



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.

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

Melanne Varrate 11/22/2024
(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

[illegible]

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 perennally “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
Page 3

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.~~

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 PARK 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.

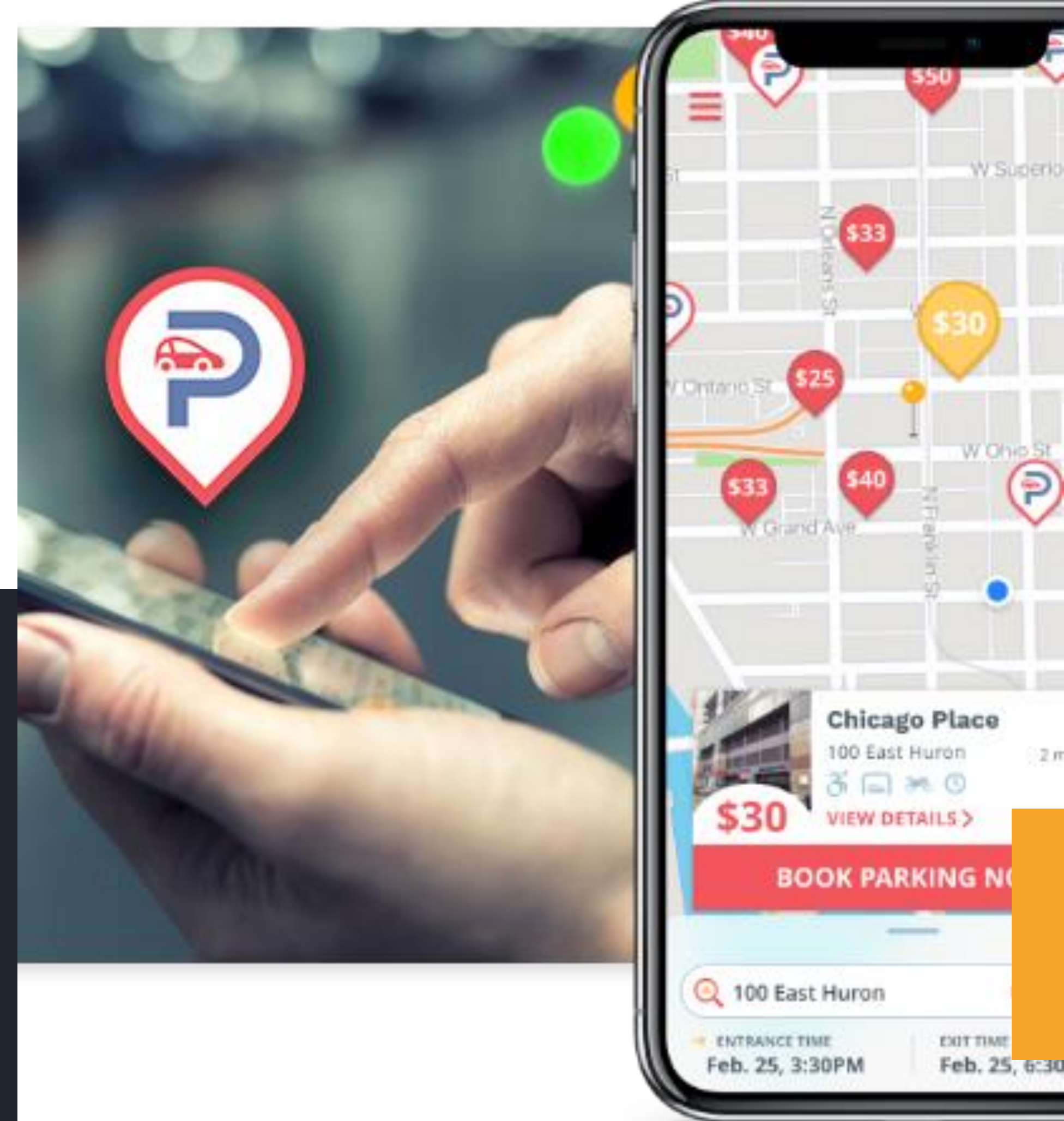
