCULATIONS

	PERVIOUS	IMPERVIOUS
EXISTING	5,200 SQFT	43,800 SQFT
PROPOSED	12,500 SQFT	38,200 SQFT

PIN NUMBERS

317 HOME AVENUE	16-07-316-027-0000
INTERIOR LOT (YMCA PARKING)	16-07-316-015-0000
	16-07-316-016-0000
	16-07-316-017-0000
	16-07-316-018-0000
	16-07-316-019-0000

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CONCEPTUAL UTILITY PLAN
OAK PARK OASIS
 OAK PARK, ILLINOIS

CONTRACT NO. 16-07-316-027-0000
 FILE NO. 16-07-316-027-0000
 DATE: 03/18/14



FILENAME: 7873C-UT

DATE: 03/18/14

JOB NO. 7873

DRAWN BY: C-UT
 1 of 1

PD Application
Item 28
GREATER DOWNTOWN MODEL

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

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

03/14/14

Concerning Oak Park Oasis residential development at 317 Home Avenue, Oak Park

PD Application
Item 28
GREATER DOWNTOWN MODEL

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

DEVELOP FORWARD

Statement on Downtown Model

The developer, JCSD, LLC, has requested, from the Village Planner, a waiver from the requirements of providing Model of the Downtown Area for the proposed development. Based on the letter from Mr. Craig Failor dated March 21, 2014, a full waiver was granted.

April 16, 2014



March 21, 2014

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

708.383.6400
Fax 708.383.6692
village@oak-park.us
www.oak-park.us

JCSD LLC

c/o Mr. John Conrad Schiess
905 Home Avenue
Oak Park, IL 60304

Sent Via E-Mail and Regular Mail

**RE: WAIVER REQUESTS for the Oak Park Oasis Planned Development
[317 Home Avenue and parking lot to the west]**

Dear Mr. Schiess:

The Oak Park Zoning Ordinance allows applicants for planned developments to request a waiver of any application requirement, which in the applicant's judgment should not apply to the proposed development. The Zoning Ordinance requires the Village Planner or designee to review and decide on the waiver requests within ten (10) working days of their receipt. The waiver requests were received on Thursday, March 20, 2014 as part of the revised planned development application. Below is a list of the requested waivers identified with their application item number and name, with a decision following each waiver request.

Item 13: Traffic Study. [Not Approved]

A traffic consultant is not necessary, but a review of the traffic volumes for morning and evening rush hours and Saturday should be factors in your review. You may be able to get traffic volume information for this area from the Village Engineering Department, otherwise please collect data. The Plan Commission is always interested in knowing the traffic impact of any development.

Item 14: Parking Study. [Approved]

Due to that fact that all of the required parking for the proposed development is accommodated on site, a Parking Study would not be necessary as proposed. However, it would be useful for the Plan Commission to know what impact the displacement of neighborhood cars will have on the surrounding area.

Item 22: Detailed Sign Elevations. [Approved]

Due to the fact that the proposed development is residential only and no identification signage is intended, sign elevations are not necessary. If a sign is to be proposed at a later date, the design must follow current sign code restrictions.

Item 28: Greater Downtown Model. [Approved]

Due to the fact that the proposed development is not in the Greater Downtown Area, the Applicant is exempt from this requirement.

Item 30: Historically Significant Properties. [Approved]

This property is within the Ridgeland-Oak Park Historic District, but no modifications are being made to historically designated properties. The Historic Preservation Commission will be reviewing this application and providing the Plan Commission with their recommendations.

Item 31: LEED Requirements. [Approved with Condition]

It would be acceptable to forgo the requirement of registering with the USGBC and escrowing funds with the Village, but it would be expected that a third party commissioner, acceptable to the Village, be engaged to ensure that the development at least meets the *LEED Certification* requirement benchmark of 40-49 points. If a third party commissioner cannot be engaged, this waiver will be rescinded.

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at cfailor@oak-park.us. Please include this letter in the final application packet for public hearing.

