

**P.I.N.:**16-07-418-014-0000  
16-07-418-017-0000  
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16-07-418-020-0000  
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16-07-419-020-0000  
16-07-419-021-0000  
16-07-419-022-0000  
16-07-419-023-0000

Prepared by and Return to:

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

(for Recorder's Use only)

**ORDINANCE NUMBER 21-16**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT  
CONTAINING A COMMERCIAL BUILDING WITH 220 PARKING SPACES AT THE PROPERTY LOCATED AT  
640-728 MADISON STREET, OAK PARK, ILLINOIS**

**Legal Description:**

Parcel 1: LOTS 13 TO 27 IN BLOCK 4 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Parcel 2: LOTS 1 TO 14, BOTH INCLUSIVE, IN JAMES B. MUIR'S RESUBDIVISION OF LOTS 1 TO 14, BOTH INCLUSIVE, IN THE RESUBDIVISION OF LOTS 8 TO 15, BOTH INCLUSIVE IN F. E. BALLARDS SUBDIVISION OF BLOCK 5 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39, NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## ORDINANCE

### **APPROVE AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A COMMERCIAL BUILDING WITH 220 PARKING SPACES AT THE PROPERTY LOCATED AT 640-728 MADISON STREET**

**WHEREAS**, on or about December 18, 2020, Oak Park Madison Street LLC ("Petitioner") filed an application with the Village of Oak Park ("Village") for a special use permit for a major planned development to construct a commercial building with 220 parking spaces at the property located at 640-728 Madison Street ("Property"); and

**WHEREAS**, on, January 7, 2021 and January 21, 2021 the Plan Commission held a public hearing on the application; and

**WHEREAS**, on December 23, 2021 notice of the public hearing was published in the *Wednesday Journal*, a newspaper of general circulation in the Village; and notice of the public hearing was posted at the Property and letters were also mailed by the Applicant to property owners for properties within three hundred feet (300') of the Property advising them of the proposed major planned development and the public hearing to be held; and

**WHEREAS**, the Plan Commission recommended that the special use planned for the major planned development and associated allowances be approved for the Property by a vote of seven (7) to two (2); and

**WHEREAS**, the President and Board of Trustees have received and reviewed the Plan Commission's Findings of Fact and Recommendation with respect to the application and hereby adopt and approve said Findings of Fact and Recommendation; and

**WHEREAS**, the Village Board finds that the application meets the objectives and standards for a major planned development set forth in Section 14.5(A) and Section 14.5(H) of the Village of Oak Park Zoning Ordinance, as amended ("Zoning Ordinance"), and are approved; and

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, County of Cook, Illinois, in the exercise of their home rule powers, as follows:

**Section 1. Recitals Incorporated.** The above recitals are incorporated herein as though fully set forth.

**Section 2. Adoption of Findings of Fact and Conditions.** The Plan Commission's Findings of Fact, together with all reports and exhibits submitted as part of the public hearing, are hereby incorporated by reference herein and are adopted and approved.

**Section 3. Approval of a Special Use Permit for a Major Planned Development.** The Petitioner's application for a special use planned development is in accordance with the

application on file with the Village, including the requested allowances, subject to the recommendations/conditions as set forth in the "Conditions for Approval of the Planned Development" section of the Plan Commission's Findings of Fact and Recommendation and this Ordinance.

**Section 4. Revision to Village Zoning Map.** The Zoning Administrator is hereby authorized and directed to revise the Official Zoning Map of the Village to reflect the existence and boundaries of the new planned development authorized herein by the special use permit.

**Section 5. Planned Development Time Limits.** The planned development approved herein is subject to the time limits for the application for a building permit and commencement of construction set forth in Section 14.5 (G)(2-3) of the Village Zoning Ordinance.

**Section 6. Sale or Transfer of Property.** At least forty-five (45) days prior to any sale or transfer of ownership of the Property, the Petitioner shall provide the Village with the name of any future owner(s) of the Property and proof that the new owner(s) has the financial capabilities to complete the planned development approved herein, which may include the posting of a bond or other surety with the Village. Additionally, any new owner(s) shall be required to provide proof to the Village that the new owner(s) has read and understands this Ordinance and the incorporated Findings of Fact and Recommendation and shall execute a Transferee Assumption Agreement or similar agreement that binds the new owner(s) to the terms of said documents and said agreement shall be subject to the review and approval of the Village Attorney. If the new owner(s) fails to meet the conditions of this Section, the approvals granted herein shall be null and void.

**Section 7. Sale or Transfer of Property Prior to the Issuance of a Building Permit.** If the Property is sold or transferred at any time prior to the issuance of a building permit for the planned development approved herein, the new owner shall be obligated to reapply for the approvals granted herein, which shall include the public hearing process set forth in the Village's Zoning Ordinance for said approvals.

**Section 8. No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

**Section 9. Agreement to Terms of Ordinance.** As a condition of the special use permit granted herein, this Ordinance shall be signed by an authorized officer of the Petitioner to signify its agreement to the terms hereof.

**Section 10. Violation of Condition or Code.** Any violation of (i) any term or condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall

be grounds for the immediate rescission of the approvals granted pursuant to this Ordinance.

**Section 11. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.


**Section 12. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**ADOPTED** this 16<sup>th</sup> day of February, 2021, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb	✓			
Trustee Andrews	✓			
Trustee Boutet	✓			
Trustee Buchanan	✓			
Trustee Moroney	✓			
Trustee Taglia	✓			
Trustee Walker-Peddakotla		✓		

**APPROVED** this 16<sup>th</sup> day of February, 2021.

  
Anan Abu-Taleb, Village President

**ATTEST**

  
Vicki Scaman, Village Clerk

Published in pamphlet form this 16<sup>th</sup> day of February, 2021.

  
Vicki Scaman, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE CONDITIONS OF THIS ORDINANCE:**

**PETITIONER – J D Real Estate Inc.**

\_\_\_\_\_  
By:  
Its:

Dated: \_\_\_\_\_, 2021

January 21, 2021

President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re:      Application of J D Real Estate Inc. for a  
Planned Development on the North side of  
Madison Street East of Oak Park Avenue and  
West of Wesley Avenue, at 640 – 728  
Madison Street – PC 20-04**

Dear Trustees:

History of Project.

On or about December 18, 2020, J D Real Estate Inc., of 4333 S. Pulaski Road, Chicago, Illinois 60302 ("Applicant"), filed an application for approval of a planned development on the North side of Madison Street East of Oak Park Avenue and West of Wesley Avenue, at 640 – 728 Madison Street, on property depicted in the application ("Subject Property"), in the MS Madison Street Residential Zoning District, for grocery store of approximately forty-six thousand (46,000) square feet with two hundred twenty (220) parking spaces, comprised of one hundred twenty three (123) surface parking spaces and ninety-seven (97) underground parking spaces.

In conjunction with its application, the Applicant requests the following six (6) allowances from the strict requirements of the Village of Oak Park Zoning Ordinance ("Zoning Ordinance"):

1. Article 5 (Madison Street Zoning District) Table 5-1 (Commercial Districts Dimensional Standards): Relief is requested from the five feet (5') to fifteen feet (15') build-to-zone along Oak Park Avenue, to allow the principal structure to be located four hundred eight feet (408') from Oak Park Avenue, requiring an allowance of four hundred three feet (403') to three hundred ninety-three feet (393').

2. Article 5 (Madison Street Zoning District) Table 5-1 (Commercial Districts Dimensional Standards): Relief is requested from the twenty-five feet (25') rear lot line of the abutting property across the alley, to allow for a fifteen foot (15') rear lot line setback at the North lot line, requiring an allowance of ten feet (10').

3. Article 10 (Off-Street Parking & Loading) Section 10.2 (Location of Off-Street Parking Spaces Non-Residential Uses): Relief is requested from the requirement that parking be located to the rear of the principal structure.

4. Article 7 (Design Standards) Section 7.4 (Building Design Standards – Non-Residential, Mixed Use and Multiple Family Building Façade Standards): Relief is requested from the requirement that buildings with more than forty feet (40') of street frontage must be broken into similar sections through the use of changes in wall planes, materials, architectural elements and similar features, to allow for a solid wall with no display windows.

5. Article 11 (Landscaping & Screening) Section 11.4 (Required Parking Lot Interior Landscape): Relief is requested from the requirement that one (1) parking lot island must be provided between every ten (10) parking spaces, to allow for parking islands only at the end of parking rows, to allow for a reduction of eight (8) landscape islands, requiring an allowance of eight (8) landscape islands.



6. Article 11 (Landscaping & Screening) Section 11.4 (Required Parking Lot Interior Landscape): Relief is requested from the requirement that the minimum total landscape area of a parking lot must be no less than ten percent (10%) of the total parking area, to allow for six and two-tenths percent (6.2%) landscaping, requiring an allowance of three and eight-tenths percent (3.8%).

The Application and Notice.

On December 23, 2020, legal notice of the public hearing was published in the *Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park. A notice of the public hearing was posted at the Subject Property and letters were also mailed by the Applicant to property owners for property within three hundred feet (300') of the Subject Property, advising them of the proposal and the public hearing to be held.

