



Application for Special-Use Permit

Village of Oak Park
123 Madison Street
Oak Park, IL 60302-4272

708.358.5440

Applicant Information

Name of Applicant: [Please print] Rush Oak Park Hospital, an Illinois corporation
Address of Subject Property: 535 Wenonah Ave., Oak Park, IL 60304
Owner of Subject Property: Rush Oak Park Hospital Owner's Address: 520 S. Maple Ave., Oak Park, IL 60304
Authorized Agent: [Please print] Robert S. Spadoni Address: 520 S. Maple Ave., Oak Park, IL 60304
Phone Number: 708-660-6659 E-Mail Address: Robert_Spadoni@rush.edu

Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements?

☐ Yes (If yes, attach explanation) ☒ No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application?

☐ Yes (If yes, attach explanation) ☒ No

The present owner acquired legal title to these premises on: November 12, 2016

Case Information

The Applicant seeks a special-use permit to: amend Section 5 and Section 6 of the existing special use ordinance, ORD 1999-O-52, to allow for additional parking in the existing parking lot.

R-3 Single Family

The subject property is located in the _____ Zone District(s).

Note: Applicant has filed application to amend zoning classification from R-3 Single Family to H-Hospital.

The subject property is presently used as: Single family residential

Note: The property is unoccupied.

Certification

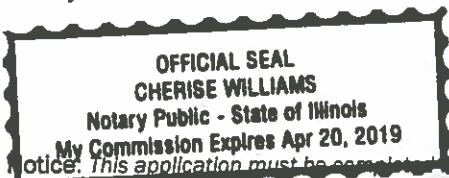
I hereby depose and say that all the above statements, as well as any statements contained in the papers submitted in support of this application submitted herewith, are true. **OWNER'S SIGNATURE MUST BE NOTARIZED.**

Subscribed and Sworn to me this 21st day of June, 20 17.

Cherise Williams
Notary Public

Robert S. Spadoni 6-21-17
Owner (signature) Date

Robert S. Spadoni 6-21-17
Applicant (Signature) Date



Notice: This application must be completed fully and legibly, and accompanied by all required submittals, as listed on the reverse side of this application. Only persons having a proprietary interest in the subject property may file an application. The application fee is due at time of application, and is not refundable.

RUSH UNIVERSITY MEDICAL CENTER

1700 W. Van Buren Room 285
Chicago, Illinois 60612-3864

Vendor 206673

Check 3062816

Invoice Date	Invoice Number	Comment	Purchase Order	AMOUNT	DISCOUNT	NET AMOUNT
05/24/2017	SPEC USE APPLICATION			675.00	0.00	675.00
TOTALS				\$675.00	\$0.00	\$675.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER, A VOID PANTOGRAPH AND MICROPRINTING. THE BACK OF THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW.

1700 W. Van Buren Room 285
Chicago, Illinois 60612-3864JP Morgan Chase Bank
Chicago, IL2-1
710DATE
05/25/2017CHECK NO.
3062816NET AMOUNT
\$ *****675.00*Six Hundred Seventy Five and 00/100 Dollars*-----PAY TO THE VILLAGE OF OAK PARK
ORDER OF: 123 MADISON STREET
OAK PARK IL 60302
Authorized Signature

⑈03062816⑈ ⑆071000013⑆ 826198918⑈

EXHIBIT #1

PROOF OF OWNERSHIP

(DEED)

TRUSTEE'S DEED
Illinois

Dec ID 20161101680952
ST/CO Stamp 1-648-054-464 ST Tax \$400.00 CO Tax \$200.00

THIS INDENTURE, made this
12th day of November, 2016,
between LISA K. GASPERICH,
AS TRUSTEE OF THE LISA K.
GASPERICH TRUST DATED
JANUARY 18, 2007 of the
Village of Oak Park,
County of Cook, Illinois,

1632718048 WC
[Signature]

GRANTOR, and

RUSH OAK PARK HOSPITAL, an Illinois Corporation, 520 S. Maple Avenue,
Oak Park, Illinois, 60304

GRANTEE,

WITNESSETH, That grantor in consideration of the sum of TEN & 00/100
Dollars, receipt whereof is hereby acknowledged, and in pursuance of the
power and authority vested in the grantor as said trustee and of every
other power and authority the grantor hereunto enabling, does hereby
convey and warrant unto the grantee, the following described real estate,
situated in the County of Cook and State of Illinois, to wit:

LOT 23 AND THE SOUTH 3 FEET OF LOT 22 IN BLOCK 2 IN THE SUBDIVISION OF
BLOCKS 1 TO 9, BOTH INCLUSIVE, IN WALLEN AND PROBST'S ADDITION TO OAK
PARK IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditaments and appurtenances thereunto
belonging or in any way pertaining.

P.I.N. 16-18-102-023-0000

C/K/A: 535 WENONAH AVENUE, OAK PARK, ILLINOIS, 60304

IN WITNESS WHEREOF, the grantor as Trustee as aforesaid, hereunto set
her hand and seal the day and year first above written.

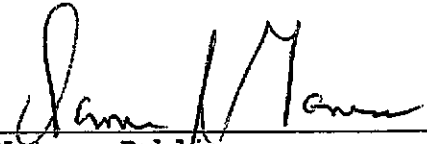
Lisa K. Gasperich

LISA K. GASPERICH, AS TRUSTEE OF THE
LISA K. GASPERICH TRUST DATED
JANUARY 18, 2007.

State of Illinois)
) SS
 County of DuPage)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LISA K. GASPERICH, as Trustee, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of November, 2016.





 Notary Public



This instrument was prepared by:

Dominic J. Mancini
 Attorney at Law
 133 Fuller Road
 Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX		18-Nov-2016
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
16-18-102-023-0000		20161101680952 1-648-054-464

MAIL TO:
 Robert S. Spadoni
 Attorney at Law
 520 S. Maple Avenue
 Oak Park, IL 60304

TAX BILLS TO:
 RUSH OAK PARK HOSPITAL
 c/o Robert S. Spadoni
 520 S. Maple Avenue
 Oak Park, IL 60304

Real Estate Transfer Tax

\$63,200.00



www.oak-park.us

EXHIBIT #2

DESCRIPTION OF THE CASE AND SUMMARY OF
EXPLANATION OF COMPLIANCE WITH ARTICLE 2.2.3(D) OF
THE ZONING CODE

(1) The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community. The assemblage of the Subject Property with the adjacent existing off-street parking lot owned by and serving Rush Oak Park Hospital to expand the parking is desirable to provide a service that is in the interest of the public convenience and will further contribute to the general welfare of the neighborhood and community served by the hospital.

(2) The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare. The addition of the Subject Property to the existing parking lot will not have a substantial or adverse effect upon adjacent property, the character of the residential neighborhood, traffic conditions, utility facilities or other matters affecting the public health, safety and general welfare. The existing parking lot has been operating without having a negative affect on adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.

(3) The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations. The expansion of the existing hospital parking lot use onto the Subject Property will be designed, arranged and operated consistent with the existing parking lot which permits the development and use of neighboring property in accordance with the applicable district regulations.