Respectfully,

VILLAGE OF OAK PARK
Development Customer Services Department
Community Planning Division



Craig Failor, AICP, LEED AP, ENV SP
Village Planner

c. Project Review Team

PD Application
Item 29
ENERGY ANALYSYS

Statement Energy Analysis

John Schiess an architect and LEED Accredited Professional has reviewed the proposed plans for the development of the site at The Oak Park Oasis in Oak Park as it relates to the effectiveness and efficiency of installing geo-thermal conditioning source units in the building. The following facts preclude the use of geothermal conditioning source units:

1. Geothermal is a complex installation - Geothermal relies on having many of compressors and pumps. Having that many mechanical components, much more than a standard high efficiency gas fired system may lead to long term maintenance concerns.
2. Geothermal's efficiency is a product of how electricity, natural gas and other energy sources are priced. It is not solely a function of the energy efficiency of the system . Around 2006 ComEd changed their pricing structure which overnight tripled the price of electricity for geothermal systems. They later backtracked it down to only a 100% increase in price for users who did not use electric as their primary energy source.
3. The well locations on a tight site like this will require that some of the holes are situated under the buildings, which is a poor condition from a maintenance standpoint. Even wells under parking areas come with maintenance challenges.
5. The efficiency of electrical A/C and natural gas fired heating systems has continued to increase. High SEER ratings for the A/C condensers and high efficiency ratings for two stage forced air mechanical systems are available at lower prices.

Therefore, installing geothermal conditioning source units in the building provides for an increased initial cost with no real energy savings and leaves the unit owners at risk for high maintenance costs.

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.

JCSD
LLC

address

400 Ashland
River Forest, Illinois 60305

tel 708-383-5822

fax 708-383-5884

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

03/14/14

Concerning Oak Park Oasis residential development at 317 Home Avenue, Oak Park

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.

DEVELOP FORWARD

Statement on Historically Significant Properties

The developer, JCSD, LLC, has requested, from the Village Planner, a waiver from the requirements of providing evidence of impact on Historically Significant Properties for the proposed development. Based on the letter from Mr. Craig Failor dated March 21, 2014, a full waiver was granted.

April 16, 2014



March 21, 2014

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

708.383.6400
Fax 708.383.6692
village@oak-park.us
www.oak-park.us

JCSD LLC

c/o Mr. John Conrad Schiess
905 Home Avenue
Oak Park, IL 60304

Sent Via E-Mail and Regular Mail

**RE: WAIVER REQUESTS for the Oak Park Oasis Planned Development
[317 Home Avenue and parking lot to the west]**

Dear Mr. Schiess:

The Oak Park Zoning Ordinance allows applicants for planned developments to request a waiver of any application requirement, which in the applicant's judgment should not apply to the proposed development. The Zoning Ordinance requires the Village Planner or designee to review and decide on the waiver requests within ten (10) working days of their receipt. The waiver requests were received on Thursday, March 20, 2014 as part of the revised planned development application. Below is a list of the requested waivers identified with their application item number and name, with a decision following each waiver request.

Item 13: Traffic Study. [Not Approved]

A traffic consultant is not necessary, but a review of the traffic volumes for morning and evening rush hours and Saturday should be factors in your review. You may be able to get traffic volume information for this area from the Village Engineering Department, otherwise please collect data. The Plan Commission is always interested in knowing the traffic impact of any development.

Item 14: Parking Study. [Approved]

Due to that fact that all of the required parking for the proposed development is accommodated on site, a Parking Study would not be necessary as proposed. However, it would be useful for the Plan Commission to know what impact the displacement of neighborhood cars will have on the surrounding area.

Item 22: Detailed Sign Elevations. [Approved]

Due to the fact that the proposed development is residential only and no identification signage is intended, sign elevations are not necessary. If a sign is to be proposed at a later date, the design must follow current sign code restrictions.

Item 28: Greater Downtown Model. [Approved]

Due to the fact that the proposed development is not in the Greater Downtown Area, the Applicant is exempt from this requirement.

Item 30: Historically Significant Properties. [Approved]

This property is within the Ridgeland-Oak Park Historic District, but no modifications are being made to historically designated properties. The Historic Preservation Commission will be reviewing this application and providing the Plan Commission with their recommendations.

Item 31: LEED Requirements. [Approved with Condition]

It would be acceptable to forgo the requirement of registering with the USGBC and escrowing funds with the Village, but it would be expected that a third party commissioner, acceptable to the Village, be engaged to ensure that the development at least meets the *LEED Certification* requirement benchmark of 40-49 points. If a third party commissioner cannot be engaged, this waiver will be rescinded.