Pursuant to legal notice, the Plan Commission ("Commission") conducted a public hearing on the application on January 7, 2021 and January 21, 2021, at which time and place a quorum of the members of the Commission were present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

The Subject Property.

1. The Subject Property is a ninety thousand five hundred ninety-three (90,593) square feet zoning lot located on the North side of Madison Street East of Oak Park Avenue and West of Wesley Avenue, and is commonly known as 640 – 728 Madison Street. The Subject Property is located in the MS Madison Street Zoning District. The Subject Property is currently comprised of a vacant parking lot, a portion of Euclid Avenue,

a portion of Madison Street, and a vacant site that was as a vehicle sales shop that was recently demolished.

2. The Subject Property is surrounded by the following uses: to the North, across the alley, multi-family residential and senior living facility uses, which are zoned within the R-7 Multi-Family Residential Zoning District; to the South, across Madison Street, a proposed senior living facility, which is zoned within the MS Madison Street Zoning District; to the East, across Wesley Avenue, a gas station use, which is zoned within the MS Madison Street Zoning District; to the West, across Oak Park Avenue, a drive-up bank use, which is zoned within the MS Madison Street Zoning District.

3. The Applicant is the owner of the Subject Property.

#### The Applicant.

4. The Applicant is a developer and operator of grocery stores.

5. The Applicant submitted the documentation required pursuant to the requirements of Section 14.5.I. of the Zoning Ordinance.

#### The Project.

6. The Applicant proposes to build a grocery store of approximately forty-six thousand (46,000) square feet with two hundred twenty (220) parking spaces, comprised of one hundred twenty-three (123) surface parking spaces and ninety-seven (97) underground parking spaces, and the other improvements set forth in the application.

7. In order to construct the project, the Village shall grant the following easements in the form to be determined by the Village Attorney: canopy, sheet piling, and foundation easements.

The Requested Site Development Allowances.

8. As part of its planned development, the Applicant seeks six (6) site development allowances, as set forth above in the “History of Project.”

Envision Oak Park Comprehensive Plan.

9. The Envision Oak Park Comprehensive Plan (“Comprehensive Plan”) was adopted by the Village’s corporate authorities on September 15, 2014 after an extensive public input process.

10. The proposed development primarily affects three (3) Chapters within the Comprehensive Plan: Chapter 4, “Land Use & Built Environment,” Chapter 7, “Neighborhoods, Housing and Diversity,” and Chapter 13, “Environmental Sustainability.”

11. The Comprehensive Plan establishes goals and objectives which set the standards for development in the Village of Oak Park, and it discusses the idea of strengthening commercial districts in the Village as well as the symbiotic relationship between economic development and the overall quality of the community.

12. In Chapter 4, the Comprehensive Plan discusses opportunities to strengthen the urban fabric by constructing context-sensitive infill development. The Comprehensive Plan also looks to creating appropriate land use transitions, especially those abutting residential uses. Village staff finds that the proposed development fits this objective.

13. The proposed development touches on key principles which help in the advancement of the Village’s vision. While the Comprehensive Plan does not specifically identify land uses, it does fit within the public land use category identified on the Future Land Use Plan. This category, “Corridor Commercial / Mixed Use,” states that

development in these auto-oriented corridors, including Madison Street, includes commercial uses or a mix of commercial and residential uses. In some cases, development is characterized by substantial areas dedicated to parking, setback commercial structures, or single-story commercial structures placed along the street. The proposed development is a good fit within this land use category.

14. Chapter 12 of the Comprehensive Plan sets out the Village's goals regarding economic health and vitality. The Village's goals in these areas are to ensure that economic vitality is spread through the Village, to ensure that the Village remains a "business friendly" environment, to expand and promote business support services, to diversity and stabilize the Village's tax base and to position the Village as a destination for shopping, dining, entertainment and culture.

15. The grocery store will help provide a diverse tax base in the Village, which in part, relieves reliance on residential property taxes. The tax revenues generated by the grocery store would assist in providing quality public services, which attracts additional business, employment and investment.

16. In Chapter 13, the Comprehensive Plan sets out a list of goals and objectives for environmental sustainability opportunities.

17. Since sustainability is increasingly important, the proposed development will be developed with the Green Globes rating system. The Applicant will provide proof to the Village via a third-party verification provider that they have achieved at least one (1) Green Globe for the project and the Applicant shall register the project with the Green Globes agency.

18. Village staff finds that the proposed development follows the Comprehensive Plan.

Madison Street Corridor Plan

19. In June of 2006, the Village Board of Trustees adopted the Madison Street Corridor Plan ("Corridor Plan"). The purpose of the Corridor Plan is to assist in the revitalization of the corridor by envisioning a mix of uses, aesthetic improvements, gateway enhancements, and business retention and recruitment strategies for the corridor. The Corridor Plan contains five main components: Inventory Report and Opportunity Analysis, Vision Alternatives, Preferred Vision, Development and Implementation Strategy, and Development Guidelines.

20. The Preferred Vision component of the Corridor Plan is the outcome of the public input, steering committee, and Village Board review process. This component incorporates three Character Districts with detailed nodes, and one Transportation Option, one Streetscape and Open Space option, and one Land Assembly Option.

21. In this case, the Subject Property is located within Segments 3 and 4 of the Corridor Plan, Oak Park Avenue to Ridgeland Avenue, which is designated as an "Accessible Commercial and Retail District." This District is focused on existing uses, auto oriented uses and national chain uses. While the proposed use is not specifically listed in the Corridor Plan for this location, it fits well within this corridor and auto-oriented corridor.

22. Village staff finds that the proposed development follows the Corridor Plan.

Ability of Applicant to Complete Project.

23. The Applicant provided evidence that it has the financial and technical expertise to complete the project. Members of the Applicant's team have undertaken projects of equal or greater financial and technical complexity.

Compensating Benefits.

24. In return for the Village providing allowances from Village regulations, per Section 14.5.E.2.a. of the Zoning Ordinance, the Applicant must provide compensating benefits which advance the Village's physical, cultural and social objectives, in accordance with the Comprehensive Plan and other approved plans, by having the Applicant provide specific amenities in the planned development. Some of the compensating benefits of the proposed project are:

- a. Reconstructing the East-West alley North of the Subject Property and all of its utility relocations.
- b. Widening Wesley Avenue for truck traffic maneuvering.
- c. Building and paying for the Euclid Avenue cul-de-sac, including landscaping of the cul-de-sac.
- d. Sidewalk and Parkway re-construction between the building / parking lot and the curb, including removal of parkway trees and reimbursement of tree costs and tree replacement.
- e. Preservation of historical features from the Foley Rice building previously on the Subject Property.
- f. Public Art, including adding the historic features to a brick screen wall along Madison Street and the installation of a mural on the south building façade.

#### Public Art As Part Of The Development.

25. Section 14.5.E.2.c. of the Zoning Ordinance requires that an Applicant provide at least one (1) piece of public art as part of the development. A contribution to the Oak Park art fund is also an option. In either case, the scope of the public art or contribution should be in proportion to the square footage of the development upon review and advice by the Village's partner agency the Oak Park Area Arts Council.

26. Upon review and advice of the Oak Park Area Arts Council and approval of the Village Board, the Applicant will install public art at the Subject Property or provided a monetary donation to the Oak Park art fund. The location of the art on the Subject Property and its accessibility to the general public will be mutually determined by the Applicant and the Village.

#### The Planned Development Standards.

27. Section 14.5.A. of the Zoning Ordinance sets forth the following objectives for planned developments:

Through the use of allowances in the planned development process, the Village seeks to achieve some or all of the following specific objectives:

1. Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.
2. Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
3. Coordinate the character, the form, and the relationship of structures to one another.
4. Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Maximize the beneficial use of open space.

6. Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.

7. Promote economic development within the Village.

8. Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation.

9. Preserve and/or enhance historical and natural resources.

28. Section 14.5.H. of the Zoning Ordinance sets forth the following standards

for planned developments:

1. The proposed development and the use or combination of uses is consistent with the goals and objectives of the Comprehensive Plan and has been considered in relation to any other plans adopted by the Village Board.

2. The establishment, maintenance, or operation of the use or combination of uses will not be materially detrimental to or endanger the public health, safety and welfare of the Village.

3. Adequate utilities, road access, parking, drainage, police and fire service, and other necessary facilities already exist or will be provided to serve the proposed development, including access for fire, sanitation, and maintenance equipment.

4. Adequate ingress and egress to the planned development site 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.

5. 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.

6. The proposed design and use or combination of uses will complement the character of the surrounding neighborhood.

7. The applicant has the financial and technical capacity to complete the proposed use or combination of uses.

8. The proposed development 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.

29. During the public hearing, the Commission heard testimony and considered evidence regarding the proposed development.

30. The Commission finds that the site development allowances requested for the proposed development are reasonable and appropriate under the Zoning Ordinance because the allowances, if granted, will permit an appropriate project to be built and operated on the Subject Property.

31. Further, the Commission concurs with, and incorporates, the findings of Village staff regarding the proposed development.

32. In summary, the Commission finds that by allowing the proposed development at the Subject Property as a planned development satisfies the objectives and standards in Sections 14.5.A. and 14.5.H. of the Zoning Ordinance, and that approval of the requested planned development permit, and associated allowances, is appropriate, subject to the recommendations in Paragraph 33 below.