(4) The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 and 4.5 of this Zoning Ordinance. Section 2.2.7 is not applicable because planned development approval is not required. Regarding Section 4.5, subsection Q is applicable. The proposed special use complies with Section 4.5, Q because simultaneously with this special use application, the Applicant applied for a zoning classification change from R-3 Single Family to H-Hospital. Under H-Hospital, off-street parking lot/garage is a special use.

(5) The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan or the Village of Oak Park. The existing adjacent hospital off-street parking lot and garage is consistent with the goals and objectives of the Comprehensive Plan and expanding the parking lot onto the Subject Property will preserve and extend the uses consistency with the goals and objectives.

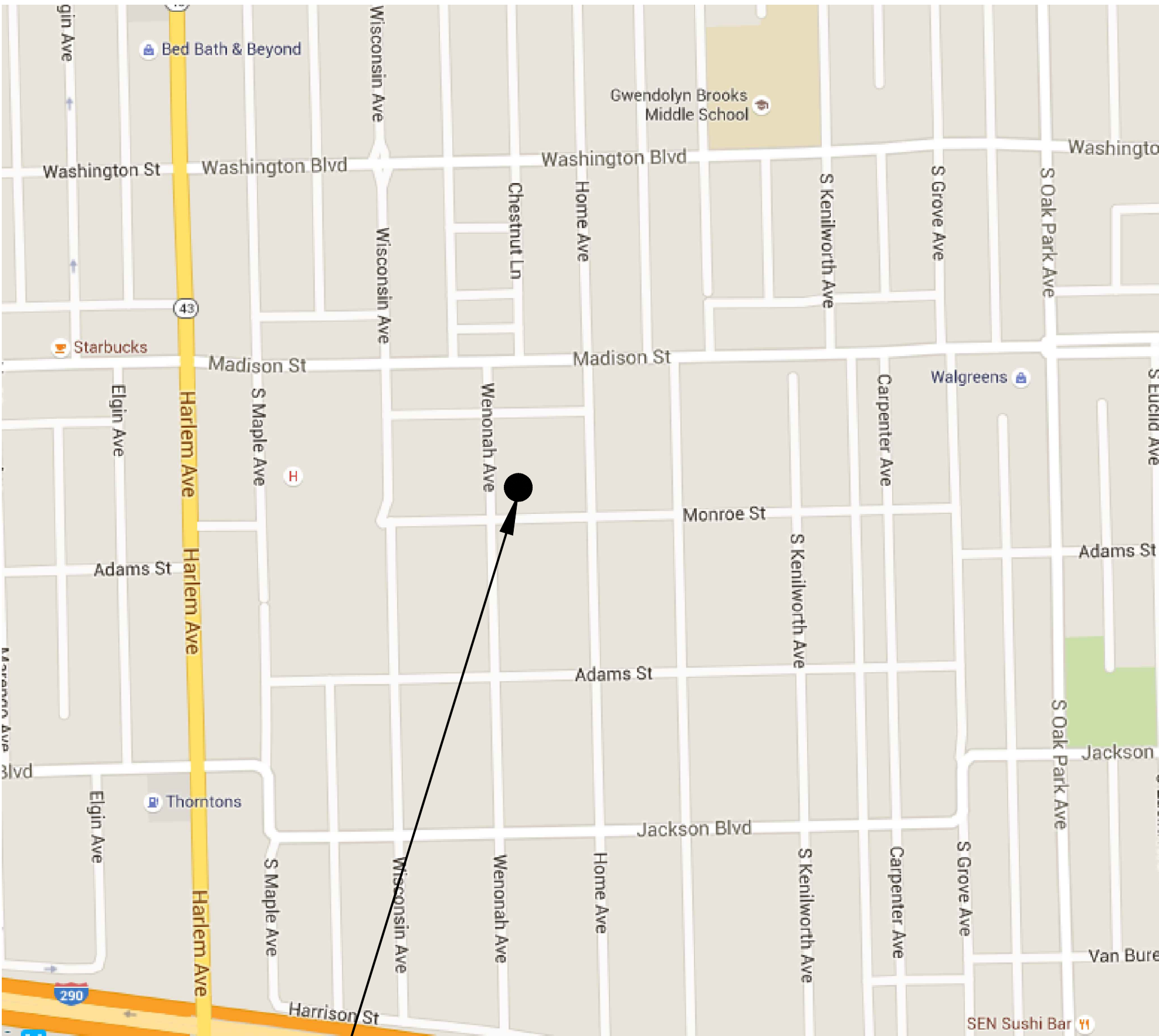
(6) There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized. The Applicant will provide all required assurances that the proposed expansion of the off-site parking lot onto the Subject Property will be completed and maintained in a timely manner.

EXHIBIT #3

SITE PLAN

RUSH OAK PARK HOSPITAL

VILLAGE OF OAK PARK COOK COUNTY, ILLINOIS



PROJECT LOCATION



LOCATION MAP
N.T.S.

INDEX OF SHEETS	
SHEET NO.	TITLE
1	COVER SHEET
2	STANDARD SYMBOLS AND GENERAL NOTES
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	DETAIL SHEETS

McCLURE ENGINEERING ASSOCIATES, INC.
WAUKEGAN DIVISION

STEVEN F. GRANT
ILLINOIS LICENSED PROFESSIONAL ENGINEER
NO. 062-062539
EXPIRATION DATE 11/30/17



Know what's below.
Call before you dig.

CALL JULIE 811 or 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
TOWNSHIP NAME OR NO. T39N-R13E
SECTION NO. 18

48 HOURS BEFORE YOU DIG
(TWO WORKING DAYS)

REVISIONS		DATE
NO.	ITEM	

McClure Engineering Associates, Inc.
2728 S. Waukegan Ave., Suite 100
Waukegan, IL 60087
TEL: 847-336-7100
FAX: 847-336-7195
Design Firm License: Illinois 184-000816
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SCALE:	N.T.S.
DRAWN BY:	KK
CHECKED BY:	SG
DATE:	06/28/2016