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at cfailor@oak-park.us. Please include this letter in the final application packet for public hearing.

Respectfully,

VILLAGE OF OAK PARK
Development Customer Services Department
Community Planning Division



Craig Failor, AICP, LEED AP, ENV SP
Village Planner

c. Project Review Team

PD Application
Item 31
LEED REQUIREMENTS

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

JCSD
LLC

address

406 Ashland
River Forest, Illinois 60305

tel 708-383-5822
fax 708-383-5884

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

03/14/14

Concerning Oak Park Oasis residential development at 317 Home Avenue, Oak Park

PD Application
Item 31
LEED REQUIREMENT

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

DEVELOP FORWARD

Statement on LEED Certification

The developer, JCSD, LLC, has requested, from the Village Planner, a waiver from the requirements of LEED Certification for the proposed development. Based on the letter from Mr. Craig Failor dated March 21, 2014, a waiver with conditions was granted.

April 16, 2014



March 21, 2014

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

708.383.6400
Fax 708.383.6692
village@oak-park.us
www.oak-park.us

JCSD LLC

c/o Mr. John Conrad Schiess
905 Home Avenue
Oak Park, IL 60304

Sent Via E-Mail and Regular Mail

**RE: WAIVER REQUESTS for the Oak Park Oasis Planned Development
[317 Home Avenue and parking lot to the west]**

Dear Mr. Schiess:

The Oak Park Zoning Ordinance allows applicants for planned developments to request a waiver of any application requirement, which in the applicant's judgment should not apply to the proposed development. The Zoning Ordinance requires the Village Planner or designee to review and decide on the waiver requests within ten (10) working days of their receipt. The waiver requests were received on Thursday, March 20, 2014 as part of the revised planned development application. Below is a list of the requested waivers identified with their application item number and name, with a decision following each waiver request.

Item 13: Traffic Study. [Not Approved]

A traffic consultant is not necessary, but a review of the traffic volumes for morning and evening rush hours and Saturday should be factors in your review. You may be able to get traffic volume information for this area from the Village Engineering Department, otherwise please collect data. The Plan Commission is always interested in knowing the traffic impact of any development.

Item 14: Parking Study. [Approved]

Due to that fact that all of the required parking for the proposed development is accommodated on site, a Parking Study would not be necessary as proposed. However, it would be useful for the Plan Commission to know what impact the displacement of neighborhood cars will have on the surrounding area.

Item 22: Detailed Sign Elevations. [Approved]

Due to the fact that the proposed development is residential only and no identification signage is intended, sign elevations are not necessary. If a sign is to be proposed at a later date, the design must follow current sign code restrictions.

Item 28: Greater Downtown Model. [Approved]

Due to the fact that the proposed development is not in the Greater Downtown Area, the Applicant is exempt from this requirement.

Item 30: Historically Significant Properties. [Approved]

This property is within the Ridgeland-Oak Park Historic District, but no modifications are being made to historically designated properties. The Historic Preservation Commission will be reviewing this application and providing the Plan Commission with their recommendations.

Item 31: LEED Requirements. [Approved with Condition]

It would be acceptable to forgo the requirement of registering with the USGBC and escrowing funds with the Village, but it would be expected that a third party commissioner, acceptable to the Village, be engaged to ensure that the development at least meets the *LEED Certification* requirement benchmark of 40-49 points. If a third party commissioner cannot be engaged, this waiver will be rescinded.

If you have any questions regarding this letter please feel free to contact me at 708/358-5418 or by e-mail at cfailor@oak-park.us. Please include this letter in the final application packet for public hearing.