33. The Commission recommends that the designs of (a) the southwest corner of the Subject Property at Oak Park Avenue and Madison Street, and (b) landscaping in the vicinity of the cul-de-sac, and (c) the planned cross-walk in the vicinity of the east-end of the Subject Property align with the caricature wall, each being further refined and improved before building permit submittal.

#### **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony

and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees, by a vote of 7 to 2, that the planned development be APPROVED, subject to the following conditions:

1. That except as modified below, the Applicant shall develop the project comprised of a grocery store and ancillary parking uses in substantial conformity with the Plans and Specifications submitted with its application as subsequently modified in accordance with the Zoning Ordinance, with drawings presented to the Commission on January 21, 2021, as modified by the Wight & Company memorandum dated January 21, 2021, with a larger elevator for the underground parking garage, solar panels for the roof, and artistic improvements to the southwest corner. The Applicant shall provide updated schematic plans, based on the final drawings provided to the Commission, to the Village's architecture consultant, Wight and Company, for review and comment prior to presentation of these Findings and Recommendation to the Village Board. 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 meet the Green Globes one (1) Globe certification level. The Applicant will provide the Village with a checklist of the sustainability items that will be incorporated into the structure along with proof via a third-party verification that they have achieved those requirements and have registered the project with the Green Globes agency. The Applicant shall install solar panels on the roof of the grocery store, with the goal of achieving 15% – 25% energy capacity for the grocery store.

3. 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 upon submittal of a building permit application.

4. 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 provide 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 Applicant and the Village.

5. That six (6) to twelve (12) months after completion of the project, 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.

6. That the applicant shall complete a follow up traffic data collection and study six (6) to twelve (12) months after completion of the project that will be used in the short-term by the Village to adjust signal timings (optimization) at the Washington and Oak Park intersection and along the Madison, Oak Park, and Washington corridors (locations of data collection and analysis to be decided by the Village Engineer). This traffic data collected by the applicant will also be used by the Village to validate any redesign and

long-term signal improvements (modernization) at the Washington and Oak Park intersection.

7. That the applicant shall perform a comprehensive follow-up parking study six (6) to twelve (12) months after completion of the project.

8. That the applicant shall make improvements or traffic signal timing adjustments at the Madison and East intersection based on the follow-up traffic data collection and studies at the direction of the Village Engineer.

9. That the Applicant shall acquire a permanent easement recorded against the 622 Madison Street gas station property to accommodate truck turning movements to be reviewed by the Village Engineer.

10. That the Applicant shall convey a utility easement to the Village and private utility owners for relocated public and private utilities to be reviewed by the Village Engineer.

11. The Applicant shall relocate all non-Village owned private utilities on Euclid Avenue and as necessary otherwise for the construction of the Pete's Fresh Market Project, to be reviewed by the Village Engineer.

12. That the applicant shall convey a pedestrian easement along vacated portions of the Madison Street right of way, to be reviewed by the Village Engineer.

13. That the Applicant shall meet with the 430 Wesley property regarding the installation of reasonable screening at this location due to adjacent truck turning movements.

14. That approximately twenty-four (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 and the Village shall meet to discuss the findings and develop recommendations to improve the economic impact of the development, if appropriate.

15. Except for construction of the cul-de-sac and public utilities, semi-trailer truck traffic is prohibited on Euclid Avenue and Wesley Avenue North of the Subject Property and in the alley North of the Subject Property. Construction traffic routes shall be limited to Madison Street and Oak Park Avenue, unless otherwise determined by the Village Engineer. The Applicant shall submit its final 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.

16. 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.

17. That the Applicant shall implement a construction related Communications Plan and provide this information to the Village and surrounding property owners prior to construction.

18. 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.

19. That the Applicant meets all timing requirements stated in the Redevelopment Agreement with the Village.

20. 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.

21. That during construction of the proposed development, the Village designates a staff liaison, with whom the Applicant shall reasonably and timely communicate and cooperate.

22. That during construction of the proposed development, the applicant shall provide vibration monitoring of the abutting historic buildings to the north across the public alley.

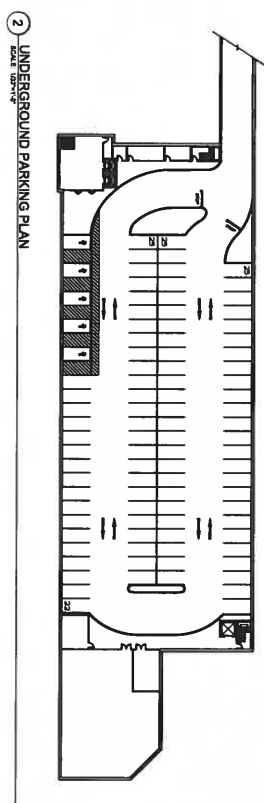
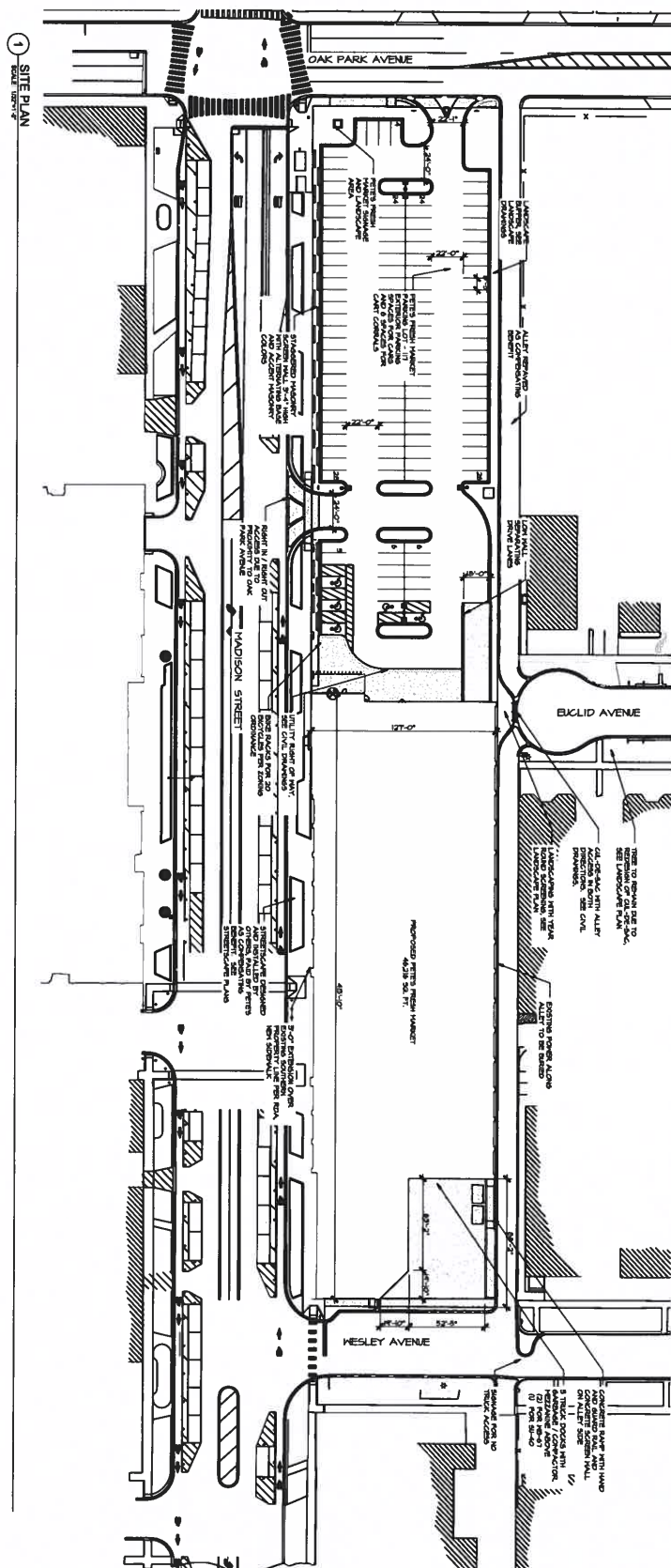
23. That the Applicant shall provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of public water and sewer replacement materials and installation as determined by the Village Engineer, to ensure that the water and sewer improvements are installed pursuant to the Engineering Plans upon submittal of a building permit application.

24. That the Applicant shall require relocation of the Village's utilities to be performed by a contractor approved by the Village.

25. 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.

26. 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 thirty (30) days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development permit, 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 thirty (30) day period.

This report adopted by a 9 to 0 vote of  
the Plan Commission, sitting as a Zoning  
Commission, this 21st day of January, 2021.



