



Application for ZONING ORDINANCE TEXT AMENDMENT

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

Name of Applicant(s): SDOP Corp., a Delaware Corporation

Address of Applicant(s): 110 North Wacker Drive, Suite 4000, Chicago, Illinois 60606

E-Mail of Applicant(s): melanie.varrato@heitman.com Phone: 312-425-0791

Precise Wording of Text Amendment: See attached Proposed Text Amendment.

From what Section(s) of the Zoning Ordinance are you requesting an amendment?

Article: 2 Section: 2.2

Article: 8 Section: 8.3.A.1.k

Article: 8 Section: Table 8-1

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

See attached Background and Responses to Approval Standards.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Melanie Varrate, Authorized Representative of SDOP Corp.
(Printed Name) Applicant

Melanie Varrate 1/22/2024
(Signature) Applicant Date

Applicant's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

22nd DAY OF January, 2024

Linda Riley
(Notary Public)



Updated September 2017

Application for Zoning Ordinance Text Amendment

Applicant: SDOP Corp.

Proposed Text Amendment
(Revised 2-14-24)

Article and Section references are to the *Village of Oak Park Zoning Ordinance*. Proposed amendatory language is in **red**.

Article 2 – DEFINITIONS AND RULES OF MEASUREMENT

Section 2.3 DEFINITIONS

■ ■ ■

Parking Lot (Principal). Privately-owned open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for compensation. Village owned parking lots are exempt from regulations under this Zoning Ordinance.

Parking Lot (Accessory). An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles as an accessory use, located where permitted in Section 10.2, whether for compensation or at no charge. Village owned parking lots are exempt from regulations under this Zoning Ordinance. With the exception of Village owned parking lots, all parking lots must be accessory to a principal use.

Article 8 – Uses

Section 8.3 Use Restrictions

Certain use restrictions apply to the following districts and/or geographic areas.

A. DT District

The use restrictions of this section apply to the DT-1 and DT-2 Sub-Districts.

1. Only uses that are listed as permitted or special within the “retail” category of Table 8-1 for the DT District are allowed within the first 50 feet of the street lot line at grade level or on the ground floor of any building, with the following exceptions:
 - a. Personal service establishment is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.
...
k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.

Article 8 – Uses

Table 8-1: Use Matrix

Table 8-1: Use Matrix																			
Use	R-1	...	R-3 - 50 & -35	R-4	R-5	R-6	R-7	DT	HS	GC	MS	NA	NC	RR	OS	I	H	Use Standard	
...																			
Transportation																			
...																			
Parking Lot (Principal)								S										§8.3.A(1)k	

Village of Oak Park

(708) 358-5478

Billing Information

Jean Zoerner
2341 Kenyon Lane
Aurora IL 60502
arivera@midamericagrp.com

Transaction Detail



XXXXXXXXXXXX5053
1/22/2024 3:31:17 PM
Approved 15790D

Invoices

Type	Account #	Invoice #	Amount
Permits		39473	\$675.00
SUBTOTAL			\$675.00
GRAND TOTAL			\$675.00

Application for Zoning Ordinance Text Amendment
Applicant: SDOP Corp.

1. Background.

SDOP Corp. (the **"Applicant"**) owns the property commonly known as the Shops at Downtown Oak Park, which is located at 401-435 N. Harlem Avenue, 1128-1165 Westgate Street, and 1137-1147 Lake Street in the Village of Oak Park, Illinois (collectively, the **"Property"**). The Property is located within the DT Downtown Zoning District (the **"Downtown District"**). The Property is improved with: (a) two, free-standing, multi-tenant retail buildings occupied by numerous retail tenants (collectively, the **"Retail Buildings"**); and (b) two accessory parking lots (the **"Parking Lots"**) intended for use by customers who shop at the Retail Buildings.

Unfortunately, many people who are not customers of the Retail Buildings improperly park their vehicles in the Parking Lots (**"Unauthorized Parking"**). Unauthorized Parking reduces the amount of parking supply available for customers of the Retail Buildings, which harms customers and tenants of the Retail Buildings and may contribute to traffic and congestion in the Downtown District. The Applicant desires to discourage Unauthorized Parking so that spaces within the Parking Lots will remain available for customers of the Retail Buildings, thereby alleviating traffic and congestion.

Initially, the Applicant towed unauthorized vehicles parked in the Parking Lots that did not belong to customers of the Retail Buildings. The Applicant received negative feedback, however, in response to this approach. In a good faith effort to respond to that feedback, while also discouraging Unauthorized Parking, the Applicant has proposed the installation and use of an automated, camera-based parking access control system (the **"Parking Control System"**). The Parking Control System would penalize Unauthorized Parking by charging the owners of vehicles who are not customers of the Retail Buildings, while allowing customers of the Retail Buildings to park their vehicles in the Parking Lots free of charge.

The Parking Control System is intended to preserve the Parking Lot for use by customers of the Retail Buildings, which is consistent with the purpose of an accessory parking lot. The Applicant understands, however, that under the Village of Oak Park Zoning Ordinance (the **"Ordinance"**) any parking lot that imposes a charge on users may be considered a non-accessory parking lot. The Ordinance does not allow non-accessory parking lots in the Downtown District unless they are owned by the Village. After consultation with Village staff, therefore, the Applicant proposes amendments to the text of the Ordinance that would allow a parking lot (principal) in the Downtown District as a special use. The proposed amendments to the text of the Ordinance would allow the Applicant to install the Parking Control System, discourage Unauthorized Parking, and preserve use of the Parking Lots by customers of the Retail Buildings.

2. Responses to Text Amendment Approval Standards.

*Village of Oak Park Zoning Ordinance
Section 14.1.E.2 – Approval Standards for Text Amendments*

- a. Standard: The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.**

Response: The proposed amendments promote public health, safety, and welfare by discouraging Unauthorized Parking, enhancing parking supply for authorized users, reducing vehicular traffic and congestion, encouraging traffic and pedestrian safety, and supporting the continued commercial vitality of the Downtown District.

As described in the Background section, above, allowing parking lots (principal) as a special use within the Downtown District will give owners of accessory parking lots a new tool to discourage Unauthorized Parking, which will preserve parking spaces for customers of adjoining businesses. Increasing the availability of parking spaces for customers will reduce vehicle stacking in Village streets that results in traffic congestion and potentially unsafe conditions for vehicles and pedestrians. Additionally, increasing the supply of parking spaces for customers will make shopping more convenient and enjoyable, encouraging economic activity and contributing to the health of businesses in the Downtown District.