Respectfully,

VILLAGE OF OAK PARK
Development Customer Services Department
Community Planning Division



Craig Failor, AICP, LEED AP, ENV SP
Village Planner

c. Project Review Team

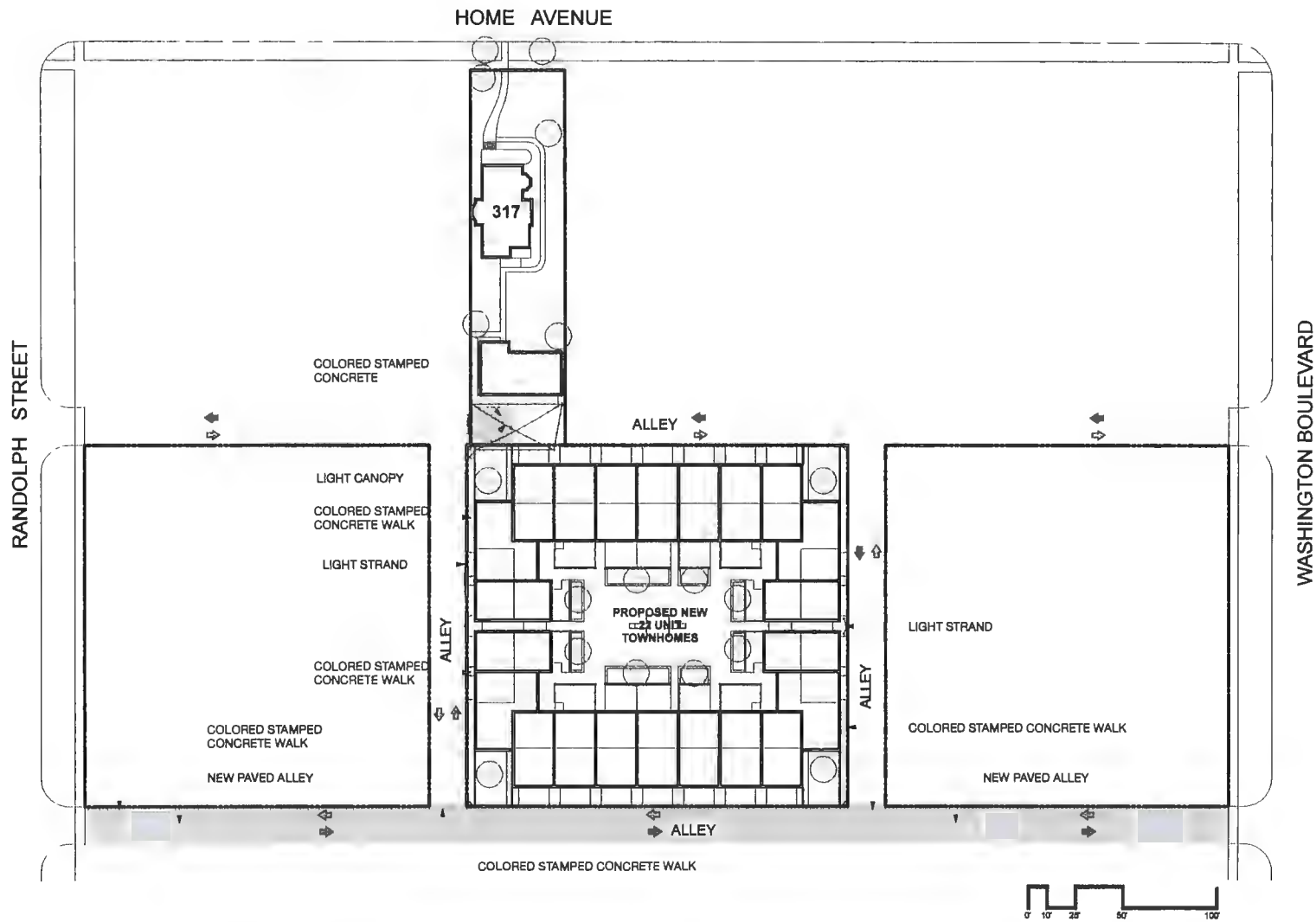
**PD Application
Item 32
RECORDATION**

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

PD Application

Item 33

VICINITY PLAN WITH PROPOSED IMPROVEMENTS



VICINITY PLAN WITH PROPOSED IMPROVEMENTS

john conrad schiess architect

905 Home Avenue
Oak Park, Illinois 60304
tel: 708.383.5822 fax: 708.383.5388 john

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APPLICANT:
JCSID, LLC.
400 Ashland Avenue
River Forest, Illinois 60304
tel: 708.383.5822
em: jcsid@csarchitect.com