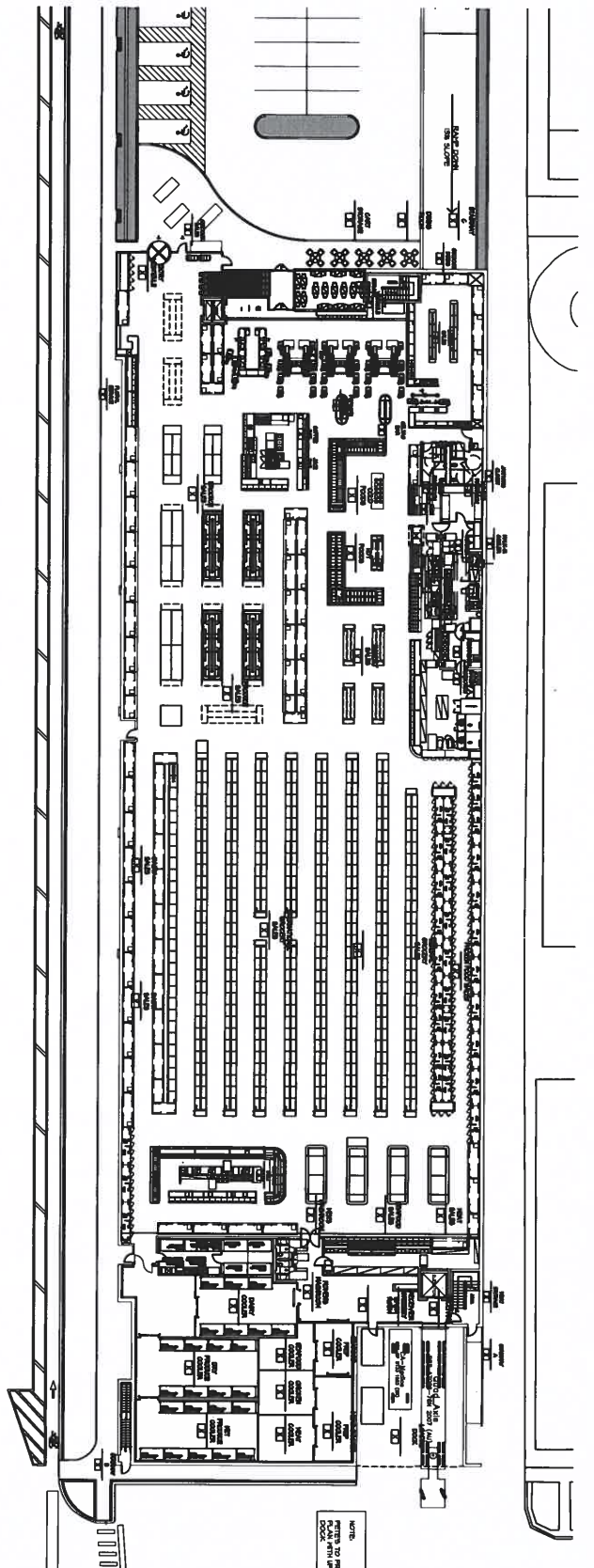
NOTE

SEE FLOOR PLAN SHEET A101 FOR  
UNDERGROUND PARKING DIMENSIONS

**NOTE**

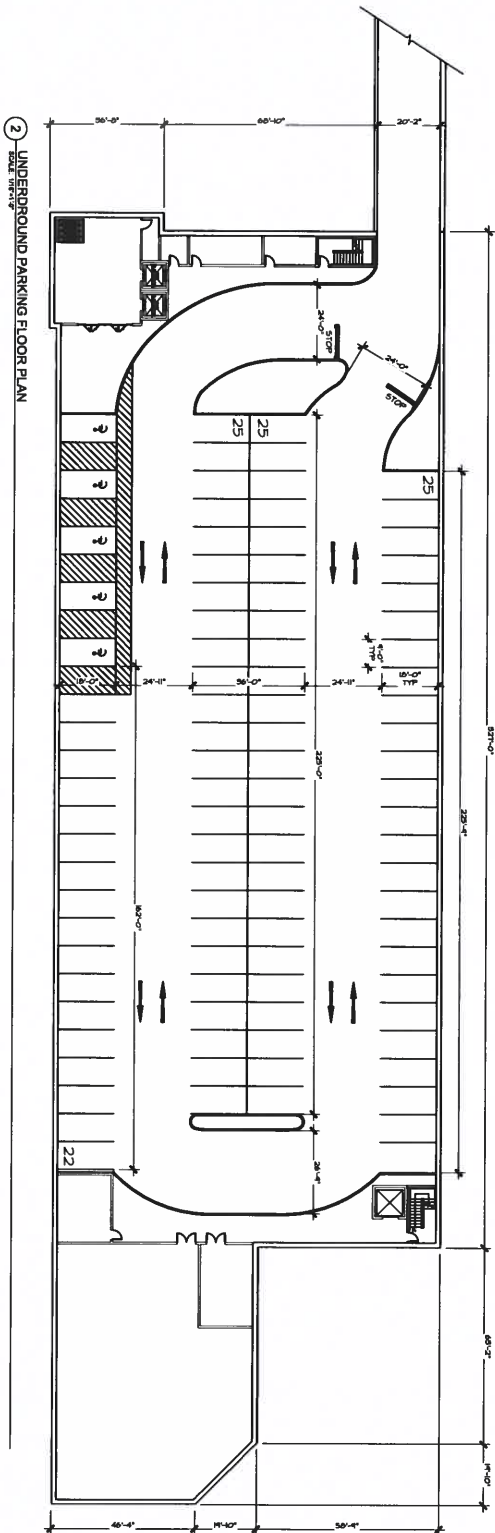
OVERALL PARKING COUNT 214 INCLUDING 10 ACCESSIBLE  
ABOVE GROUND PARKING, 171 INCLUDING 5 ACCESSIBLE (8  
SPOTS TAKEN FOR CART CORRAL)  
UNDERGROUND PARKING: 41 INCLUDING 5 ACCESSIBLE