COVER SHEET

OP-RUSH OAK PARK HOSPITAL

VILLAGE OF OAK PARK

JOB NUMBER: 02-15-16-079

COOK COUNTY, ILLINOIS

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STANDARD SYMBOLS			
	EXISTING MANHOLE		EXISTING SANITARY SEWER (SAN. S.) WITH SIZE SHOWN
	PROPOSED MANHOLE		PROPOSED SANITARY SEWER
	EXISTING CATCH BASIN		EXISTING STORM SEWER (ST. S.) WITH SIZE SHOWN
	PROPOSED CATCH BASIN		PROPOSED STORM SEWER
	EXISTING INLET		EXISTING WATER (W) OR GAS (G) MAIN WITH SIZE SHOWN
	PROPOSED INLET		PROPOSED WATER MAIN
	EXISTING VALVE VAULT		EXISTING UNDERGROUND ELECTRICAL CABLE OR CONDUIT
	PROPOSED VALVE AND VAULT		EXISTING UNDERGROUND TELEPHONE CABLE OR CONDUIT
	EXISTING METER PIT		EXISTING R.O.W. LINE
	PROPOSED METER PIT		PROPOSED R.O.W. LINE
	EXISTING VALVE BOX (G - GAS, W - WATER)		EXISTING FENCE
	PROPOSED VALVE & C.I. BOX		EXISTING CURB AND GUTTER AND EXIST. C & G TO BE REMOVED
	EXISTING CURB STOP BOX		PROPOSED CURB AND GUTTER
	PROPOSED CURB STOP & C.I. BOX		EXISTING CURB AND EXIST. CURB TO BE REMOVED
	EXISTING FIRE HYDRANT		PROPOSED CURB
	PROPOSED FIRE HYDRANT WITH AUX. VALVE & C.I. BOX		EXISTING STRIPING
	EXISTING STREET OR TRAFFIC SIGN		PROPOSED STRIPING
	EXISTING TRAFFIC SIGNAL		EXISTING WALK, DRIVE, PAV'T. OR TRAVELED WAY
	EXISTING MAIL BOX		EXISTING CONC. WALK, DRIVE OR PAV'T. TO BE REMOVED
	EXISTING LIGHT POLE		PROPOSED PAVEMENT REPLACEMENT
	PROPOSED LIGHT POLE		PROPOSED P.C.C. SIDEWALK OR DRIVEWAY
	EXISTING FLOOD LIGHT		DECIDUOUS TREE WITH DIA. SHOWN
	EXISTING TRAFFIC SIGNAL CONTROL BOX		EVERGREEN TREE WITH DIA. SHOWN
	EXISTING HANDHOLE		BUSHES
	EXISTING ELECTRIC VAULT		SHRUB
	EXISTING POWER POLE		TREE STUMP
	EXISTING TELEPHONE MH		SCRIBED X
	TELEPHONE PEDESTAL		PK, CONTROL PT
			HUB AND TACK
			FOUND IP
			EXISTING MONITORING WELL

SOIL EROSION AND SEDIMENT CONTROL NOTES

- SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RE-DISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES APPROVED BY THE ENFORCEMENT OFFICER.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DE-WATERING DEVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DE-WATERING SYSTEM OR A SIMILAR MEASURE. DE-WATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMER OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, OR OTHER GOVERNING AGENCY.

GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY: INCLUDING:

“ JULIE “ 800-892-0123

72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. UTILITY COMPANIES WILL ESTABLISH, ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, MAINS, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE OF PERFORMING ANY WORK. RENOTIFICATION SHALL BE REQUIRED IF ANY PHASE OF WORK IS SUSPENDED FOR MORE THAN TWO (2) DAYS.
- THE FOLLOWING CODES AND STANDARDS, AS APPLICABLE, SHALL GOVERN CONSTRUCTION UNDER THIS CONTRACT:
 - STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE HIGHWAY STANDARDS.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO, HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS.
 - "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS", LATEST EDITION AND ALL SUBSEQUENT REVISIONS THERETO.
 - THESE "GENERAL NOTES".
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", STATE OF ILLINOIS, AND SECTION 107.14 OF THE HIGHWAY STANDARDS. BARRICADES AND OTHER REQUIRED TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- UTILITIES SHOWN IN THE PLANS ARE FOR THE CONTRACTOR'S CONVENIENCE AND ARE APPROXIMATE ONLY. THE UTILITIES ARE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL TYPES, SIZES AND LOCATIONS OF EXISTING UTILITIES.

CAUTION: THERE MAY BE OVERHEAD AND BURIED POWER LINES WHICH COULD POSSIBLY INTERFERE OR BE A SAFETY HAZARD WITH EQUIPMENT OPERATIONS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL REQUIRED PERMITS FOR THE CONSTRUCTION OF THIS PROJECT AS NECESSARY (E.G., ILLINOIS DEPARTMENT OF TRANSPORTATION, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, LAKE COUNTY HIGHWAY DEPARTMENT, RAILROADS, PUBLIC UTILITY COMPANIES, ETC.). THESE PERMITS WILL BE OBTAINED AS SPECIFIED IN THE "SPECIAL PROVISIONS".
- ALL CURB AND GUTTER REMOVAL AND REPLACEMENT SHALL BE COMPLETED PRIOR TO PLACING ANY BITUMINOUS.
- THE CONTRACTOR SHALL PLACE WARNING SIGNS 48 HOURS PRIOR TO PLACEMENT OF PRIME COAT AND COMMENCEMENT OF PAVING OPERATIONS.
- IF A PERIOD OF TEN CALENDAR DAYS ELAPSES AFTER THE PLACEMENT OF ANY BITUMINOUS COURSE, THE CONTRACTOR MAY BE REQUIRED TO PLACE ANOTHER PRIME COAT AT NO ADDITIONAL COST.
- THE THICKNESS OF THE BITUMINOUS COURSES SHOWN ON THE PLANS IS THE NOMINAL THICKNESS. DEVIATIONS FROM THE NOMINAL THICKNESS WILL OCCUR DUE TO IRREGULARITIES IN THE EXISTING SURFACE ON WHICH THE BITUMINOUS COURSE IS PLACED.
- WHEN LOOSE MATERIAL IS DEPOSITED IN DITCHES OR GUTTERS, IT SHALL BE REMOVED BEFORE THE END OF EACH WORKING DAY. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL FEATURES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL STATE, OR BETTER. ALL RESTORATION WORK REQUIRED BEYOND THE SCOPE OF THE PLANS AND SPECIFICATIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE UNLESS WORK WAS DONE AT THE DIRECTION OF THE OWNER OR ENGINEER AND COMPENSATION WAS AGREED UPON PRIOR TO EXECUTION OF WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL NECESSARY PAVEMENT OPENINGS AND CONSTRUCTION DEBRIS LEFT IN THE PUBLIC RIGHT-OF-WAY WITH LIGHTED DEVICES. THE CONTRACTOR SHALL MAINTAIN HIGH VISIBILITY OF ALL TEMPORARY HAZARDS TO PEDESTRIANS AND MOTORISTS. REMOVAL OF ANY SUCH TEMPORARY HAZARDS SHALL BE DONE AS SOON AS POSSIBLE.
- ALL EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS THAT WILL BE ADJUSTED OR RECONSTRUCTED, SHALL BE CLEANED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH THIS SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES.
- THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. GRADING SHALL BE DONE TO ALLOW POSITIVE DRAINAGE. "DITCH CHECKS" AND/OR SILT FENCES, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED, IF NECESSARY, TO PREVENT EROSION. COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- PLACEMENT OF TOPSOIL AND SEEDING OR SODDING SHALL BE COMPLETED WITHIN 10-15 DAYS AFTER THE COMPLETION OF CURB AND GUTTER, PAVING AND/OR DRIVEWAY REPLACEMENT OPERATIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- UTILITY SERVICES TO RESIDENTS OR BUSINESSES WHICH ARE INTERRUPTED BY CONSTRUCTION SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR SO THAT NO SERVICE IS INTERRUPTED FOR MORE THAN FOUR (4) HOURS. IF TEMPORARY SERVICE IS REQUIRED, THE EXPENSE FOR SAME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EDGES OF ALL IMPROVED SURFACES WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT PRIOR TO RESTORATION. ANY SAW CUTTING OF PAVEMENT PATCHES, BUTT JOINTS, CONCRETE CURBS, SIDEWALKS, OR ANY OTHER AREAS NECESSARY TO COMPLETE THIS PROJECT WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
- MANHOLE RIM ELEVATIONS ARE PROVIDED TO ASSIST THE CONTRACTOR IN ORDERING MATERIALS. THESE ELEVATIONS ARE FOR INFORMATION ONLY, AND FINAL ADJUSTMENT OF STRUCTURES TO MEET SITE CONDITIONS WILL BE NECESSARY. NO PAYMENT WILL BE MADE FOR FINAL ADJUSTMENT OF STRUCTURES, AND THE COST THEREOF SHALL BE INCIDENTAL TO AND INCLUDED IN THE CONTRACT UNIT PRICE FOR SAID STRUCTURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL STREETS USED BY THE CONTRACTOR, SUB-CONTRACTORS, AND SUPPLIERS CLEAN AND FREE OF ALL DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS, AND WILL BE REQUIRED TO CLEAN THEM AS IS NECESSARY IN ORDER TO MAINTAIN THEM IN A SAFE, DRIVABLE CONDITION. THE CONTRACTOR SHALL BE ESPECIALLY RESPONSIVE TO REQUESTS FROM THE ENGINEER, ENGINEER'S REPRESENTATIVE, DIRECTOR OF PUBLIC WORKS, SUPERINTENDENT OF STREETS, POLICE AND FIRE DEPARTMENTS, OR ANY OFFICIAL OF THE OWNER TO PRACTICE GOOD HOUSEKEEPING THROUGHOUT THE DURATION OF THIS PROJECT. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.