REVISED FOR PLAN DEVELOPMENT: **03/14/14**
Date

Drawn by: **MG**

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

VICINITY MAP + SITE IMPROVEMENTS
SK1.7
Sheet

PD Application
Item 34
Compensating Benefits Development

Compensating Community Benefits

The developer, JCSD, LLC, is proposing the following improvements as part of this application for Plan Development:

1. JCSD, LLC will direct the redesign and construction of the public alley behind the homes on the 300 block of South Wisconsin avenue between Randolph Street and Washington Boulevard. The alley shall be constructed to the standard alley construction standards as provided by the Public Works department of the Village of Oak Park.
2. JCSD, LLC will direct the redesign and construction of a three foot stamped concrete pathway on the public right of way (the newly reconstructed alley as mentioned above).
3. A one time cash contribution to the Oak Park Public Art Advisory Commission so that a public work of art may be purchased and displayed for the public benefit in Oak Park.

March 19, 2014

PD Application
Item 35
Application for Right-of-Way Vacation

Statement on Public Easement

The developer, JCSD, LLC, is proposes, as part of this application for a Plan Development and a Proposal to Vacate a portion of the public alley behind the property at 317 South Home, to establish an easement which grants back to the Village of Oak Park an unrestricted easement for public use of the alley surface and or underground uses that benefit the public.



APPLICATION FOR Right-of-Way Vacation

VILLAGE OF OAK PARK, ILLINOIS

Date Filed: March 14, 2014

Accepted by: _____

Street or Alley

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

Applicant / Contact Information: JCSO, LLC 400 ASHLAND RIVER FOREST . IL . 60305
Name Address

708 383-5822 JOHN@MARTKOPOL'S ARCHITECTS.COM
Phone no. E-mail

Street Name or Location of Alley in Question: HOME AVE. 16-07-316-015-00

Name of Adjacent Property Owner(s), Adjacent Property Addresses and (PIN): 16-07-316-017-0001

WEST COOK YMCA 255 S. MARION ST OAK PARK, IL. 16-07-316-018-0001
Name Address Property Identification Number

JOHN + MONICA DALTON 37 HOME AVE OAK PARK, IL. 16-07-316-019-0002
Name Address Property Identification Number

-
Name Address Property Identification Number

-
Name Address Property Identification Number

Briefly Describe Request: VACATE PORTION OF PUBLIC ALLEY +
THEN GRANT BACK UNRESTRICTED EASEMENT.


Is the property in question presently subject to a Special Use or Planned Development? Yes No
If Yes, how? _____

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

Have the effected (abutting) property owners been contacted by the Applicant? Yes No
If Yes, when? _____

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. Applicant's signature must be notarized.




(Signature) Applicant

3-13-14
Date

SUBSCRIBED AND SWORN TO BEFORE ME THIS

13 DAY OF March, 2014



(Notary Public)



THE FOLLOWING SHALL BE SUBMITTED AS PART OF THIS APPLICATION:

1. Current Plat of Survey of all abutting properties to vacated right-of-way. (1 copy)
2. Photographs of subject right-of-way (1 set)
3. Written description of request and proposed use.
4. Written authorization from abutting property owners.
5. Drawing (s) of proposed modifications to right-of-way (if any).

-
1. Traffic Analysis (If applicable); **after** Village Board referral
 2. **Vacation Plat**: twelve (12) folded paper copies must be submitted **after** Village Board referral, and then one (1) original signed Mylar or velum **and** one (1) 11X17 reduced paper copy or an electronic version must be submitted **after** Plan Commission approval.
-

JOHN & MONICA DALTON
317 Home Avenue
Oak Park, Illinois 60302
773-263-6030

March 27, 2014

To: The Village of Oak Park

Re: Right-of-Way Vacation

To whom it may concern:

We hereby agree to the terms of the Application for Right-of-Way Vacation prepared and submitted by JCSD, LLC, dated March 13, 2014. As such we agree to the vacation of the public alley directly behind (west of) our property, and then to grant back an unrestricted easement for the same. Thank you.

