

## Standard Conditions for consideration by the Plan Commission.

NOTE: *Not all may apply to each Planned Development Application.*

1. That except as modified below, the Applicant shall develop the project comprised of \_\_\_\_\_ use in substantial conformity with the Plans and Specifications submitted with its application or subsequently modified by the Plan Commission. The final architectural plans shall be sealed by the architect of record. The Landscape Plan shall provide for the preservation, care and maintenance of the landscape materials.
2. That the Applicant shall use an acceptable sustainability rating system approved by the Village, unless otherwise required. If LEED certification is proposed and the project is not registered with the US Green Building Council, the Applicant must attain verification by a third party reviewer that all certification points have been satisfied.
3. That the Applicant shall be responsible for any streetscape improvements which shall be required within Exhibit \_\_\_\_\_ of the Redevelopment Agreement (RDA) and this Ordinance.
4. That the Applicant shall provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape materials and installation, to insure that the landscaping is installed and maintained pursuant to the landscape plan.
5. That upon review and advice of the Oak Park Area Arts Council and approval of the Village Board, the Applicant shall install public art at the planned development site or provided a monetary donation to the Oak Park art fund. The location of the art on the site and its accessibility to the general public will be mutually determined by the Developer and the Village.
6. That six (6) to twelve (12) months after eighty-five percent (85%) occupancy of the Planned Development, the Applicant shall meet with Village Staff after holding a meeting with interested neighbors to determine their concerns with traffic and parking issues, if any, generated by the Project. The Applicant shall review traffic and parking concerns generated by the Project at these meetings with neighbors and Village Staff. If these post construction traffic and parking meetings yield Village Staff recommendations that any measures should be taken to correct any unforeseen traffic or parking issues that have been caused by the Project, the Applicant shall implement said recommendations within six (6) months after the study has been completed.
7. That the Village of Oak Park, approximately two (2) years after completion of the Planned Development and annually thereafter for not less than the next six (6) years,

shall monitor the effect of the parking and traffic generated by the Planned Development on the neighborhood and take steps necessary to alleviate any problems, if practicable.

8. That approximately one year after reaching 85% occupancy, or 24 months after completion of the planned development, whichever is earlier, the Applicant, in partnership with the Village, shall conduct a post-construction economic impact study. The Village shall hold a meeting with interested business neighbors to determine their concerns with any adverse economic impact attributable to the planned development. The interested business neighbors, the Applicant/Developer and the Village shall meet to discuss the findings and develop recommendations to improve the economic impact of the development, if appropriate.
9. That the Applicant shall require unified window treatments for all condominium units in the Project's Condominium Declaration.
10. That semi-trailer truck traffic is prohibited on \_\_\_\_\_ Street and \_\_\_\_ Street. The Applicant shall submit its route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for his/her review and approval. Construction traffic routes shall be limited to \_\_\_\_ Street and designated streets unless otherwise determined by the Village Engineer.
11. That during construction of the proposed development, the Applicant shall post a conspicuous sign providing a local phone number for the construction manager which interested parties may call to obtain answers to questions about the project and its construction. Such telephone number shall be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to, traffic, noise, maintenance and landscaping.
12. That the Applicant shall implement a construction related Communications Plan.
13. That the Applicant shall insure that all construction debris remains on the Subject Property and is removed on a regular basis. The Applicant shall also use best efforts to mitigate any offsite dust and debris.
14. The Applicant shall use its best efforts to procure tenants for the ground floor level of the project who shall have extended operating hours so as to allow for evening shopping hours two (2) or more nights per week. In addition, Applicant shall also endeavor to procure a restaurant tenant that will offer both lunch and dinner service.
15. That, at such time as apartment rental begins, the Applicant shall provide that a minimum of \_\_\_\_ car sharing vehicles are available to the public, including the residents, within the private parking spaces, or as otherwise agreed upon with the Village, and that, at such time as apartment rentals reach 50% occupancy, the

Applicant ensures that a minimum of three (3) such car sharing vehicles are available within the private parking spaces, unless otherwise agreed to in a unified management agreement.

16. That the Applicant meets all timing requirements stated in the Redevelopment agreement (RDA).
17. That the Applicant provides a list of final exterior building, landscaping and design materials to be approved by the Village prior to building permit submittal, as detailed in the presentation to the Plan Commission and approved by the Village Board of Trustees.
18. That during construction of the proposed development, the Village designates a staff liaison, and an owner's representative as provided in the Redevelopment Agreement, with whom the Applicant shall reasonably and timely communicate and cooperate.
19. The Applicant shall record with the Cook County Recorder's Office the Planned Development Ordinance, Findings of Fact and plans within thirty (30) days after Village Board approval.
20. That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after 30 days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development provided, however, that the Applicant or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such 30 day period.