At the same time, however, the proposed amendments give the Village control to prevent parking lots (principal) from being established at inappropriate locations and protect key scenic and arterial corridors within the Downtown District. The amendments would limit parking lot (principal) uses to the Downtown District, prohibit such uses within 50 feet of Lake Street and Oak Park Avenue, and require, in all cases, special use approval, which preserves the Village's power to review each proposed parking lot (principal) on a case-by-case basis.

b. Standard: The relative gain to the public, as compared to the hardship imposed upon the applicant.

Response: The proposed amendment will benefit the public and alleviate a hardship imposed upon the Applicant. Under the existing Ordinance, owners of non-accessory parking lots, such as the Applicant, cannot establish Parking Control Systems that discourage Unauthorized Parking by imposing charges on owners of vehicles who are not customers of businesses served by the parking lot. Unauthorized Parking reduces parking supply for tenant businesses, which harms those businesses and their customers. It also may contribute to vehicular traffic and congestion and related safety issues.

By allowing parking lots (principal) as a special use in the Downtown District, owners of accessory parking lots in the Downtown District will have the opportunity to use a Parking Control System to reduce Unauthorized Parking. The proposed amendment will benefit the public by increasing the availability of parking spaces for intended users, supporting local businesses, and reducing traffic congestion and related safety issues. It will also relieve a hardship currently suffered by the Applicant, who now must either tow unauthorized vehicles or allow Unauthorized Parking to continue without penalty, which harms the Applicant's tenants and customers.

c. Standard: The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

Response: The proposed amendment is consistent with the 2014 Comprehensive Plan (Envision Oak Park) and the 2005 Greater Downtown Master Plan.

The Greater Downtown Master Plan includes among its Guiding Principles reducing traffic congestion, revitalizing retail, and improving parking supply. Objective 4.3.1 of the Comprehensive Plan is "Supporting Local Access to Commerce," which the Plan recommends the Village achieve by "us[ing] land use policies and zoning regulations to encourage and allow local commercial development in concentrated areas...with sufficient consideration given to

parking management.” Objective 10.1.5 of the Comprehensive Plan is “Managing Parking,” for which the Plan recommends the Village “effectively manage parking” by periodically “regularly review[ing] its parking strategy with a focus on demand.” Objective 10.2.5 of the Comprehensive Plan is “Encouraging All Modes of Travel,” which encompasses the goal of “maintenance or increase in amount of parking spaces” in the Village.

The proposed amendment is consistent with each of those planning objectives. By affording owners of parking lots in the Downtown District a means to preserve use of their parking lots by intended visitors, the proposed amendment will promote the rational management of parking supply for the benefit of commercial developments in the Village’s concentrated downtown area.

d. Standard: The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

Response: Section 1.2 of the Ordinance provides that the intent of the Ordinance is to further certain enumerated purposes. Those purposes include to: “promote and protect the public health, safety, and welfare”; “secure...convenience of access to property”; “protect the character and stability of the residential, business and industrial areas”; and “restrict the location and use of buildings, structures, and land for trade, industrial, residential and other uses.”

The proposed amendment supports each of those purposes. The proposed amendment will promote traffic safety by better enabling commercial building/parking lot owners to limit the use of dedicated lots to intended visitors who will traverse lots in more predictable patterns.

Similarly, the proposed amendment will promote convenient access to property by helping parking lot owners preserve parking spots for bona fide visitors to their properties. In doing so, the proposal will help preserve dedicated parking spaces at commercial development for their intended retail, office, and other business uses — thereby supporting the commercial viability of those developments and the greater downtown area.

e. Standard: Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

Response: The proposed amendment does not correct an error or omission or clarify an existing requirement under the Ordinance. To the extent that the proposed amendment reflects a change in policy, the change is modest and limited. The proposal creates a type of use — parking lot (principal) — and permits the use to be established only within a portion of the Downtown District, and only with special use approval.

f. Standard: The extent to which the proposed amendment creates nonconformities.

Response: The proposed amendment does not create any zoning nonconformities.

g. Standard: The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

Response: The proposed amendment is consistent with the overall structure and organization of the Ordinance. The proposed ordinance creates an additional use definition under Section 2.2; a new exception to the Downtown District use restrictions under Section 8.3.A.1; and a new item in the Use Matrix (Table 8-1). In each case, the proposed amendment adds a compatible item to a list of existing provisions/uses.

Karl D. Camillucci
312.836.4085
KCamillucci@taftlaw.com

February 14, 2024

VIA EMAIL

Craig Failor, AICP, LEED AP
Village Planner
Development Services Department
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Responses to Village Comment Letter
Applications for Zoning Ordinance Text Amendment and Special Use
401-35 N. Harlem Avenue / 1128-65 Westgate Street / 1137-47 Lake Street

Dear Mr. Failor,

On behalf of our client SDOP Corp. (the “**Applicant**”), below are responses to the comments from the Village Department of Development Services set forth in a letter dated January 31, 2023 and attached hereto as **Exhibit A** (the “**Village Comment Letter**”) in connection with the Applicant’s applications for: (i) a zoning ordinance text amendment to authorize parking lot (principal) uses in the Downtown District as a special use (the “**Text Amendment**”); and (ii) special use approval for a parking lot (principal) use (the “**Special Use**”) for the existing parking lots (the “**Parking Lots**”) at the property commonly known as the Shops at Downtown Oak Park, located at 401-435 N. Harlem Avenue, 1128-1165 Westgate Street, and 1137-1147 Lake Street in Oak Park, Illinois (collectively, the “**Property**”). The Applicant seeks the Text Amendment and Special Use for the purpose of installing and using an automated, camera-based parking access control system within the Parking Lots (the “**Parking Control System**”).

The following are the Applicant’s responses to the comments in the Village Comment Letter:

- 1. Please ensure your notice to neighbors indicates a public notice publication date of February 21st.**

Applicant Response: Please see updated Public Notice Letter attached hereto as **Exhibit B**.

- 2. Please provide your legal description and PINs in Word format.**

Applicant Response: Please see legal description and PINs attached hereto as **Exhibit C**.

3. Please provide more detail in how a patron will use the parking system.

Applicant Response: The Parking Control System cameras will log the license plates and entrance/exit times of cars entering the Parking Lots. Parkers entering the Parking Lots will be prompted by signage to download/use the Parking Control System's mobile application (the "App") to create an account and either provide a payment method or scan a parking validation QR code from one of the retail tenants of The Shops. Parkers who are patrons of The Shops will scan a validation code to receive free parking. Parkers who do not visit The Shops and use the App will be prompted upon exiting the Parking Lots to pay a fee relative to their parking time (for example: grace period for 30 minutes; \$2 for 31 minutes to 1 hour; \$4 for 1 to 2 hours). The full current estimated fee schedule is provided on the first page of the Parking System Memorandum attached hereto as **Exhibit D** (the "Parking System Memorandum"). The final fee schedule is under review. Parkers who neither visit The Shops nor use the App will be issued a warning for first-time unauthorized parking, a citation fee for further instances, and may be towed for repeat instances. Warnings and citations will be mailed to the address registered with the State for a license plate. Please see the Parking System Memorandum for additional details.