1 GROUND LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

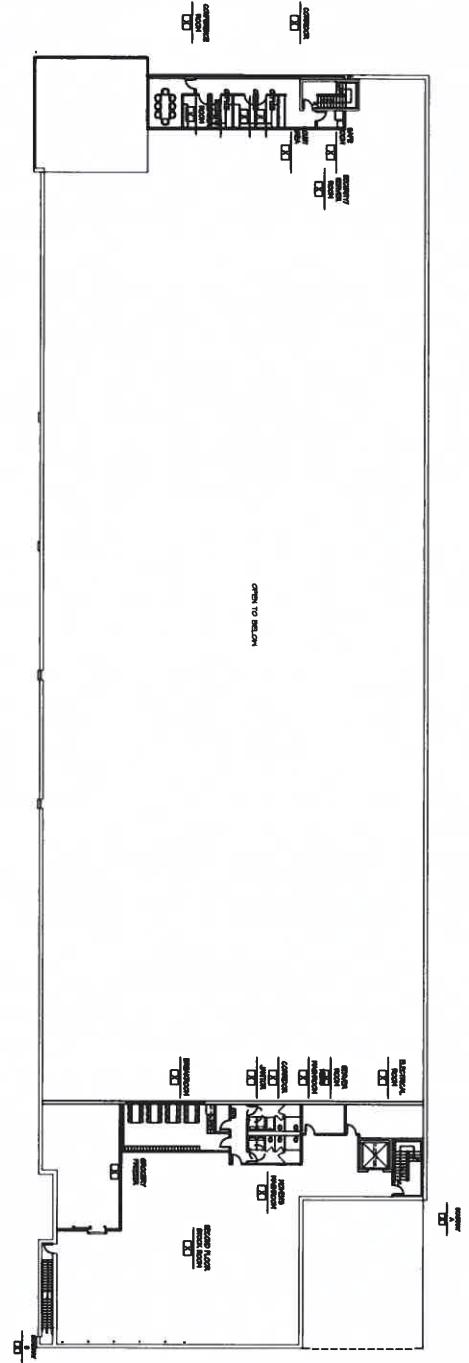
MADISON STREET

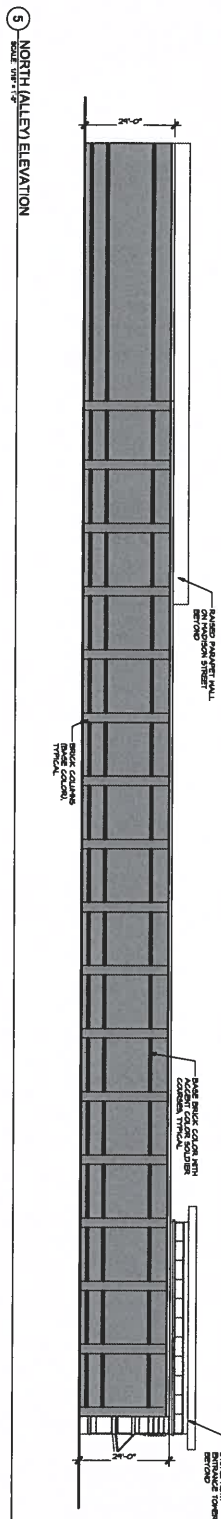
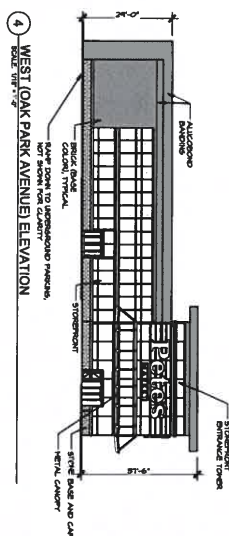
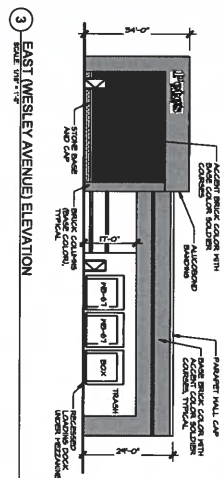
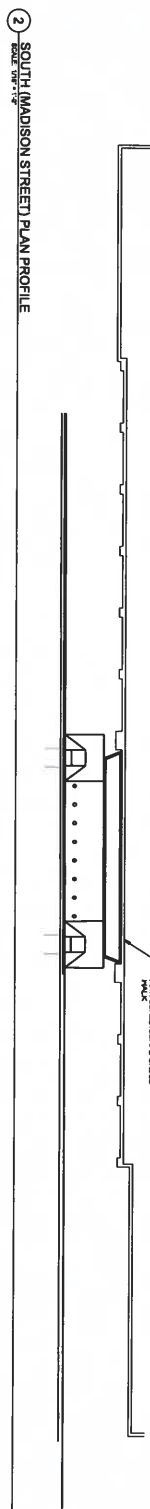
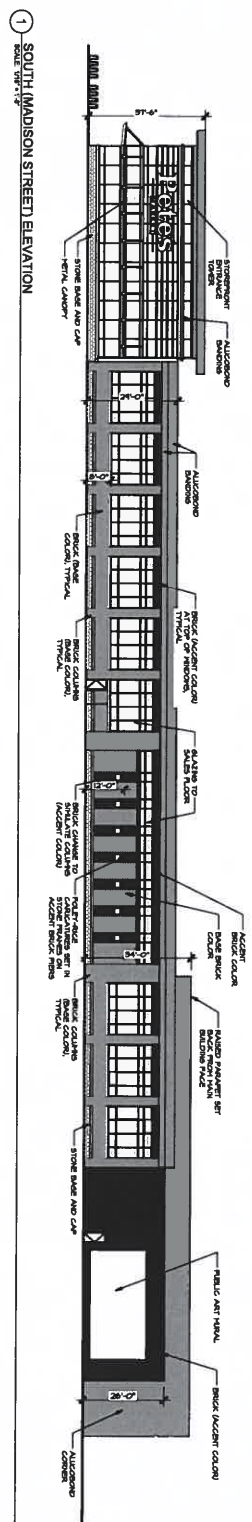


2 UNDERGROUND PARKING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTE:  
FILES TO PROVIDED REVISION FLOOR  
BOOK  
DOCK  
DOCK

1 MEZZANINE FLOOR PLAN  
SCALE: 1/16" = 1'-0"







1 MADISON STREET RENDERING (SIDE)  
SCALE: 1/8" = 1'-0"



2 MADISON STREET RENDERING (REAR)  
SCALE: 1/8" = 1'-0"



1 MADISON STREET RENDERING (FRONT)  
SCALE: NOT TO SCALE



**2 MADISON STREET RENDERING (REAR)**  
SCALE: NOT TO SCALE









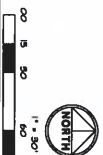
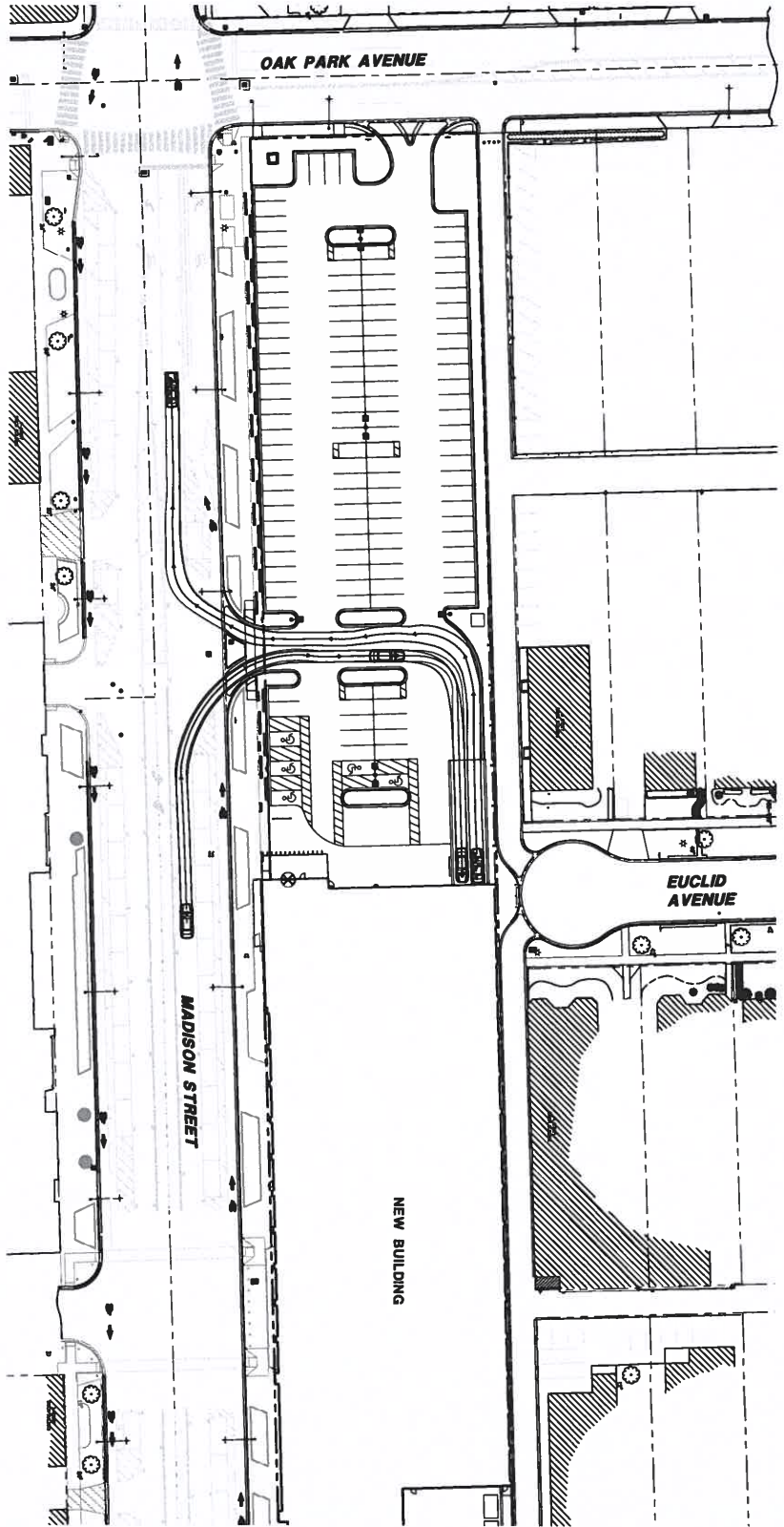