Very Truly Yours,



Monica Dalton



FOR YOUTH DEVELOPMENT ·
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

David L Phelps
YMCA Chief Volunteer Officer
david.phelps@effectusllc.com

March 26, 2014

Village of Oak Park, Illinois
123 Madison St.
Oak Park, IL 60302

In Re: JCSD, Inc. Application for Right of Way Vacation
YMCA Parking Lot at Home Avenue, Washington Boulevard,
Wisconsin Avenue and Randolph Street

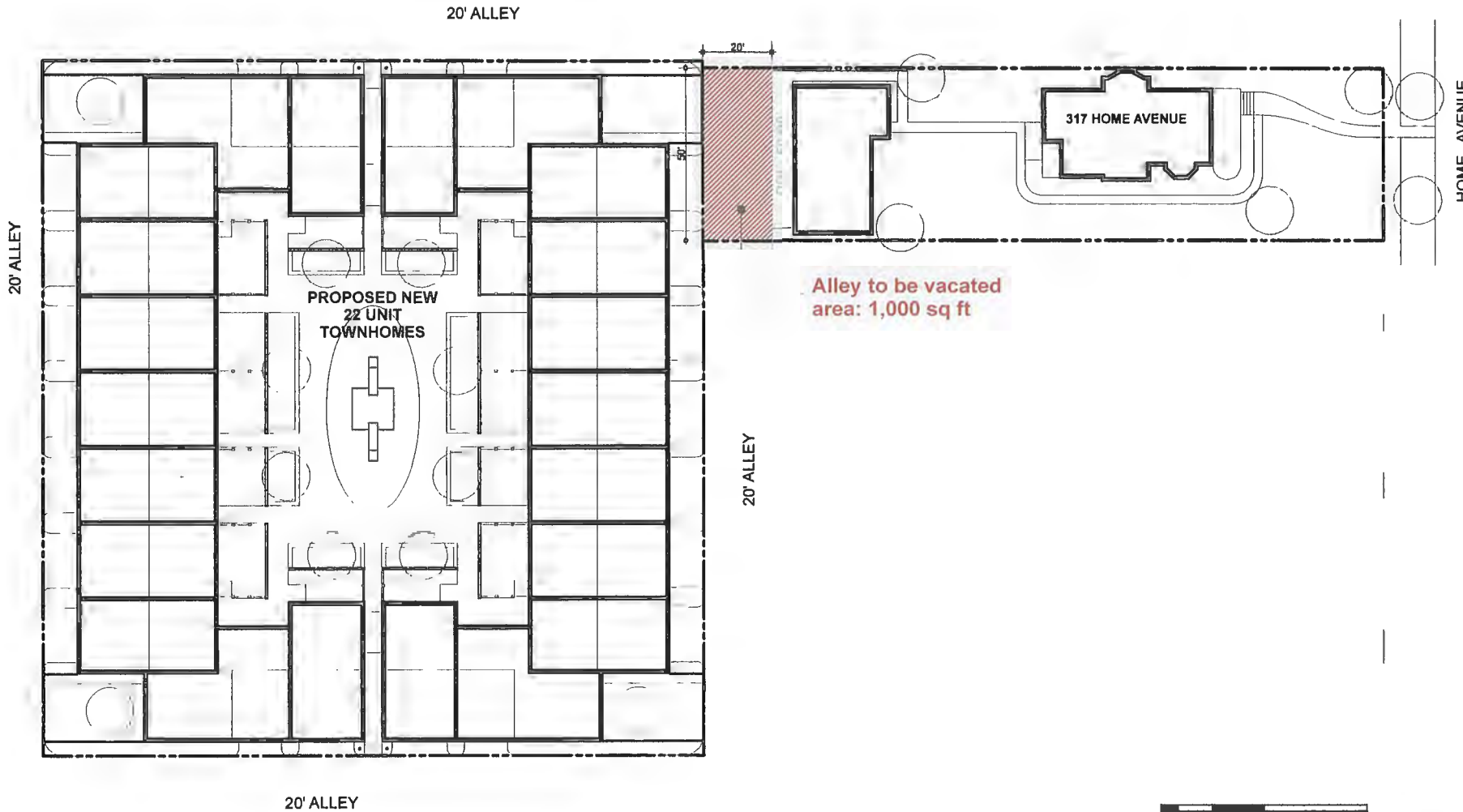
Gentlemen:

The West Cook YMCA's Inc. is owner of the above referenced property. We consent to the Application for Right of Way Vacation submitted by JCSD, Inc.