MATERIAL SPECIFICATIONS

STORM SEWER

- POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL CONFORM TO ASTM DESIGNATION D-3034 WITH AN SDR OF 35 WHEN WATERMAIN CLASS PIPE IS SPECIFIED. ELASTOMERIC GASKET JOINTS SHALL BE IN ACCORDANCE WITH:

ASTM D3212-96a Standard Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals
ASTM F477-02e1 Standard Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe

BEDDING MATERIAL SHALL BE CA-11 OR CA-13 ACCORDING TO ASTM C-33

SITE RESTORATION

ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED AS FOLLOWS:

- TOPSOIL PLACEMENT, 4", CONFORMING TO SECTION 211 OF THE HIGHWAY STANDARDS.
- SEEDING, CLASS 1, CONFORMING TO SECTION 250 OF THE HIGHWAY STANDARDS.
- MULCH, METHOD 2 OR 3, OR EROSION CONTROL BLANKET CONFORMING TO SECTION 251 OF THE HIGHWAY STANDARDS.

REVISIONS		DATE
NO.	ITEM	

McClure
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Waukegan, IL 60087-4100
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FAX 847-336-7195
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SCALE:	N.T.S.
DRAWN BY:	KY
CHECKED BY:	SG
DATE:	06/28/2016

STANDARD SYMBOLS AND GENERAL NOTES

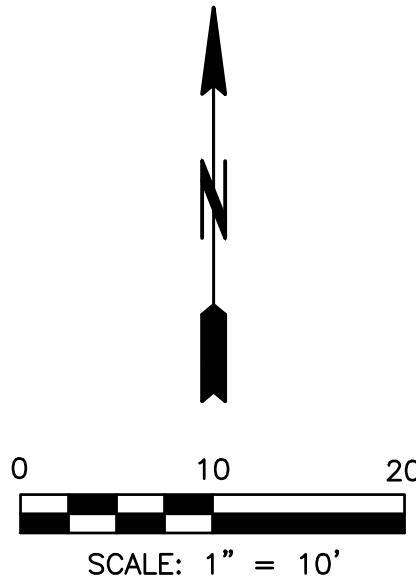
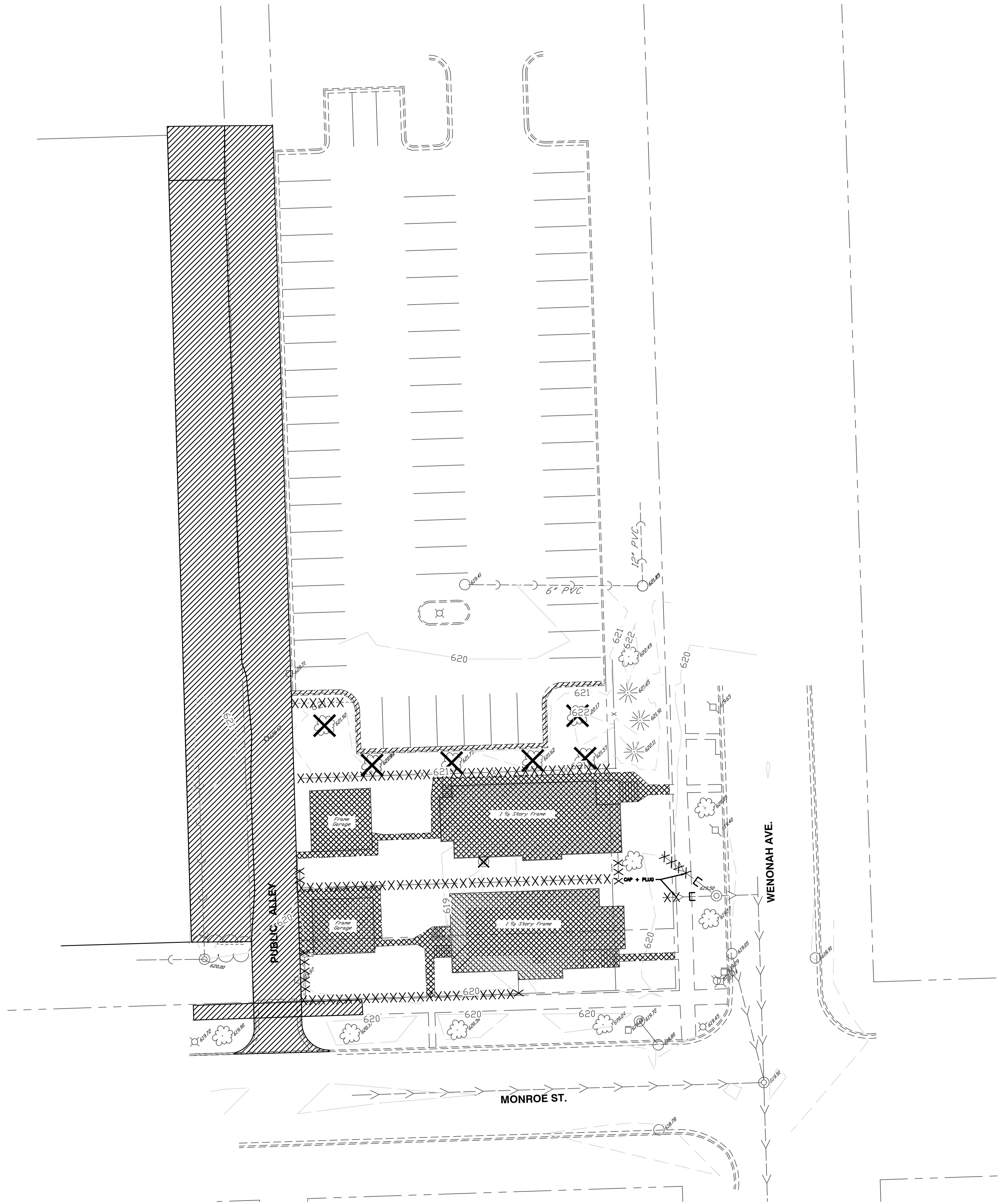
OP-RUSH OAK PARK HOSPITAL