120

CIR-1.0  
SITE CIRCULATION PLAN

DESIGNED BY  
DANIELA VE  
JOSIE SHAW

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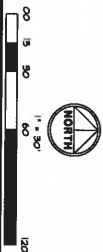
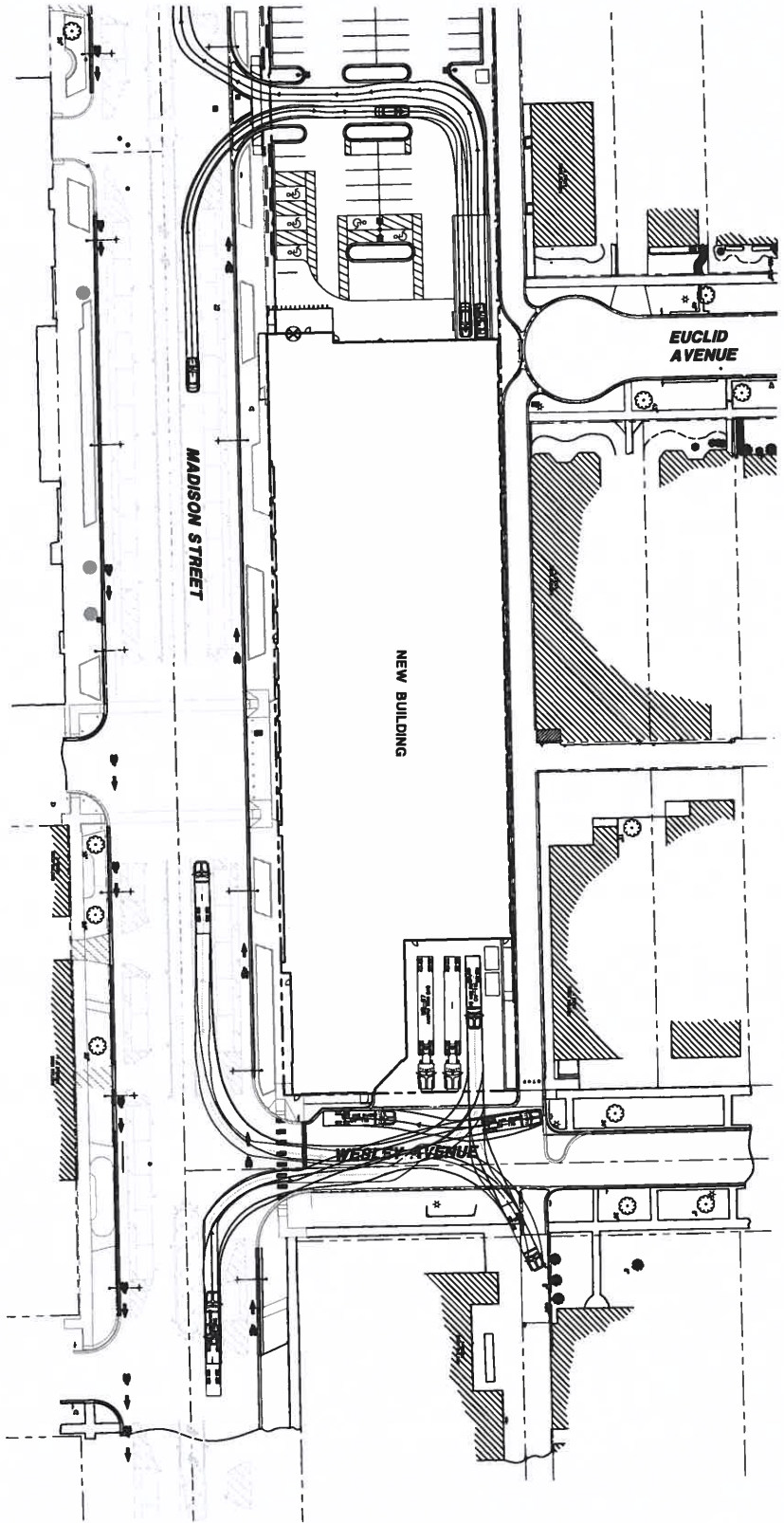
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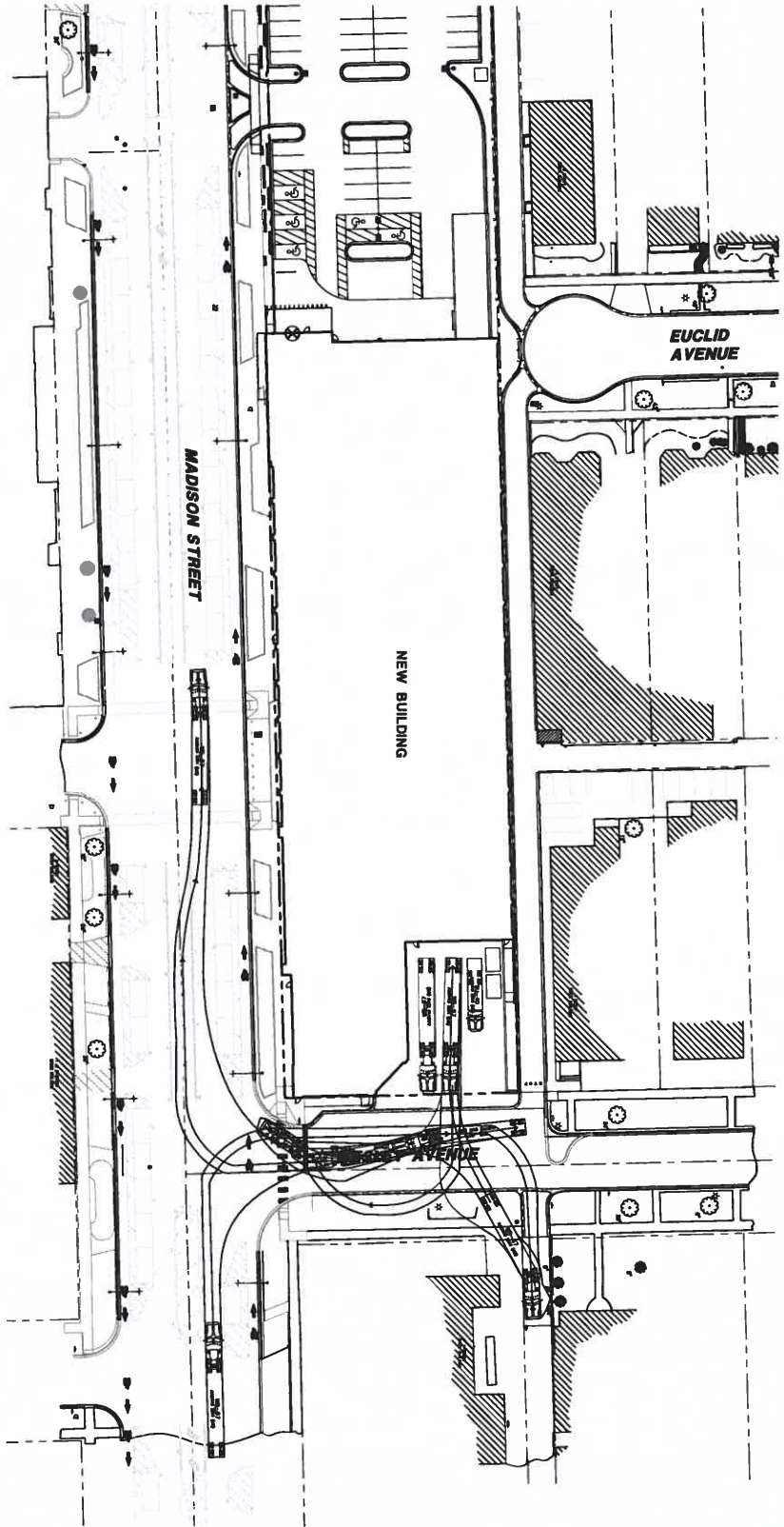


**CIR-2.0**  
SITE CONSULTATION PLAN

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DATE	ISSUE
10/1/2016	1.0 PRELIMINARY ENGINEERING
10/1/2016	2.0 PRELIMINARY ENGINEERING
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CIR-3.0  
SITE CIRCULATION PLAN