The West Cook YMCA's, Inc.

A handwritten signature in black ink, appearing to read 'David L Phelps', written over a horizontal line.

By _____
David L Phelps, Chairman of the Board,
The West Cook YMCA's, Inc.
255 S Marion St, Oak Park, IL 60302



john conrad schiess architect
 905 Home Avenue Oak Park, IL 60304
 Tel: 708.383.5822 Fax: 708.383.5884

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APPLICANT:
JCSD, LLC.
 400 Ashland Ave
 River Forest, IL 60304
 708.383.5822

ISSUE FOR RIGHT-
 OF-WAY VACATION | 01/27/14
 Date

Drawn by:
OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois



PROPOSED MODIFICATIONS TO RIGHT-OF-WAY
 SCALE: 1"=30'-0"

john conrad schiess architect ©

LOT AREA: 48,884 SQ FT

SITE PLAN#

SK1

Sheet No.

John Conrad Architects
 1800 West 10th Street
 Suite 100
 Minneapolis, MN 55425
 Phone: 612.338.1111
 Fax: 612.338.1112
 www.johnconrad.com

CONTRACT: John Conrad Architects hereby
 certifies that the drawings and specifications
 were prepared by the architect and that the
 original contract and plans, have been sent to the
 contractor. The contractor shall be responsible for
 obtaining all necessary permits and for complying
 with all applicable laws, rules, regulations, codes,
 ordinances and orders of the City of Oak Park, Illinois.

APPLICANT:
JOSD, LLC,
 400 Federal Avenue
 Oak Park, Illinois 60064
 Tel: 708.960.8900
 Fax: 708.960.8900
 www.josd.com

ISSUE FOR RIGHT
 OF WAY NOTATION 01/27/14
 Date

Drawn by:

OAK PARK OASIS
 317 HOME AVENUE
 Oak Park, Illinois

PHOTOS
 SK2
 Sheet No.



PD Application
Item 36
Statement on Fire Department Comments

Statement on Fire Department Comments

The developer, JCSD, LLC, is committed to providing safe homes and safe environments for emergency responders. As such, we welcome discussions with the Fire Department officials regarding any reconfiguration of curb radii at alley and street intersections so as to facilitate alley access for emergency vehicles. The architect will continue to be available for such discussions. Further, even though the current Building Code (IRC 2003) does not require these homes to be sprinklered (equipped with an automatic fire suppression system), the developer and architect agree to build the homes with an automatic fire suppression system.

March 19, 2014

PD Application
Item 37
Statement on Public Utilities

Statement on Public Utilities

The developer, JCSD, LLC, and the architect will direct the project engineer to survey the existing utilities that surround the property via the public alleys. This survey will allow the developer and its design team to make any necessary adjustments to accommodate public utilities and or relocate utility poles.

It is the developer's intention to install water sewer and natural gas services in general compliance with the Conceptual Utility Plan dated 3.14.14 as prepared by SpaceCo Engineering.

In general, it is the developer's intent to remove the two service poles at the north and south end of the existing parking lot and relocate any low voltage utility wires underground.

As it pertains to Commonwealth Edison's utility poles, the design team will work closely with Com Ed's representatives, the Village's engineering department and the Fire Department so as to locate structures at a safe distance.

March 19, 2014

PD Application
Item 38
Neighborhood Meeting Notice

JCSD, LLC

400 Ashland Avenue River Forest Illinois 60305

CORDIALLY INVITES YOU TO A

NEIGHBORHOOD MEETING

TO DISCUSS THE DEVELOPMENT OF THE PROPERTY AT THE
CURRENT REMOTE PARKING LOT FOR THE WEST COOK YMCA
(AREA BOUNDED BY 4 ALLEYS BEHIND HOME AVENUE;
WISCONSIN AVENUE; RANDOLPH STREET AND WASHINGTON
BOULEVARD)

WHERE:

OAK PARK PUBLIC LIBRARY, 2ND FLOOR

834 Lake St. Oak Park, Illinois 60301

April 8th, 2014

7:00 pm - 8:30 pm

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