





Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Tammie Grossman, Development Customer Services Director 
Craig Failor, Village Planner, DCS
Steve Cutaia, CBO, DCS

FOR: Village President and Board of Trustees

DATE: March 24, 2023

SUBJECT: 715-717 South Boulevard Condominiums- Construction Progress

Background

At their September 6, 2022 meeting, the Village Board approved Mr. Art Gurevich's (applicant/developer/builder) fifth extension request in order to allow completion of the above referenced project. In agreeing to grant the extension, the Village Board requested Mr. Gurevich provide a monthly progress report until such time the project is completed. The Village Board authorized this extension until May 31, 2023.

The Zoning Ordinance at the time of Planned Development approval in 2017 stated in Article 14; Section 14.5(G)2&3 that an approval of a planned development permit by the Board of Trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine (9) months after the date of adoption of the Zoning Ordinance approving the development permit; commence construction within eighteen (18) months, and complete the project within thirty-six (36) months. The original completion date was to be March 6, 2020. Article 14 of the Zoning Ordinance allows the Village Board to grant an extension of time, provided the applicant shows good cause in writing.

Progress Report

Mr. Art Gurevich reports the following progress since the Village Board's approval of the fifth Planned Development extension at their September 6, 2022 meeting. Mr. Gurevich will submit a progress report to staff by/on the 15th of each month. Reports will be added in chronological order from October through completion. Mr. Steve Cutaia, Chief Building Official has confirmed the following lists of accomplishments submitted by Mr. Gurevich.

OCTOBER

1. Pulled wire in all conduits and service wires for the units.

2. Installed all electrical components for the elevator. Elevator installation should begin any day now.
3. Drywall installation is in progress. Three (3) upper floors are almost completed.
4. Started hardwood floors installation on the 5th floor.
5. Exterior is almost completed. One week left of siding work.
6. Installed fifteen (15) water heaters and fifteen (15) furnaces.
7. All cabinets have been measured and are on order.
8. Trash chute is on order and should be completed in 3 weeks.
9. Primer painted on 5th floor.

NOVEMBER

1. Drywall completed on floors four (4) and five (5).
2. Hardwood flooring delivered to every unit. Hardwood floor installed in four (4) units out of fourteen (14) units. Work in progress.
3. Tile installed in utility closets in all units. Tile installed in bathrooms in four (4) units out of fourteen (14) units. Work in progress.
4. Interior doors installed in four (4) units out of fourteen (14) units. Fire doors are on site and are being installed.
5. Concrete poured on all balconies and in trash rooms.
6. Siding completed on the whole building.
7. Upcoming events: trash chute (waiting for installation date), elevator (installation to begin on 12/8), cabinets (4 weeks out).

DECEMBER

1. The Elevator work started on 12/12 and will take about 3 weeks.
2. We are still waiting for the trash chute that was supposed to be installed 2 weeks ago.
3. Started to receive cabinets. Received them for 1 unit and will start installation next week.
4. The hardwood floors installation is progressing - installed 5th floor and half of the 4th floor.
5. One coat of painting is completed on the 5th floor.
6. Stairs railings are in fabrication.
7. Electrician is installing a transformer for the elevator.

JANUARY

1. Elevator is installed. We are waiting for an adjuster to put it into service.
2. Trash chute installation will start on 2/3.
3. Progressing with hardwood floors and tile installation.
4. Rooftop decking installed in Unit 501.

On January 12, 2023, Chief Building Official Steven Cutaia inspected the property at 715 South Blvd. He had noted the entire building was drywalled, and only the fifth-floor units had hardwood flooring, some trim work, and some custom cabinetry installed. All the remaining units, along with the common areas, stairways, and exterior rooftop decking have much work remaining. Mr. Cutaia talked with the developer/owner Art Gurevich, and was informed that the project will NOT be entirely completed by the May 2023 deadline.

However, it is possible a temporary certificate of occupancy can be issued awaiting completion of minor items.

FEBRUARY

1. Hardwood floors installed in all 14 units,
2. Tile installed in 7 units,
3. Master bath tubs and floor mounted faucets installed in 6 units,
4. Glass shower enclosures installed in 6 units,
5. Interior doors installed in 5 units,
6. Fire alarm devices installation is in progress,
7. Staircase railings (2 staircases) installed,
8. Cabinets installed in 3 units (more are on order, work in progress),
9. Trash chute installed,
10. Installing roof top decking in unit 502,
11. Painting is in progress.

FYI: The developer is readying several units for temporary occupancy. For this to happen, all common areas must be fully completed for life safety items (fire alarm, fire doors, etc.) which is their current focus.

On February 23, 2023, Chief Building Official Steven Cutaia inspected the property at 715 South Blvd. and noted the entire building was progressing as the developer/owner Art Gurevich documented.

MARCH

1. Finishing interior installations for all units (hardwood floors finishing, tile, painting, cabinets, countertops, shower enclosures, etc.).
2. Finishing common areas in order to get Partial Occupancy soon.

NOTE: The developer is currently working with Triad Real Estate Partners to market all of the units in the building. They will start marketing individual units as apartments for rent within 2 weeks. Due to market conditions the development is changing the offering from condominiums to apartments, which does not require a change to the Planned Development Ordinance.

The equipment for the Firemen Communication System will take 3-4 months lead time. The building was just tested in order to assess the type of installation and the equipment requirement. This could not have been done before now, as the building has to be near completion in order to receive accurate communication test results.

Per the developer, an additional six (6) month extension on their Planned Development should be enough time to complete the project.

On March 21, 2023, Chief Building Official Steven Cutaia inspected the property at 715 South Boulevard noting that the building is progressing as reported by the developer.

Please contact Tammie Grossman, Development Customer Services Director, with any questions at tgrossman@oak-park.us or 708/358-5422.

Cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Christina M. Waters, Village Clerk
All Department Directors