ORIGINATING  
DRAWING  
JOB 15-0408

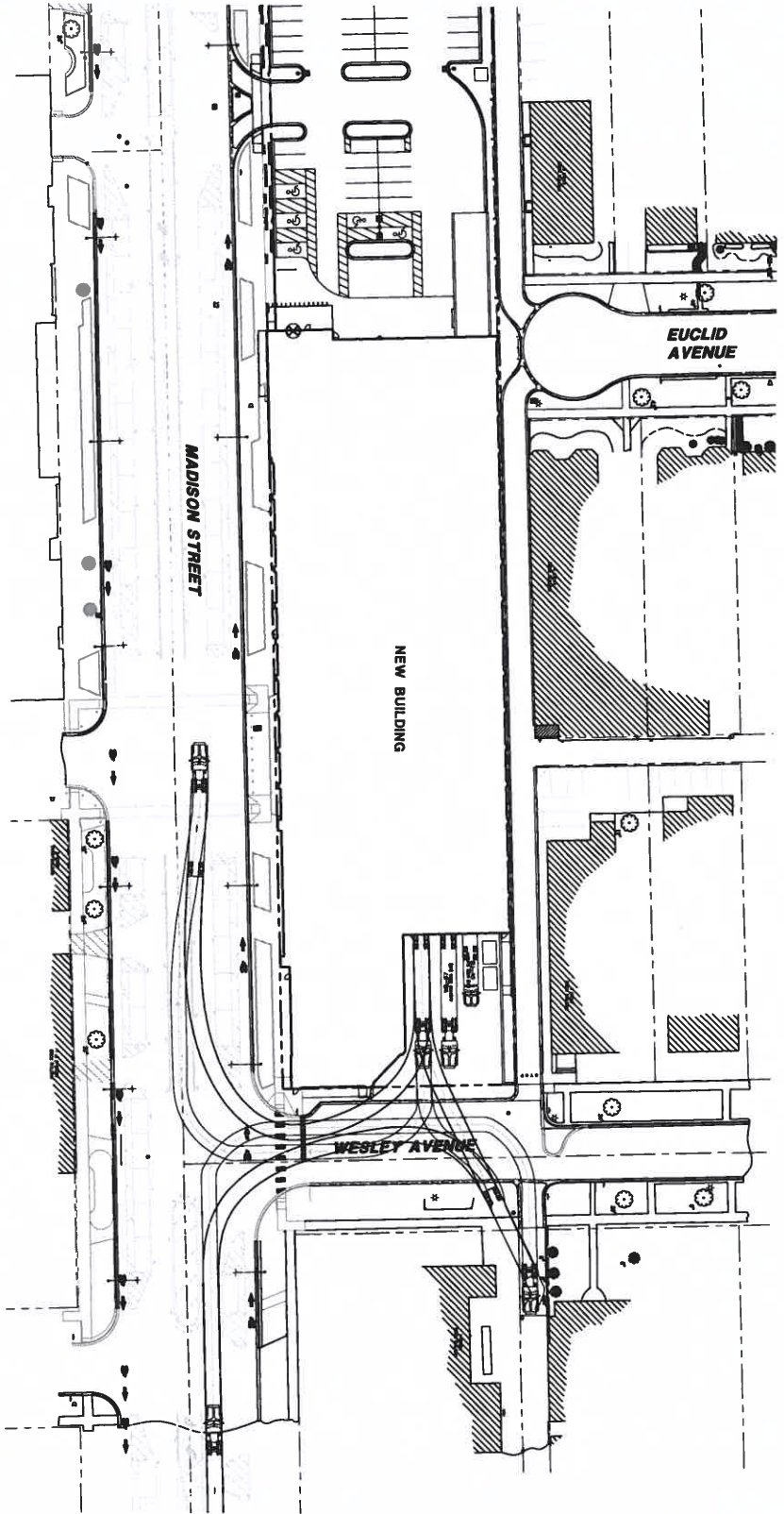
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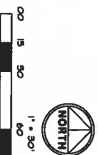
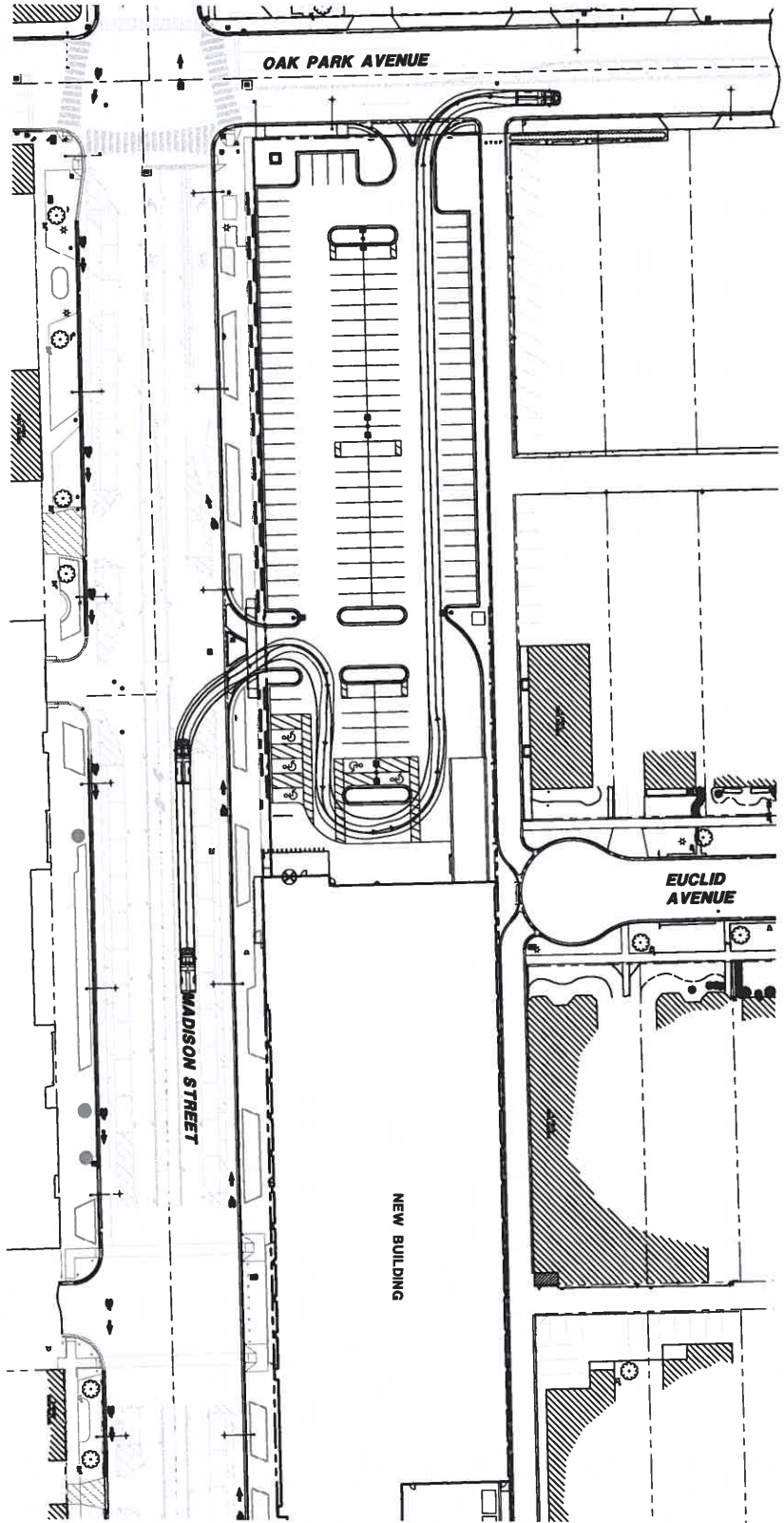
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CIR-4.0  
SITE CIRCULATION PLAN

CHECKING  
DRAWING  
208 11/20/09

DATE	ISSUE
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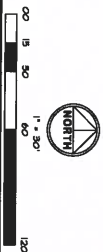
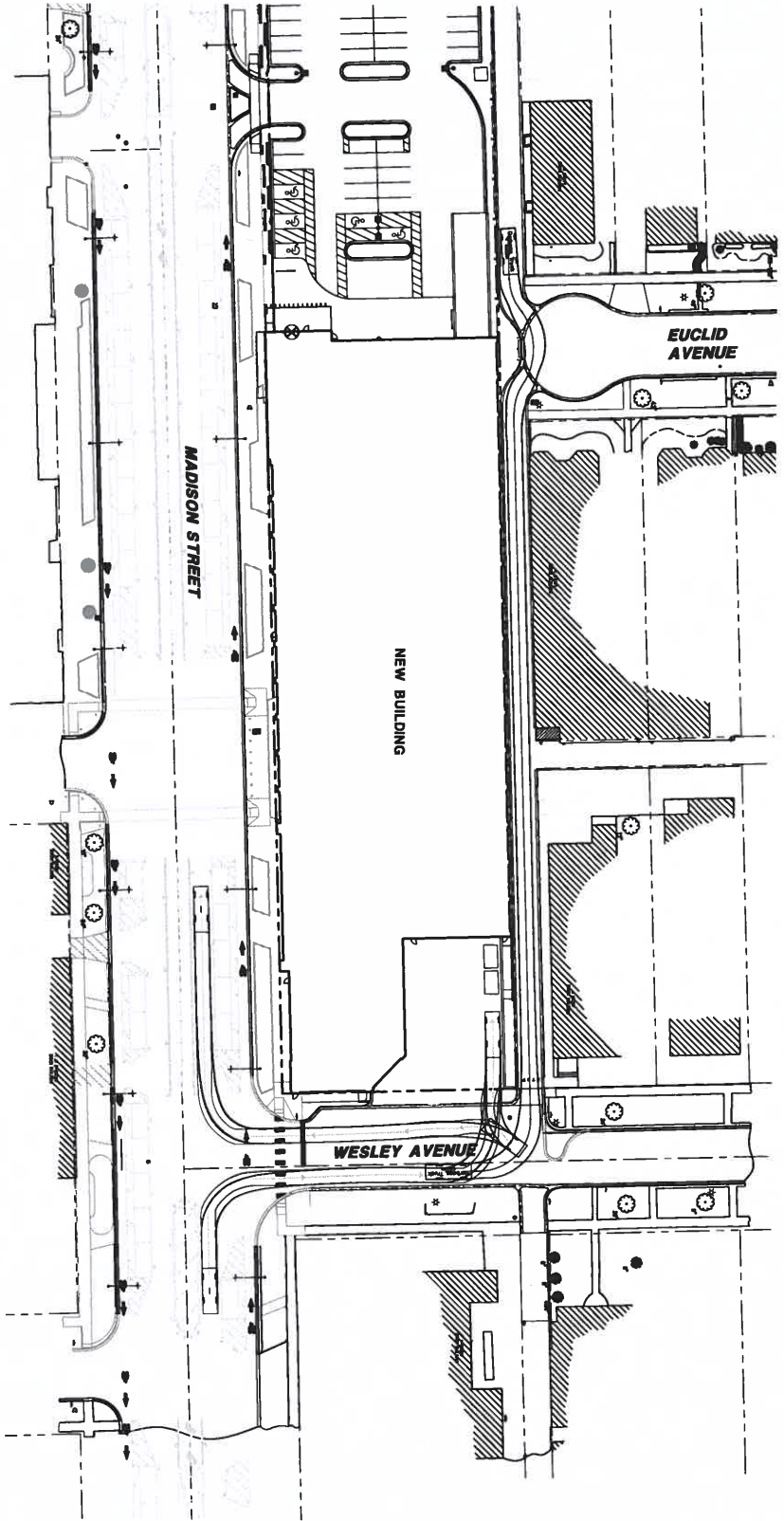
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**CIR-5.0**  
SITE CIRCULATION PLAN  
CHECKING  
DATE  
2007.11.20



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**CIR-6.0**  
SITE CONSULTATION PLAN  
CHECKING  
DRAWING  
206-17-10001





PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

[illegible][illegible]

1. **THE PROSECUTION.**
  - a. **THE CHARGE.** The indictment charged that the defendant, JAMES W. HARRINGTON, did unlawfully and feloniously murder the victim, JAMES EARL RAY, by shooting him with a handgun.
  - b. **THE VENUE.** The indictment charged that the offense was committed in the Southern District of New York.
  - c. **THE TIME.** The indictment charged that the offense was committed on or about May 2, 1968.
  - d. **THE PLACE.** The indictment charged that the offense was committed in the Southern District of New York.
  - e. **THE MANNER.** The indictment charged that the offense was committed by shooting the victim with a handgun.
  - f. **THE WEAPON.** The indictment charged that the offense was committed by shooting the victim with a handgun.
  - g. **THE MOTIVE.** The indictment charged that the offense was committed for the purpose of obstructing justice.
  - h. **THE RESULT.** The indictment charged that the offense resulted in the death of the victim.
  - i. **THE VERDICT.** The indictment charged that the defendant is guilty of the offense.