4. Please confirm if there will be any gates used in the parking lot.

Applicant Response: The Parking Control System will not use any gates.

5. Please indicate the hours of operation for the parking lot.

Applicant Response: The Parking Control System will operate 24 hours per day, 7 days per week.

6. If you know the cost relative to non-patrons use, please provide.

Applicant Response: Patrons will park for free. Non-patrons who use the App will pay a fee relative to their parking time (for example: grace period for 30 minutes; \$2 for 31 minutes to 1 hour; \$4 for 1 to 2 hours). The full current estimated fee schedule is provided on the first page of the Parking System Memorandum (Exhibit D). The final fee schedule is under review. Non-patrons who repeatedly use the Parking Lots without using the App will pay a citation fee (amount to-be-determined) and may be towed.

7. Please indicate if you will modify any of the existing parking lot lighting to accommodate the proposed cameras.

Applicant Response: No, the Applicant will not modify any of the existing parking lot lighting.

8. Please modify the Use Standard reference in Table 8-1 from 8.3 A to 8.3.A(1)k.

Applicant Response: Please see Revised Text Amendment attached hereto as **Exhibit E**.

9. We have slightly modified the Zoning Ordinance text language.

Applicant Response: Modified language has been incorporated in the Revised Text Amendment.

Failor
February 14, 2024
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Please feel free to contact me at 312-836-4085 or KCamillucci@taftlaw.com if you need any further information or have any questions.

Sincerely,
Taft Stettinius & Hollister LLP



Karl D. Camillucci

Enclosures

cc: Cameron Davis – Village of Oak Park
Michael Bruce – Village of Oak Park
Victor Pildes - Heitman
Melanie Varrato - Heitman
Dia Carney - Heitman
Stephanie Frazee – MidAmerica Group
Braeden Lord – Taft Stettinius & Hollister LLP

EXHIBIT A
COMMENT LETTER



January 31, 2024

via *Email*

Karl Camillucci / Braeden Lord
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2600
Chicago, IL 60601

RE Special Use and Zoning Ordinance Text Amendment Applications – Village of Oak Park

Dear Mr. Camillucci and Mr. Lord:

The Village Staff Project Review Team (PRT) reviewed your request for a Special Use application and Zoning Ordinance text amendment application for the Shops of Downtown Oak Park located at 401-435 N. Harlem Avenue, 1128-1165 Westgate Street and 1137-1147 Lake Street on Monday, January 29, 2024. Our specific preliminary comments are as follows:

1. Please ensure your notice to neighbors indicate a public notice publication date of February 21st verse February 16th as identified in both applications.
2. Please provide your legal description and PINs in Word format for the legal notice staff will prepare for the public hearing.
3. Please provide more detail in how a patron will use the parking system.
4. Please confirm if there will be any gates used in the parking lot.
5. Please indicate the hours of operation for the parking lot.
6. If you know the cost relative to non-patrons use, please provide.
7. Please indicate if you will modify any of the existing parking lot lighting to accommodate the proposed cameras.
8. Please modify the Use Standard reference in Table 8-1 from 8.3 A to 8.3.A(1)k.
9. We have slightly modified the Zoning Ordinance text language below with red text:

Parking Lot (Principal). An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for compensation.
Privately-owned parking lots, where allowed, for compensation are considered principal uses.

Parking Lot (Accessory). An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles, ~~whether for compensation or at no charge. located on the same lot as the principal use or on a lot not more than 250 feet from the lot served and subordinate to the principal use of land or structure thereon. With the exception of Village-owned parking lots, all parking lots must be accessory to a principal use.~~

Shops of Downtown – SU&TA

January 31, 2024

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Please provide staff a response to each of these items to ensure they have been addressed for the final application. You are still on schedule for a March 7, 2024 Plan Commission meeting. If you have any questions regarding this letter or wish to discuss, please feel free to contact me at 708.358.5418 or by e-mail at cfailor@oak-park.us.

Respectfully,

VILLAGE OF OAK PARK

Development Services Department

Craig Failor

Craig Failor, AICP, LEED AP

Village Planner

cc. Project Review Team

EXHIBIT B
PUBLIC NOTICE LETTER

Notice to Adjacent Property Owners of a Public Hearing before the Oak Park Plan Commission

February 15, 2024

Dear Neighboring Property Owner:

Please be informed that SDOP Corp. (the “**Applicant**”) seeks approval of the following approvals to authorize a parking access and revenue control system (“**Parking Control System**”) in the existing parking lots at 401-435 N. Harlem Avenue/1128-1165 Westgate Street/1137-1147 Lake Street, Oak Park, Illinois 60301 (the “**Subject Property**”):

- 1) A text amendment to the Oak Park Zoning Ordinance to allow parking lot (principal) uses in the DT Downtown District subject to special use approval; and
- 2) Special use approval for a parking lot (principal) at the Subject Property to establish the Parking Control System.

The Applicant is not seeking to purchase or rezone your property. The Oak Park Zoning Ordinance requires owners of property within 300 feet of the Subject Property be notified of a public hearing by regular mail. The property owner shall be notified of the date, time, and place of the hearing, a description of the application, the name of the applicant, and the address of the subject property where the development is proposed.

A Hearing Notice will appear in the February 21, 2024 edition of the *Wednesday Journal*. The hearing will take place at 7:00 p.m. on March 7, 2024 and will be located in the **Council Chambers Room 201** (unless otherwise posted) at Village Hall, 123 Madison Street, Oak Park, IL. The hearing is open to the public and comments from the public on the proposal are invited. Those property owners within the 300-foot notice area and those persons with a special interest beyond that of the general public (“**Interested Parties**”) wishing to cross-examine witnesses must complete and file an appearance with the Village Clerk not later than 5:00 PM on the business day preceding the scheduled public hearing. Forms are also available in the Village Clerk’s Office or online at www.oak-park.us.

The Applicant, SDOP Corp., is the owner of the Subject Property and its office is located at 110 North Wacker Drive, Suite 4000, Chicago, Illinois 60606.

If you have any questions or concerns regarding this proposal prior to the public hearing, please contact the Applicant’s representative, Karl Camillucci, at kcamillucci@taftlaw.com or 312/836-4085, or the Department of Development Customer Services at 708/358-5420 or send an e-mail to the village at planning@oak-park.us.