VILLAGE OF OAK PARK





JOB NUMBER: 02-15-16-079

COOK COUNTY, ILLINOIS

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LEGEND

-  REMOVAL
-  TREE REMOVAL
-  STRUCTURE REMOVAL
-  EXISTING SITE DEMO TO BE BY OTHERS

EXISTING IMPERVIOUS =
8219.28 S.F.=0.19 ACRES

REVISIONS		NO.	DATE
ITEM			



McClure
Engineering Associates, Inc.
2728 S. Ashland Ave., Suite 100
Waukegan, IL 60087
TEL: 847-336-7100 FAX: 847-336-7195
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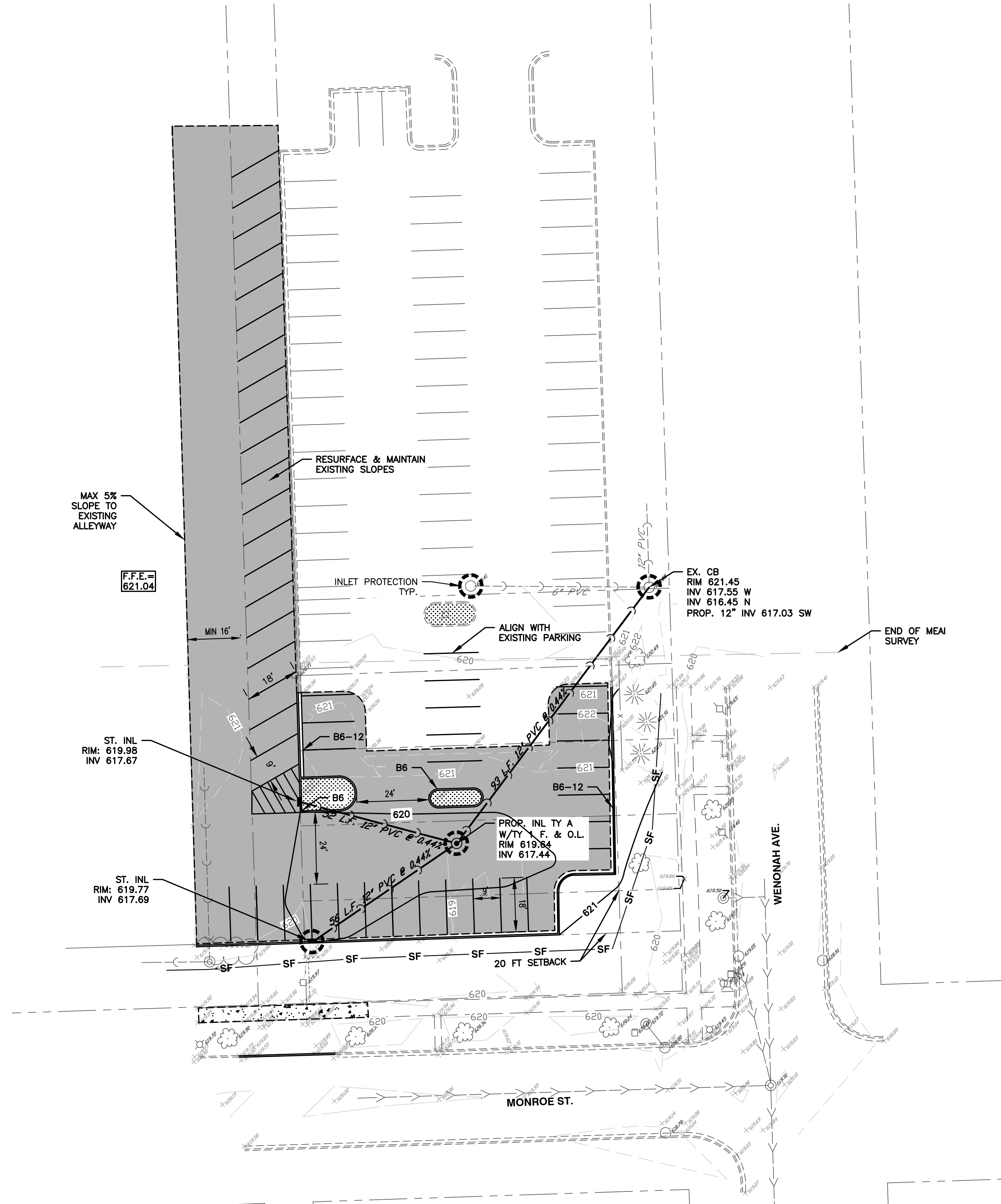
SCALE:	1" = 10'
DRAWN BY:	KK
CHECKED BY:	SG
DATE:	06/28/2016

DEMOLITION PLAN

OP-RUSH OAK PARK HOSPITAL

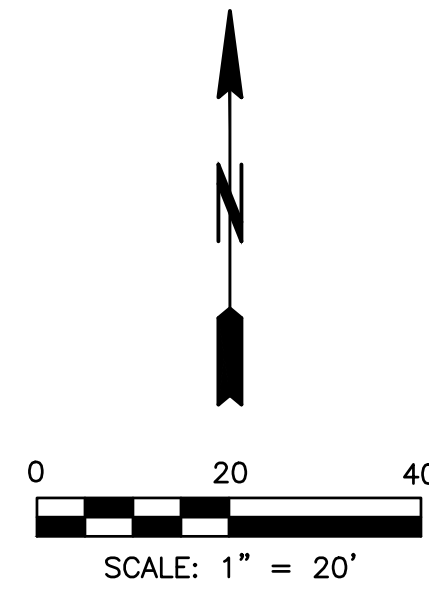
VILLAGE OF OAK PARK JOB NUMBER: 02-15-16-079 COOK COUNTY, ILLINOIS

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EXISTING IMPERVIOUS =
8219.28 S.F.=0.19 ACRES