[illegible][illegible][illegible]

1. DO YOU HAVE ANY OTHER INFORMATION THAT MAY BE HELPFUL TO THE BUREAU?
2. YES, NO, OR MAYBE. IF MAYBE, EXPLAIN WHY.
3. IF YOU HAVE ANY COMMENTS, PLEASE WRITE THEM IN THE SPACE PROVIDED.
4. IF YOU HAVE ANY OTHER INFORMATION, PLEASE WRITE IT IN THE SPACE PROVIDED.

[illegible][illegible][illegible][illegible]

**SCALE: 1"=30'-0"**

**SPECIES**

(DBH = DIAMETER AT BREAST HEIGHT)

LANDSCAPE PLAN PREPARED BY:

PAUL A. GORTKE, P.L.A., A.S.L.A.

11, LICHENSS HILLCREST 157-00220

SCALE: 1"=20'

0 10 20

30 60 90 120 150

1. **NAME** \_\_\_\_\_  
 2. **DATE** \_\_\_\_\_

## EXISTING CONDITIONS

1998

WESLEY AVENUE

MADISON STREET

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ISSUE	
TO	DATE
REVIEW	01/29/20
REVIEW	03/29/20
VILLAGE	8/29/20
VILLAGE	10/31/20
VILLAGE	11/21/21

**LP-1.5**  
**TREE REMOVAL PLAN**





[illegible]

**MADISON STREET**

QTY	CODE	PLANT NAME	SIZE
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3	81	660191A TRELLISWORTH	2.5/0
3	82	660191A TRELLISWORTH	2.5/0
3	83	660191A TRELLISWORTH	2.5/0
3	84	660191A TRELLISWORTH	2.5/0
3	85	660191A TRELLISWORTH	2.5/0
3	86	660191A TRELLISWORTH	2.5/0
3	87	660191A TRELLISWORTH	2.5/0
3	88	660191A TRELLISWORTH	2.5/0
3	89	660191A TRELLISWORTH	2.5/0
3	90	660191A TRELLISWORTH	2.5/0
3	91	660191A TRELLISWORTH	2.5/0
3	92	660191A TRELLISWORTH	2.5/0
3	93	660191A TRELLISWORTH	2.5/0
3	94	660191A TRELLISWORTH	2.5/0
3	95	660191A TRELLISWORTH	2.5/0
3	96	660191A TRELLISWORTH	2.5/0
3	97	660191A TRELLISWORTH	2.5/0
3	98	660191A TRELLISWORTH	2.5/0
3	99	660191A TRELLISWORTH	2.5/0
3	100	660191A TRELLISWORTH	2.5/0

[illegible]

1. LABORATORY REITERATION SYSTEM WILL BE REDESIGNED WITH THIS SYSTEM AND IS TO BE COMPLETED BY THE END OF 1975.
2. REITERATION CONTINGENCY FOR SHIELDING SHIP REPAIRS UNDER A COMPARATIVE REITERATION SYSTEM. REITERATION SYSTEMS IN THIS CATEGORY ARE: (A) THE LITHIUM BATH AND RECHARGE BATHS IN THE RECHARGE BATHS OF THE RECHARGE BATHS, (B) THE RECHARGE BATHS IN THE RECHARGE BATHS, (C) THE RECHARGE BATHS IN THE RECHARGE BATHS, (D) THE RECHARGE BATHS IN THE RECHARGE BATHS.
3. LABORATORY REITERATION SYSTEM WILL BE REDESIGNED WITH THIS SYSTEM AND IS TO BE COMPLETED BY THE END OF 1975.
4. COMPARATIVE REITERATION SYSTEMS FOR SHIELDING SHIP REPAIRS UNDER A COMPARATIVE REITERATION SYSTEM. REITERATION SYSTEMS IN THIS CATEGORY ARE: (A) THE LITHIUM BATH AND RECHARGE BATHS IN THE RECHARGE BATHS OF THE RECHARGE BATHS, (B) THE RECHARGE BATHS IN THE RECHARGE BATHS, (C) THE RECHARGE BATHS IN THE RECHARGE BATHS, (D) THE RECHARGE BATHS IN THE RECHARGE BATHS.
5. RECHARGE BATHS IN THE RECHARGE BATHS, (A) THE LITHIUM BATH AND RECHARGE BATHS IN THE RECHARGE BATHS OF THE RECHARGE BATHS, (B) THE RECHARGE BATHS IN THE RECHARGE BATHS, (C) THE RECHARGE BATHS IN THE RECHARGE BATHS, (D) THE RECHARGE BATHS IN THE RECHARGE BATHS.
6. RECHARGE BATHS IN THE RECHARGE BATHS, (A) THE LITHIUM BATH AND RECHARGE BATHS IN THE RECHARGE BATHS OF THE RECHARGE BATHS, (B) THE RECHARGE BATHS IN THE RECHARGE BATHS, (C) THE RECHARGE BATHS IN THE RECHARGE BATHS, (D) THE RECHARGE BATHS IN THE RECHARGE BATHS.
7. RECHARGE BATHS IN THE RECHARGE BATHS, (A) THE LITHIUM BATH AND RECHARGE BATHS IN THE RECHARGE BATHS OF THE RECHARGE BATHS, (B) THE RECHARGE BATHS IN THE RECHARGE BATHS, (C) THE RECHARGE BATHS IN THE RECHARGE BATHS, (D) THE RECHARGE BATHS IN THE RECHARGE BATHS.
8. IT IS THE CONTINGENCY REITERATION SYSTEM TO REPAIR MATERIALS AND COMPONENTS WITH MECHANICAL COMPONENTS, SHIP AND COMPONENTS OF P.V.C. SYSTEMS UNDER BATHS AND RECHARGE BATHS.
9. THE CONTINGENCY REITERATION SYSTEM WILL BE REDESIGNED WITH THIS SYSTEM AND IS TO BE COMPLETED BY THE END OF 1975.

1. QUANTITY LISTS SUPPLIED TO A COMMERCIAL CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES IN BIDS.
2. ALL PLANT MATERIALS TO BE LOCALLY OBTAINED. ALL PLANT MATERIALS WITHIN THE SPECIFICATIONS OF THE BIDDING DOCUMENTS SHALL BE OBTAINED FROM THE BIDDING DOCUMENTS. ALL PLANT MATERIALS TO BE OBTAINED FROM THE BIDDING DOCUMENTS SHALL BE OBTAINED FROM THE BIDDING DOCUMENTS.
3. ALL PLANTINGS SHALL BE PLANTED THROUGHOUT IN THE FIRST 30 DAYS AFTER PLANTING.
4. CONTRACTOR TO MAINTAIN PLANT MATERIALS FOR ONE YEAR FROM TIME OF PLANTING.
5. ALL PLANT AND SOILS TO BE MAINTAINED FOR THE REMAINING MAINTENANCE PERIOD. ALL PLANT AND SOILS TO BE MAINTAINED FOR THE REMAINING MAINTENANCE PERIOD. ALL PLANT AND SOILS TO BE MAINTAINED FOR THE REMAINING MAINTENANCE PERIOD.
6. ALL PLANTING SHALL BE BY A LICENSED LANDSCAPER. ALL PLANTING SHALL BE BY A LICENSED LANDSCAPER. ALL PLANTING SHALL BE BY A LICENSED LANDSCAPER.
7. IF THE CONTRACTOR IS UNABLE TO OBTAIN PLANT MATERIALS WITHIN THE SPECIFICATIONS OF THE BIDDING DOCUMENTS, THE CONTRACTOR SHALL OBTAIN PLANT MATERIALS WITHIN THE SPECIFICATIONS OF THE BIDDING DOCUMENTS.
8. PLANTING SHALL BE BY A LICENSED LANDSCAPER. ALL PLANTING SHALL BE BY A LICENSED LANDSCAPER. ALL PLANTING SHALL BE BY A LICENSED LANDSCAPER.
9. NO PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS. ALL PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS. ALL PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS.
10. ALL PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS. ALL PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS. ALL PLANT MATERIALS OF 1/2" SHALL BE OBTAINED FROM BIDDING DOCUMENTS.

LANDSCAPE PLANS REVIEWED BY:  
DATE: 1/1/2024, BY: S. A. LANDSCAPE  
11. LANDSCAPE REVIEWED BY: S. A. LANDSCAPE

SCALE: 1/2" = 1'-0"

(SEAL)

**NOT TO SCALE**

100

## LP-1.1



**Engineering with Precision, Pace and Passion.**

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S. Ukraine Rm: 184.087570-0015 Expires: 04.30.2

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