Respectfully,

SDOP, Corp.



FOR PLAN COMMISSION PUBLIC HEARING

Docket No: PC 24-02 / PC 24-03

Special Use and Zoning Ordinance Text Amendment – The Shops of Downtown Oak Park

APPEARANCE OF INTERESTED PARTY WITH RIGHT TO CROSS-EXAMINE

I, _____, hereby enter my appearance in the above proceedings with the right to cross-examine witnesses pursuant to the Rules of Procedure of the Oak Park Plan Commission.

I am an Interested Party, which is a person with a special interest beyond that of the general public, for the following reason(s): *

**The reason(s) must be stated and is subject to review and approval by the Plan Commission.
Property owners within the 300-foot notice area are considered to be Interested Parties.

Date

Signature

Name (PRINTED)

Address – Street

Community

PLEASE NOTE: This appearance bearing an ***ORIGINAL*** signature *must be filed* with the Village Clerk not later than 5:00 P.M. on the business day preceding the commencement of the public hearing.

EXHIBIT C
LEGAL DESCRIPTION AND PINS

Application for Special Use Approval
The Shops at Downtown Oak Park
Applicant: SDOP Corp.

Property Index Numbers and Legal Description

Street Address:

401-435 N. Harlem Avenue/1128-1165 Westgate Street/1137-1147 Lake Street
Oak Park, Illinois 60301

PINs:

16-07-124-032; 16-07-124-033; 16-07-124-002; 16-07-124-003; 16-07-124-004; 16-07-125-001;
16-07-125-002; 16-07-125-003; 16-07-125-004; 16-07-125-027; 16-07-125-028

Legal Description:

PARCEL 1:

LOTS 1 TO 7 AND PARTS OF LOTS 8, 9 AND 10 (EXCEPT THE NORTH 18.5 FEET OF LOTS 1 AND 10) IN THEO. WHAPLE'S RESUBDIVISION OF LOTS 12 TO 14 IN BLOCK 1 OF WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 11 (EXCEPT THE NORTH 18.5 FEET THEREOF TAKEN FOR STREET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 10 (EXCEPT THE NORTH 18.5 FEET THEREOF TAKEN FOR STREET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 71.84 FEET OF LOT 1 AND THE NORTH 71.84 FEET OF THE WEST 1/2 OF LOT 2 IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THAT PART OF PARCEL 4 HERETOFORE DEDICATED, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN WHAPLE'S SUBDIVISION AFORESAID; PROCEED SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT 25.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE PROCEED IN A NORTHEASTERLY DIRECTION TO A POINT 20.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND ALONG THE NORTH LINE OF SAID LOT 1; THENCE PROCEED IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 1/2 OF LOT 2 (EXCEPT THE SOUTH 18.5 FEET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 1 (EXCEPT THE NORTH 71.84 FEET) AND LOT 2 (EXCEPT THE NORTH 71.84 FEET) IN BLOCK 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

LOTS 3, 4 AND WEST 1/2 OF LOT 5 (EXCEPT THE SOUTH 18.5 FEET OF SAID LOTS CONVEYED TO THE VILLAGE OF OAK PARR FOR STREET PURPOSES BY DEED RECORDED AS DOCUMENT 11015875) IN WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF WESTGATE STREET, LYING ADJACENT AND BETWEEN AFORESAID PARCELS OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 IN WHAPLE'S SUBDIVISION AFORESAID; THENCE PROCEED 10.00 FEET NORTH TO A POINT 10.00 FEET NORTH OF SAID SOUTHWEST CORNER OF SAID LOT 1; THENCE PROCEED IN AN EASTERLY DIRECTION 225.00 FEET TO A POINT 10.00 FEET NORTH OF THE SOUTH LINE OF LOT 5 IN WHAPLE'S SUBDIVISION AFORESAID; THENCE PROCEED NORTH 10.00 FEET TO A POINT, WHICH IS 24.99 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE PROCEED 225.00 FEET WEST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF WESTGATE STREET, DESCRIBED AS FOLLOWS:

THE SOUTH 14.00 FEET OF THE NORTH 18.50 FEET OF LOTS 1 AND 10 IN THEO. WHAPLE'S RESUBDIVISION AFORESAID AND THE SOUTH 14.00 FEET OF THE NORTH 18.50 FEET OF LOT 11 AND WEST 1/2 OF LOT 10 IN WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THAT PART OF NORTH BOULEVARD, LYING ADJACENT TO THE PARCELS OF LAND AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 1 IN WHAPLE'S SUBDIVISION AFORESAID; PROCEED IN A SOUTHERLY DIRECTION 15.00 FEET SOUTH; THENCE PROCEED IN A WESTERLY DIRECTION 160.00 FEET TO A POINT 40 FEET.00 WEST OF THE EAST LINE OF LOT 9 IN THEO. WHAPLE'S RESUBDIVISION AFORESAID AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9; THENCE PROCEED IN A NORTHWESTERLY DIRECTION TO A POINT 90.00 FEET WEST OF THE EAST LINE OF SAID LOT 9 AND 26.17 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9; THENCE PROCEED

IN A WESTERLY DIRECTION, 30.00 FEET TO A POINT 26.17 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9; THENCE PROCEED IN A NORTHERLY DIRECTION 25.00 FEET TO A POINT 1.17 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9; THENCE PROCEED IN A WESTERLY DIRECTION 10.00 FEET TO A POINT 26.17 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 8 IN THEO. WHAPLE'S RESUBDIVISION AFORESAID; THENCE PROCEED IN A NORTHERLY DIRECTION 4.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION 152.73 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN THEO. WHAPLE'S RESUBDIVISION AFORESAID; THENCE PROCEED IN A EASTERLY DIRECTION 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

PARCEL 1:

BEGINNING AT A POINT ON THE EAST LINE OF HARLEM AVENUE, THAT IS 25.00 FEET SOUTH OF THE SOUTH LINE OF LAKE STREET, SAID POINT IS ALSO 25.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1 IN WHAPLE'S SUBDIVISION OF LAND IN THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREE, 11 MINUTE, 51 SECOND WEST ALONG THE EAST LINE OF HARLEM AVENUE AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 178.50 FEET TO THE NORTH LINE OF WESTGATE STREET, AS VACATED; THENCE SOUTH 89 DEGREES, 27 MINUTES, 21 SECONDS EAST ALONG THE NORTH LINE OF WESTGATE STREET, A DISTANCE OF 225.00 FEET; THENCE NORTH 00 DEGREES, 11 MINUTES, 53 SECONDS EAST, A DISTANCE OF 205.89 FEET TO THE SOUTH LINE OF LAKE STREET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE SOUTH LINE OF LAKE STREET, A DISTANCE OF 2ps.00 FEET; THENCE SOUTH 38 DEGREES, 45 MINUTES, 18 SECONDS WEST, A DISTANCE OF 32.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF WESTGATE STREET, AS VACATED AND THE EAST LINE OF HARLEM AVENUE, SAID POINT IS ALSO THE NORTH WEST CORNER OF LOT 1 IN THEO. WHAPLE'S RESUBDIVISION OF LOTS 12 TO 14 IN BLOCK 1 OF WHAPLE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF HARLEM AVENUE, SOUTH 00 DEGREE, 11 MINUTES, 51 SECONDS WEST, A DISTANCE OF 203.67 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 32 SECONDS EAST, A DISTANCE OF 10.02 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 51 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 32 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 74 DEGREES, 04 MINUTES, 07 SECONDS EAST, A DISTANCE OF 51.95 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 32 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH ALONG THE EAST LINE OF LOT 10 IN SAID WHAPLE'S SUBDIVISION, NORTH 00 DEGREE, 11 MINUTES, 40 SECONDS EAST, A DISTANCE OF 228.27 FEET; THENCE NORTH 89 DEGREES, 27 MINUTES, 21 SECONDS WEST, A DISTANCE OF 24.99 FEET; THENCE NORTH 00 DEGREE, 11 MINUTES, 51 SECONDS WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 89 DEGREES, 27 MINUTES, 21 SECONDS WEST, A DISTANCE OF 225.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT D
PARKING SYSTEM MEMO

Shops of Downtown Oak Park

Parking Control System Details

- Current Estimated Parking Times and Rates:
 - 30-minute grace period
 - 31 minutes - 1hr: \$2
 - 1hr - 2hr: \$4
 - 2hr - 3hr: \$6
 - 3hr - 4hr: \$8
 - 4hr - 6hr: \$12
 - 6hr - 11hr: \$17
 - 11hr - 24hr: \$24
 - Customers of The Shops of Downtown Oak Park will have validation offered at tenant registers.
 - Employees of The Shops will be “whitelisted” for free parking.
 - Customers/users may be charged a transaction fee currently estimated at \$0.99 per parking session.
- Enforcement:
 - Vehicle owners who drive off site without paying will be eligible to receive a citation via mail.
 - Address is based on the license plate registration.
 - Citation fee amount is to-be-determined.
 - No citations will be offered during early stages of system.
 - Warning notices can be offered for those first-time unauthorized parkers.
 - Vehicle owners will receive a text immediately if they leave the lot and don't pay their parking fine.
 - If citation is not paid and vehicle owner returns and parks at the site, towing company can be contacted to tow.
- Informing Oak Park Residents/Customers:
 - Tenants will be provided signage to have installed at their registers advising customers of the new parking system and commencement date.
 - Surrounding businesses will be advised of this change as well.
 - Language can be provided to the Village to have sent to all Downtown Oak Park Members as well as updating Public Parking Information on the Village website.
 - SP Plus manager to be on-site for first week of installation to ensure all is operating smoothly.
 - Standard Parking customer service number available on the app for any questions that arise after the fact.