PROPOSED IMPERVIOUS =
8001.73 S.F. = 0.18 ACRES

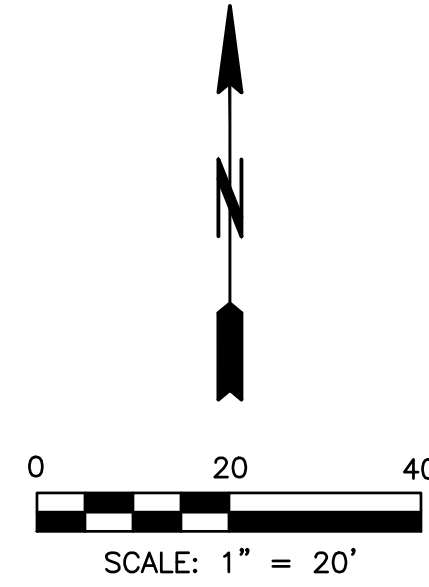
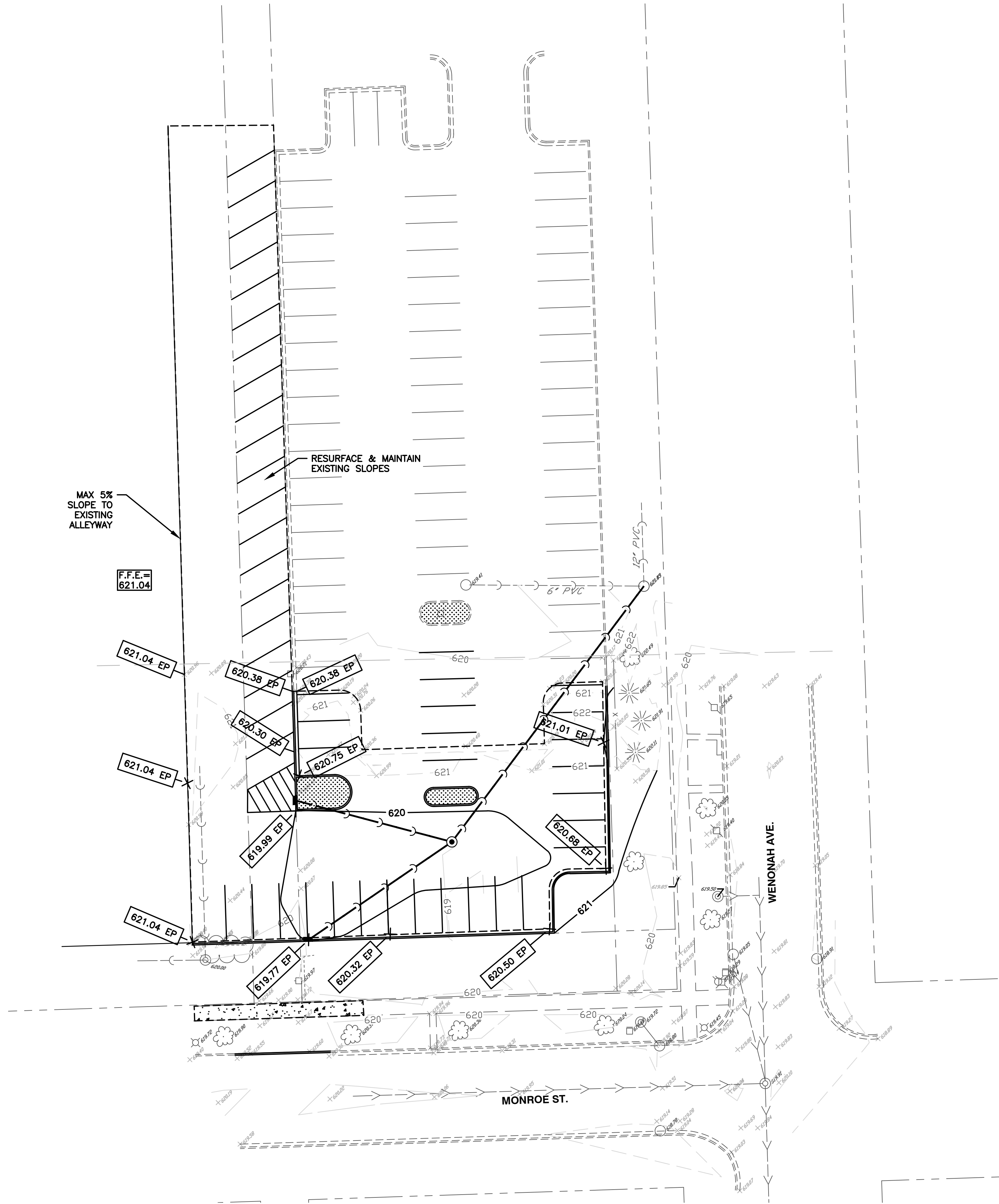


REVISIONS		DATE
NO.	ITEM	

McClure
Engineering Associates, Inc.
2728 Grand Avenue
Waukegan, Illinois 60095-2495
TEL 847-266-7155
Design Firm License: Illinois 184-000816
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SCALE:	1" = 20'
DRAWN BY:	AT
CHECKED BY:	SC
DATE:	06/28/2017

SITE PLAN
OP-RUSH OAK PARK HOSPITAL
VILLAGE OF OAK PARK
JOB NUMBER: 02-15-16-079
W:\dwg\OP\16079\16079RUSH\17113 RUSH.dwg
6/30/2017 3:56 PM
COOK COUNTY, ILLINOIS