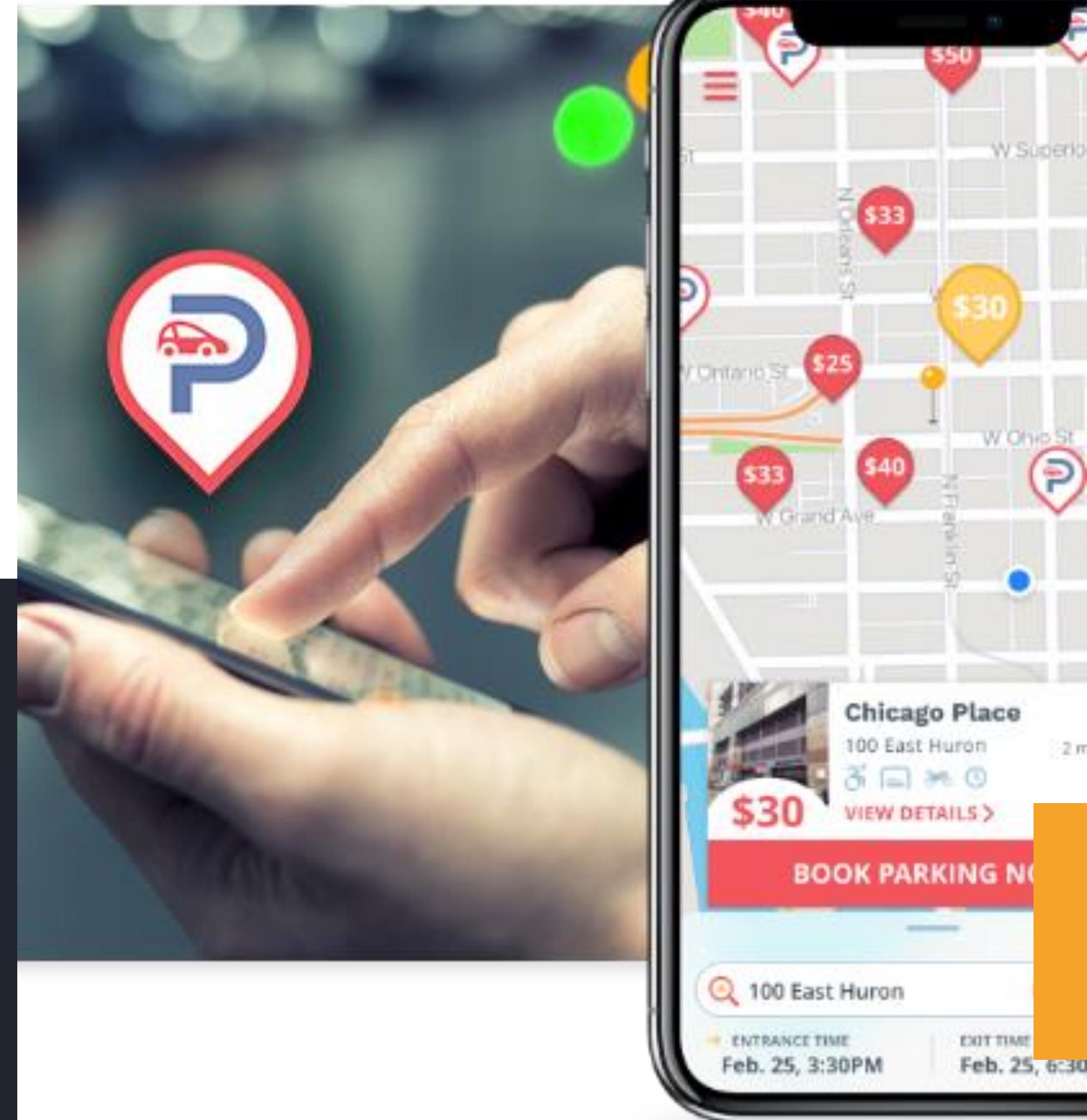


Oak Park Retail

P a r k i n g P r o g r a m

INDUSTRY TRENDS

Frictionless
Digital Ecosystem
Convenience
Quick

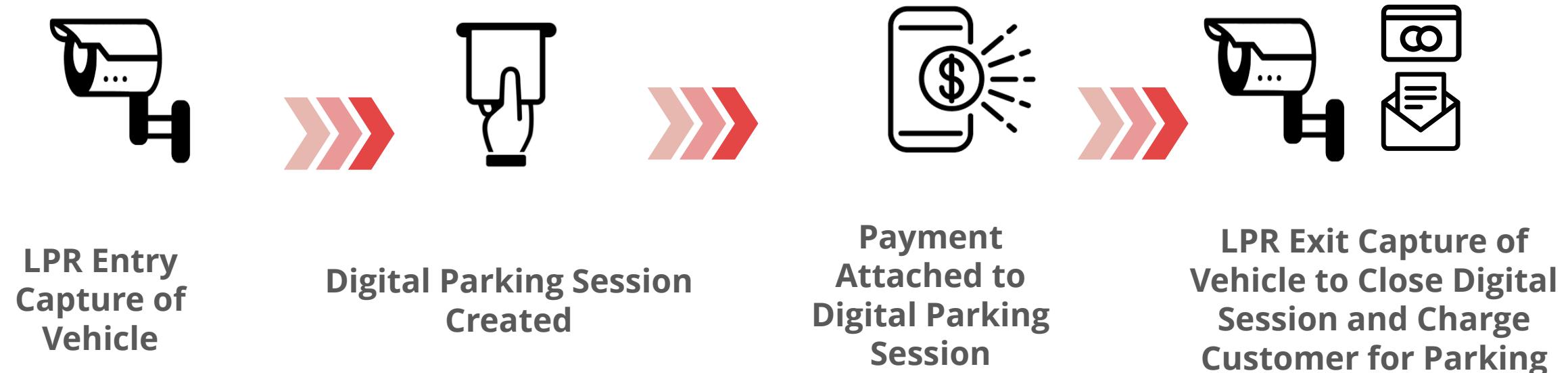


Fixed LPR Commerce Solution

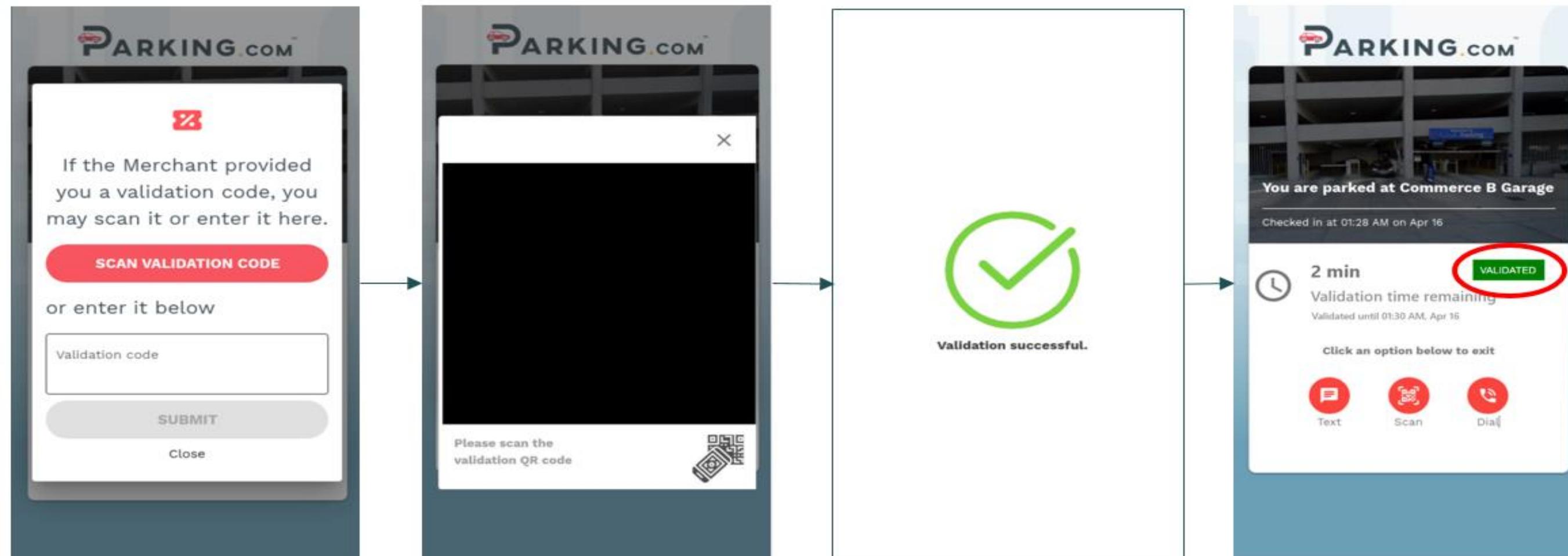
Transaction Model (Gated or Ungated):

- 1) LPR creates active parking session and closes session
- 2) Responsive web link to provide payment details or validations
- 3) Integration to Parking.com (valid plates for reservations and monthly parkers)
- 4) Client portal to add, delete or manage validations or reservations (self validation via QR will be available at retailers)

Gateless System Flow



Validations



Step 1
Tap on 'Scan
Validation Code'

Step 2
Scan the Code displayed
by the Merchant

Step 3
Notice the 'Validated' tag on Check-out page.
Exit before Validation time lapses to avoid charges



Fixed LPR Enforcement Solution



Signage

Responsive Web

Spotman Reservation Portal



Logic in matching plate reads to paid plates and violation issuing



Process for issuing a violation to a customer can be automated or via manual citation for locations using the unification feature



Fixed LPR



Fixed License Plate Recognition

Exit Enforcement

OVERVIEW

64578 (9 East 33rd Street)

Select range: 02-27-2022 - 02-28-2022

Search

198 (2) ALL (NOT PROCESSED) 52 PENDING REVIEW 0 SENT FOR VIOLATION 17 EXCEPTIONS 12 GRACE PERIOD 115 PAID

Multiple Offenders

PLATE	VIOLATION COUNT
TMK800	6
FS0NUZ	5
GDW3412	5
BHA0321	2
BER0578	2
AM29768	2

Comments Overview

COMMENTS	COUNT
PAID-MONTHLY	107
NOT PAID	52
NO COMMENTS	19
GRACE PERIOD	12
PAID-CICO	7
PAID-RESERVATION	1

Report Preview

Vehicle No	TMK800	Entry Date	2022-02-28 18:52:15
Make	LEXUS	Exit Date	2022-02-28 20:32:36
Model	IS 250	Violation	NOT PAID
Color	BLACK	Parking / Violation / Admin Fee	\$6 / \$25 / \$10
State	SC	Total amount	\$41

Plate Image

Select entry image

Entry Image

SP+ Loc # 64578- Entry Mon Feb 28 18:52:14 2022

Select exit image

Exit Image

SP+ Loc # 64578- Exit Mon Feb 28 20:32:36 2022T

ISSUE VIOLATION CLOSE

omniQ® Gateless LPR



Sphere®-enabled license plate recognition (LPR) is superior to traditional parking approaches. Sphere LPR cameras enable license plates to be the ticket ensuring an easy and efficient On-Demand customer parking experience.

CLEAR. ACCURATE. RELIABLE.

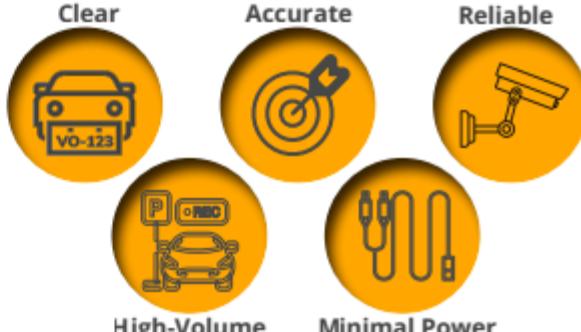
The Sphere License Plate Recognition (LPR) system integrates seamlessly into gateless facilities to enforce digital payments and create a fast and frictionless parking experience.

Our LPR-enabled parking solution is flexible for indoor & outdoor, On-Demand gateless operations, and is scalable from small to high-volume facilities.

You can be confident knowing your license plate captures are clear, accurate, and reliable. Sphere-mounted LPR system features high-quality omniQ cameras to read plates up to 75ft away and compare license plate reads against a centralized database of authorized vehicles for fast and automatic entry and exit.

ADVANTAGES

- + 95%+ Read Rate of Readable plates
- + Flexible Capture Reach 7ft - 75ft
- + No Additional Power Cabling
- + Powered by Ethernet Cable
- + Solid, Durable Construction
- + Supports Digital Ticket or On-Demand
- + Front and/or Rear Plate Capture
- + Reliable in most any weather
- + Pole Mount or Ceiling Mount
- + High-Volume Ready



OmniQ QN20 & QN30 SPECIFICATIONS



Model: QN20 & QN30 (Mounted)
 Mount: Pole, Ceiling, Bollard
 Distance from Plate: 13FT - 75 FT
 Infrared: On Board
 Location Style: Best Option for Most
 Housing Dimensions: 5" w x 12" d x 5" h
 Color: White
 Power: PoE+
 Lighting: No Added Lighting Required

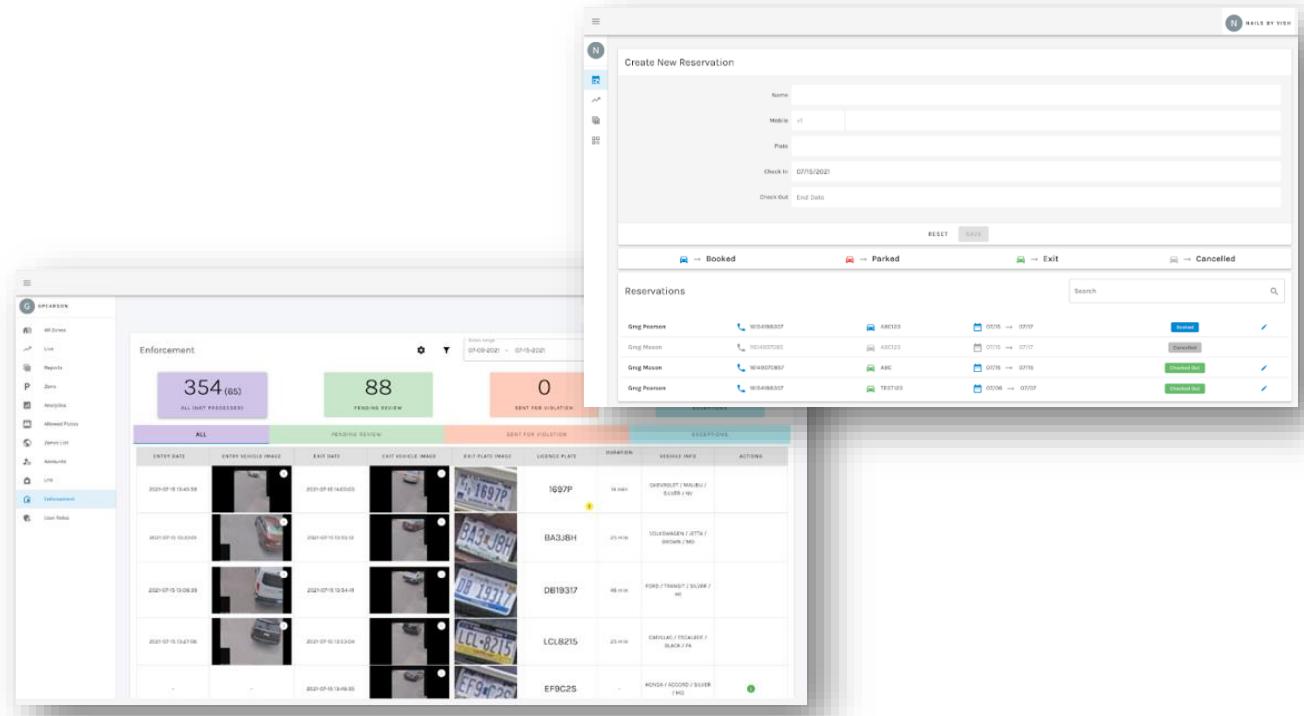


inform.spplus.com

Sphere Back Office

Below are screenshots of the backend systems of the Sphere system.