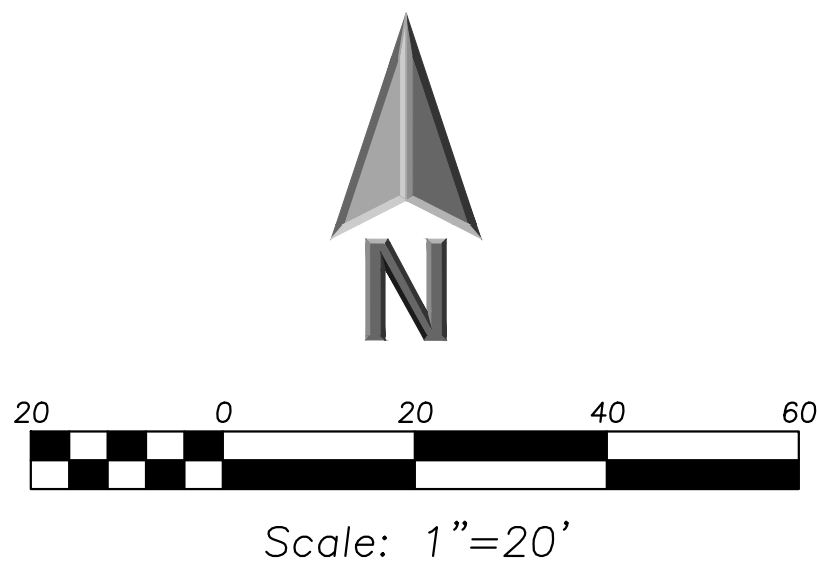
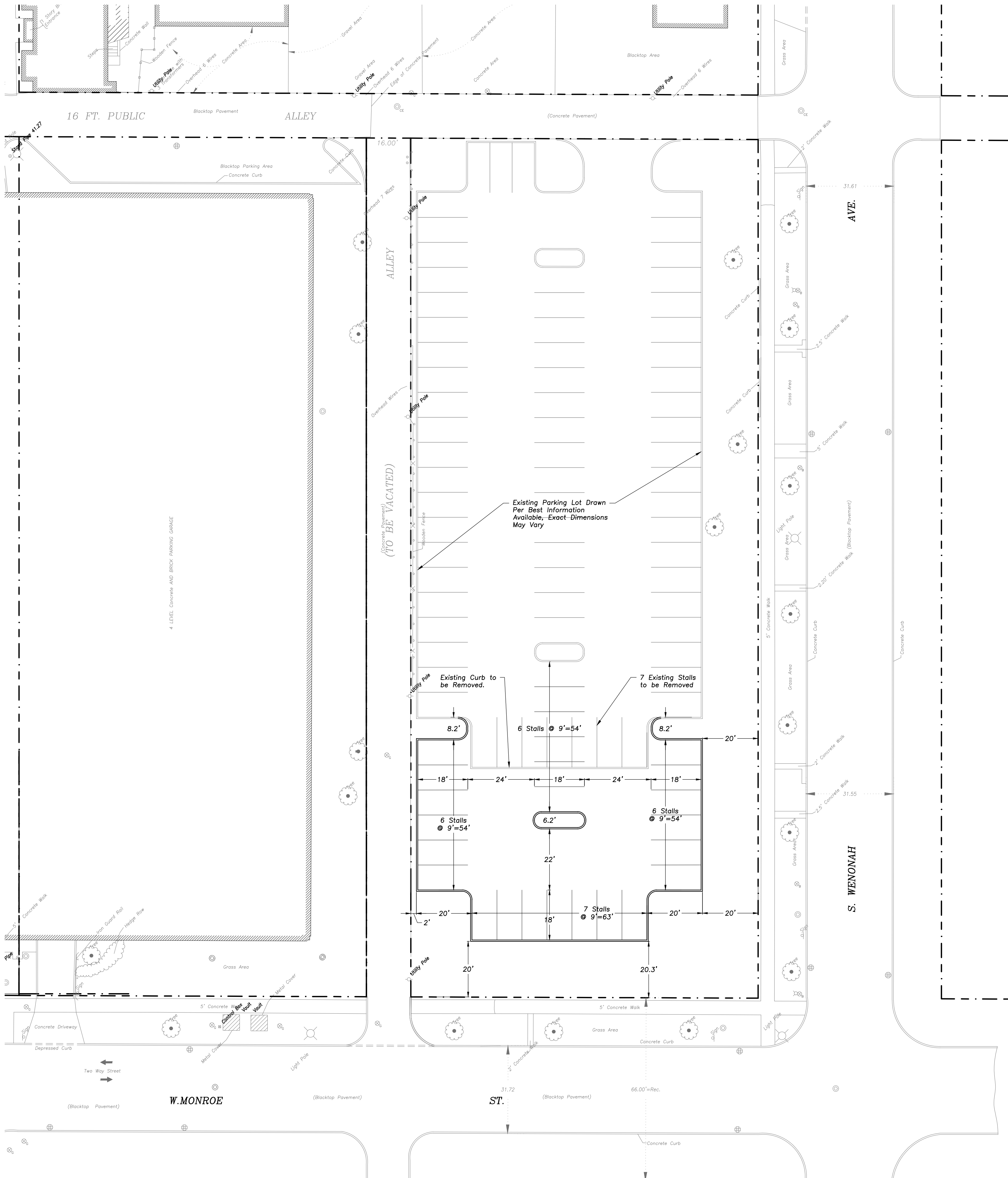
REVISIONS		DATE
NO.	ITEM	

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SCALE:	1" = 20'
DRAWN BY:	AT
CHECKED BY:	SG
DATE:	06/28/2017

GRADING PLAN	OP-RUSH OAK PARK HOSPITAL	COOK COUNTY, ILLINOIS
VILLAGE OF OAK PARK	JOB NUMBER: 02-15-16-079	
W:\dwg\OP\16079\16079RUSH\17113_RUSH.dwg	6/30/2017 3:56 PM	

EEA - X:\Fish\AMA - ROPH ED\Drawings\ROPH_Expanded Parking Exhibit.dwg
Plotted: 7/07/17 @ 10:45am By: cfish



LEGEND	
EXISTING	PROPOSED

PARKING SUMMARY

Existing Stalls = 67
Proposed Stalls = 85

Net New Stalls = 18



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

RUSH OAK PARK
HOSPITAL
PARKING LOT EXPANSION
520 S. Maple
Oak Park, Illinois

Reserved for Seal:

No.	Date	Description
	07/07/17	Issued for Zoning

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Design By: CMF	Date: 05/22/17
Approved By: KC	Project No.: 0000.00

Sheet Title:

SITE PLAN

Sheet No:

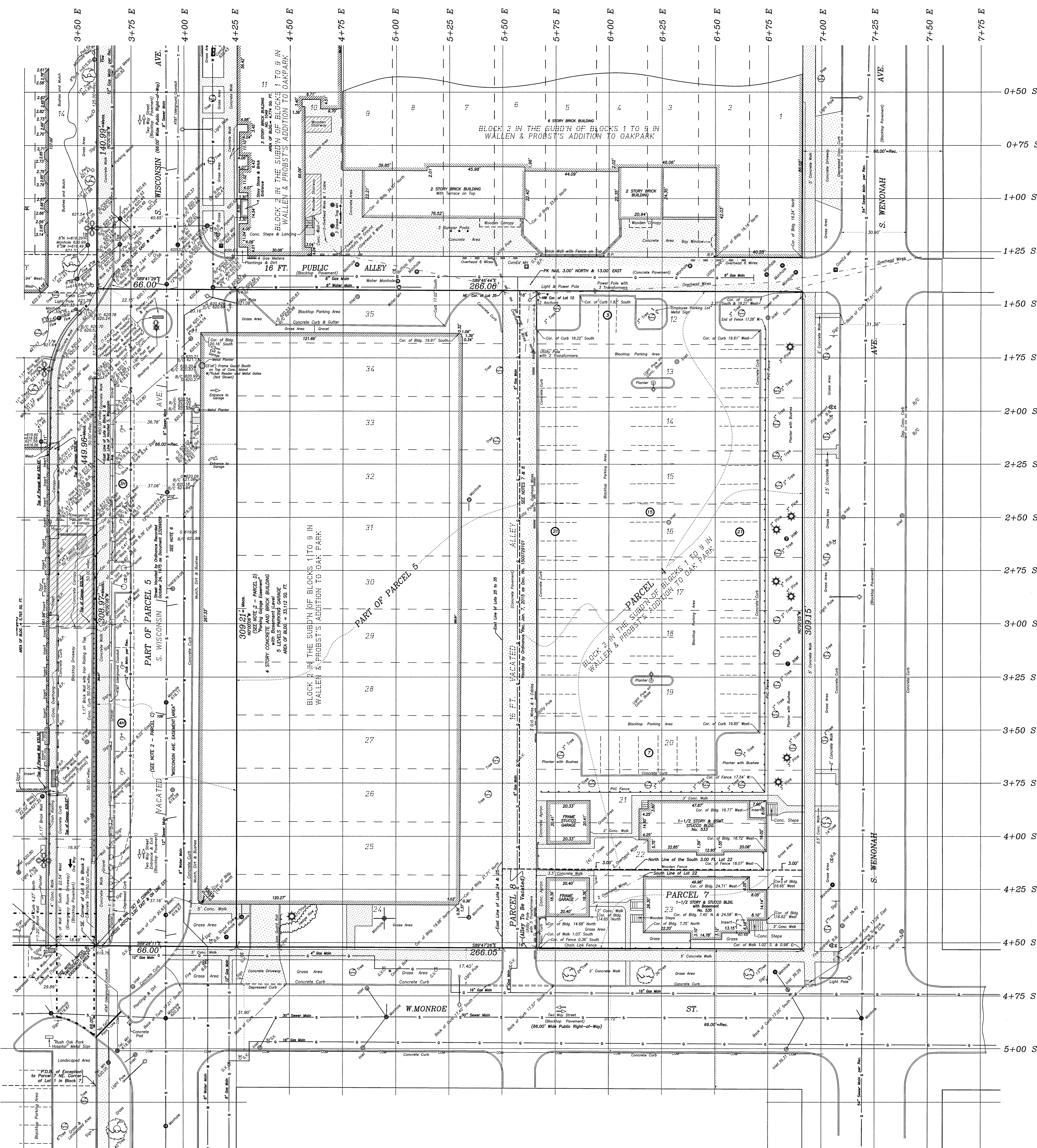
C1-0

EXHIBIT #4

PLAT OF SURVEY

See Page 2 of 3 for Continuation of Survey

See Page 2 of 3 for Continuation of Survey



Parking Count of 4 Story Brick Bldg.

LEVELS	REGULAR	HANDICAPPED
Basement	42	—
First	78	1
Second	91	—
Third	92	—
Fourth	96	—
Total	399	1

LEGEND:
B.B. = BOTTOM OF MANHOLE
B.C. = BACK OF CURB
B.P. = BUMPER POST
B/S = BOTTOM OF SLOPE
C.B.O. = CONTROL BOX
C.H.W. = CONCRETE HEADWALL
C.L. = CENTER LINE
C.L.O. = CENTER LINE OF DITCH
C.E.M. = CONCRETE EMBANKMENT
C.P. = CONCRETE PAD
C. = CURB
D.F. = DEBRIS FILL
D/O = EDGE OF DITCH
E/W = EDGE OF MEDIAN
E/P = EDGE OF PAVEMENT
F/O = FACE OF CURB
F/F = FACE OF FENCE
F.A. = FINISHED FLOOR
F.H. = FINE HYDRANT
G. = GUTTER
G.M. = GAS METER
G.M. = GAS MANHOLE
G.V. = GAS VALVE
G.R. = GUARD RAIL
G.T.M. = GRADE TRAP MANHOLE

STATION DESCRIPTION:
BENCHMARK SET VERTICALLY IN THE NORTH BRICK WALL OF THE HATFIELD ELECTRIC COMPANY BUILDING AT 647.9 W. NORTH 47° 47' 47" EAST OF THE EAST CURVE OF THE INTERSECTION OF 35 1/2' WEST OF THE NORTHEAST CORNER OF THE BUILDING, AND ABOUT 3 FEET ABOVE THE LEVEL OF AN ALLEY.

STATION DESCRIPTION:
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WARNING

UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND THE BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND ITEMS. RECORD INFORMATION IS BASED UPON DATA COLLECTED FROM BOTH PUBLIC AND PRIVATE SOURCES. THE COMPLETENESS AND/OR ACCURACY OF THESE RECORDS CANNOT BE GUARANTEED, EXCEPT INsofar AS THEY CAN BE VERIFIED BY FIELD MEASUREMENT. PRIOR TO ANY EXCAVATION CONTACT "CALL" AT 1-800-892-0133. JOINT UTILITY LOCATING INFORMATION PROVIDERS.

CABLE TV CABLES = ———— C.V. ———— C.V. ———— C.V.
UNDERGROUND COMMUNICATION (Windstream) CONDUIT = ———— C.M. ———— C.M. ———— C.M.
COMMONWEALTH EDISON CO. UNDERGROUND ELECTRIC CONDUIT = ———— C.E. ———— C.E. ———— C.E.
GAS MAIN = ———— G. ———— G. ———— G.
UNDERGROUND TELEPHONE CONDUIT = ———— T. ———— T. ———— T.
OVERHEAD WIRES = ———— S.W. ———— S.W. ———— S.W.
SEWERY MAIN = ———— S.W. ———— S.W. ———— S.W.
WATER MAIN = ———— W. ———— W. ———— W.

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TITLE EXCEPTIONS NOTES:

- 1.(50) LEASE MADE BY OAK PARK HOSPITAL, LESSOR, TO VOICESTREAM GSM 1 OPERATING COMPANY, INC., LESSEE, FOR A TERM OF 5 YEARS, WITH A FIVE YEAR OPTION TO RENEW, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM OF LEASE DATED JUNE 27, 2002, AND RECORDED JANUARY 20, 2003 AS DOCUMENT 083010102.
- 2.(51) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 1034833006. MEMORANDUM OF AMENDMENT RECORDED AS DOCUMENT 1034833007. MEMORANDUM OF SITE SUBLEASE RECORDED AS DOCUMENT 1034833008. RECONSTRUCTION AGREEMENT RECORDED AS DOCUMENT 1034833009.
- 3.(52) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 1034833009. RECONSTRUCTION AGREEMENT MADE BY AND BETWEEN PARTNERS 96, L.L.C. AND OAK PARK HOSPITAL RECORDED DECEMBER 20, 1999 AS DOCUMENT 09161425.
- 4.(53) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 1034833007. ORDNANCE VACATING AN ALLEY RECORDED NOVEMBER 27, 1959 AS DOCUMENT 17721650. (AFFECTS PARCELS 3)
- 5.(54) PLAT OF VACATION RECORDED AS DOCUMENT 20181526. (AFFECTS PARCELS 6)
- 6.(55) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 1034833007. ORDNANCE VACATING PART OF WISCONSIN AVENUE RECORDED OCTOBER 24, 1975 AS DOCUMENT 23269559. (AFFECTS PARCELS 5)
- 7.(56) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 2014-0-80 ENTITLED AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF AN ALLEY RECORDED JANUARY 7, 2015 AS DOCUMENT 150729101. (AFFECTS PARCELS 4 AND 5)
- 8.(57) PLAT OF EASEMENT RECORDED JANUARY 7, 2015 AS DOCUMENT 150729102. (AFFECTS PARCELS 4 AND 5)
- 9.(58) TERMS, CONDITIONS AND PROVISIONS OF ORDNANCE NO. 1034833007. ORDNANCE VACATING PART OF WISCONSIN AVENUE RECORDED OCTOBER 24, 1975 AS DOCUMENT 23269559. (AFFECTS PARCELS 5)
10. (59) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN THE VACATED ALLEYS AND/OR STREETS FOR THE MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



State of Illinois, ss. County of Cook, ILL.
We Barry Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit. This professional service conforms to the current Illinois minimum standards for a boundary survey.
NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM
TEL: 312-650-9480 FAX: 312-650-9484
BY: *Joseph A. Lima*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080
LIMITED NATIONAL SURVEY SERVICE, INC. CHICAGO, ILL. A.Z.