Sphere Back Office



The screenshot displays two main sections of the Sphere Back Office. On the left, the 'Enforcement' dashboard is shown, featuring a summary of 354 (65) violations processed, 88 pending review, and 0 sent for violation. It includes a table of recent violations with columns for entry date, entry vehicle image, exit date, exit vehicle image, license plate, duration, vehicle info, and actions. On the right, a modal window titled 'Create New Reservation' is open, prompting for Name, Mobile, and Plate, with fields for Check In (07/15/2021) and Check Out (End Date). Below the modal is a table of reservations with columns for Name, Plate, Status (Booked, Parked, Exit, Cancelled), and Duration.

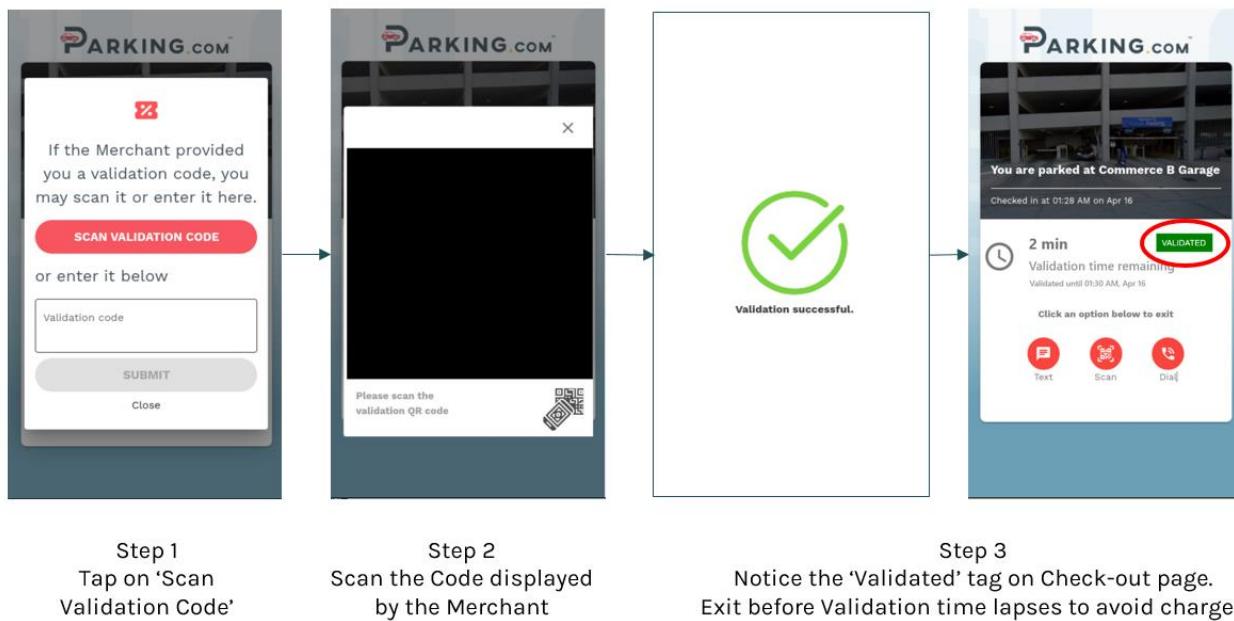
Entry Date	Entry Vehicle Image	Exit Date	Exit Vehicle Image	Licence Plate	Duration	Vehicle Info	Actions
2021-07-15 13:45:00		2021-07-15 14:00:00		1697P	14 min	CHRYSLER / MILANO / SILVER / NO	View
2021-07-15 13:45:00		2021-07-15 13:55:10		BAJUBH	25 min	TOYOTA / JETTA / BROWN / MD	View
2021-07-15 13:08:30		2021-07-15 13:54:10		DB19317	46 min	FORD / TRANSIT / SILVER / HI	View
2021-07-15 13:47:00		2021-07-15 13:53:00		LCL8215	25 min	CHEVROLET / CRUZE / BLACK / HI	View
				EF0C25		HONDA / ACCORD / SILVER / MD	View

Name	Plate	Status	Duration
Greg Pearson	16154188307	Booked	00:00 → 07:07
Greg Mason	16140070080	Parked	00:00 → 07:07
Greg Mason	16140070087	Exit	00:00 → 07:06
Greg Pearson	16154188307	Cancelled	00:00 → 07:07

Validation Process

Customers will use the Web App that allows the parker to electronically start their session, pay for their parking, get their parking validated, view their digital receipt etc.

Guests of retailers will be able to scan a validation QR code provided to the retailers at their stores. As long as a customer's duration of stay is within the time period allowed no fee will be due.



SOUTH LOT

- (3) Signs installed in a triangular shape on each light pole
- Total of (3) light poles and (9) signs

- (3) Parking signs posted on retail building

- Total of 12 Parking Signs
- Recommend 32 x 32 size signs





NORTH LOT

- (3) Signs installed in a triangular shape on each light pole
- Total of (2) light poles and (6) signs

(3) Parking signs posted on retail building

EXHIBIT E
REVISED TEXT AMENDMENT

Application for Zoning Ordinance Text Amendment

Applicant: SDOP Corp.

Proposed Text Amendment
(Revised 2-14-24)

Article and Section references are to the *Village of Oak Park Zoning Ordinance*. Proposed amendatory language is in **red**.

Article 2 – DEFINITIONS AND RULES OF MEASUREMENT

Section 2.3 DEFINITIONS

Parking Lot (Principal). Privately-owned open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles for compensation. Village owned parking lots are exempt from regulations under this Zoning Ordinance.

Parking Lot (Accessory). An open, hard-surfaced area, other than a street or public way, used for the storage of operable passenger motor vehicles as an accessory use, located where permitted in Section 10.2, whether for compensation or at no charge. Village owned parking lots are exempt from regulations under this Zoning Ordinance. With the exception of Village-owned parking lots, all parking lots must be accessory to a principal use.

Article 8 – Uses

Section 8.3 Use Restrictions

Certain use restrictions apply to the following districts and/or geographic areas.

A. DT District

The use restrictions of this section apply to the DT-1 and DT-2 Sub-Districts.

1. Only uses that are listed as permitted or special within the “retail” category of Table 8-1 for the DT District are allowed within the first 50 feet of the street lot line at grade level or on the ground floor of any building, with the following exceptions:
 - a. Personal service establishment is allowed at grade level or on the ground floor within the first 50 feet of the street lot line.
...
k. Parking lot (principal) is allowed at grade level within the first 50 feet of any street lot line, except the street lot lines of Lake Street and Oak Park Avenue.

Article 8 – Uses

Table 8-1: Use Matrix

Table 8-1: Use Matrix																		
Use	R-1	...	R-3 - 50 & -35	R-4	R-5	R-6	R-7	DT	HS	GC	MS	NA	NC	RR	OS	I	H	Use Standard
...																		
Transportation																		
...																		
Parking Lot (Principal)								S										§8.3.A(1)k