Oak Park Retail

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



INDUSTRY TRENDS

Frictionless
Digital Ecosystem
Convenience
Quick

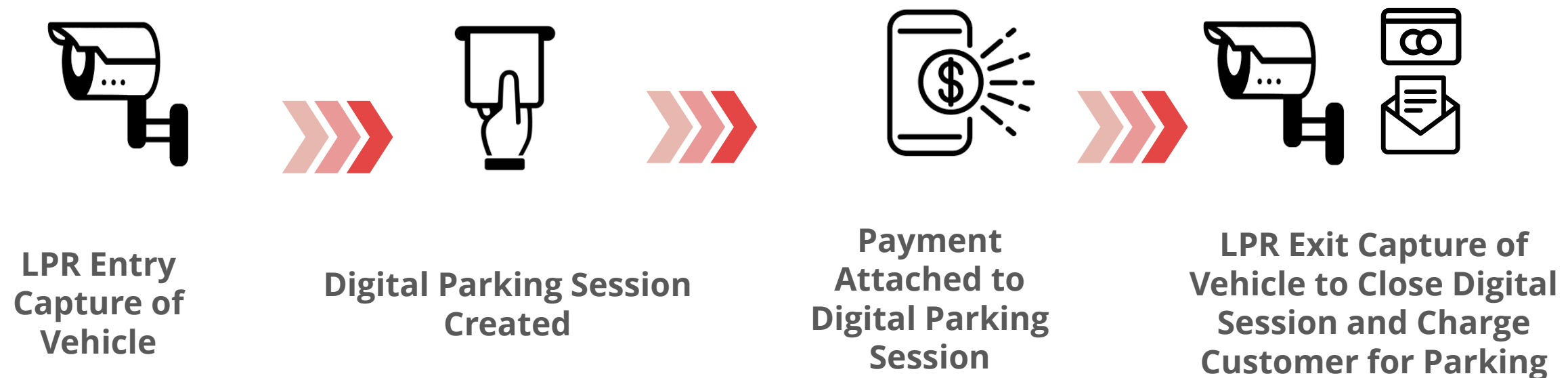


Fixed LPR Commerce Solution

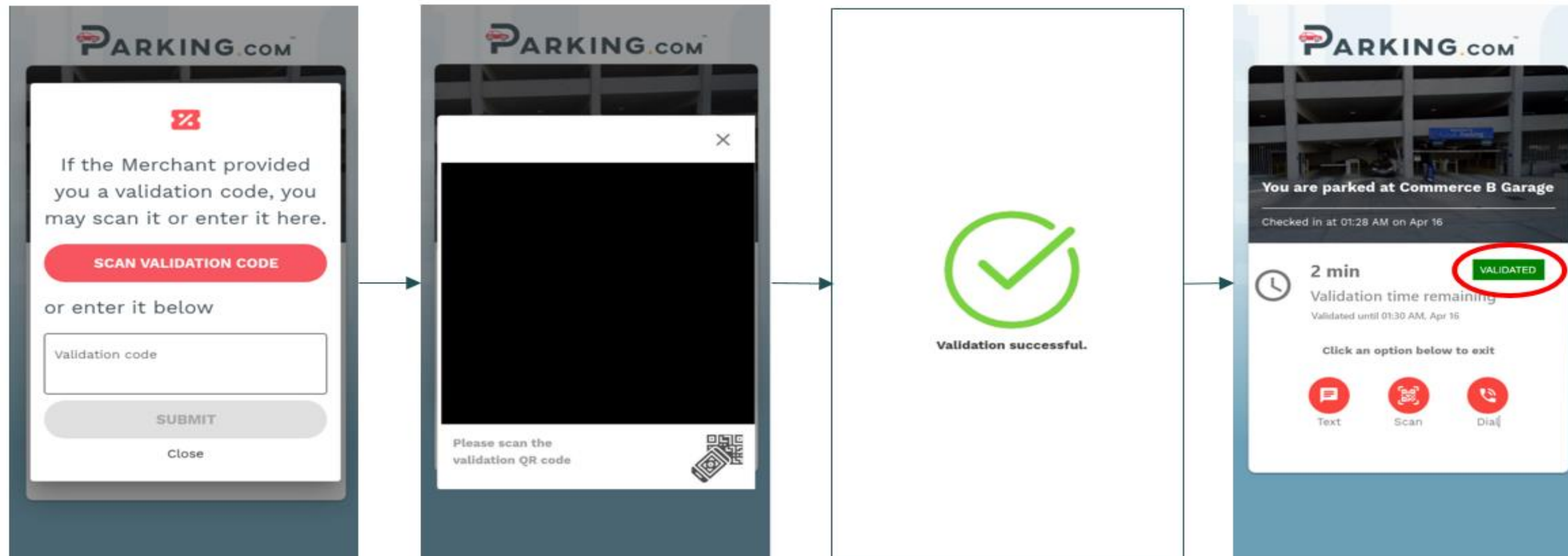
Transaction Model (Gated or Ungated):

- 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'

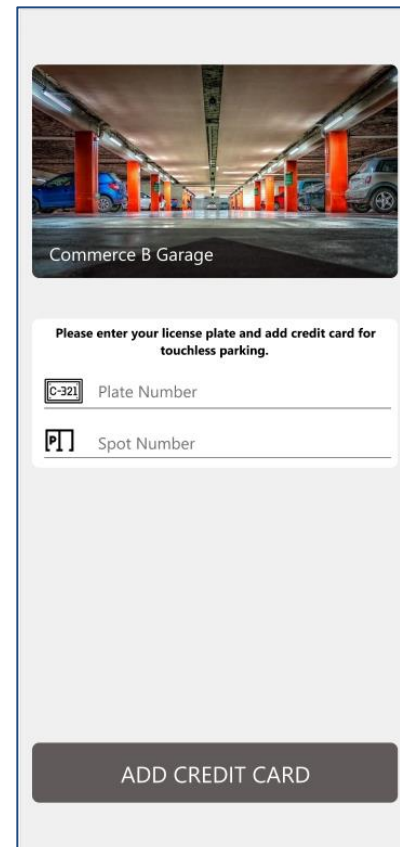
Step 2
Scan the Code displayed
by the Merchant

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

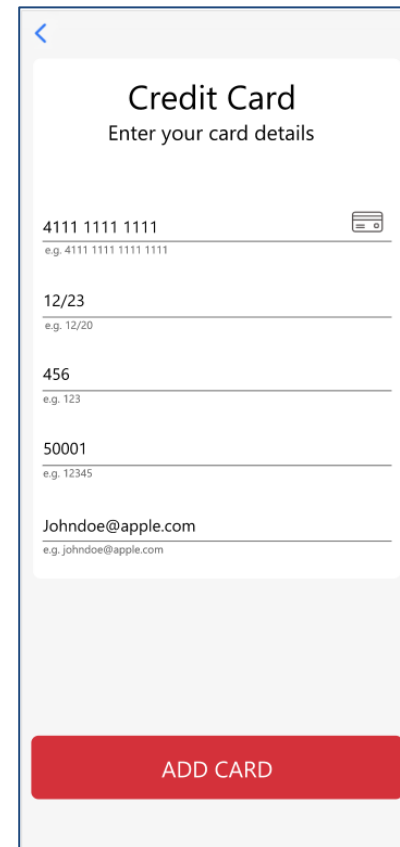
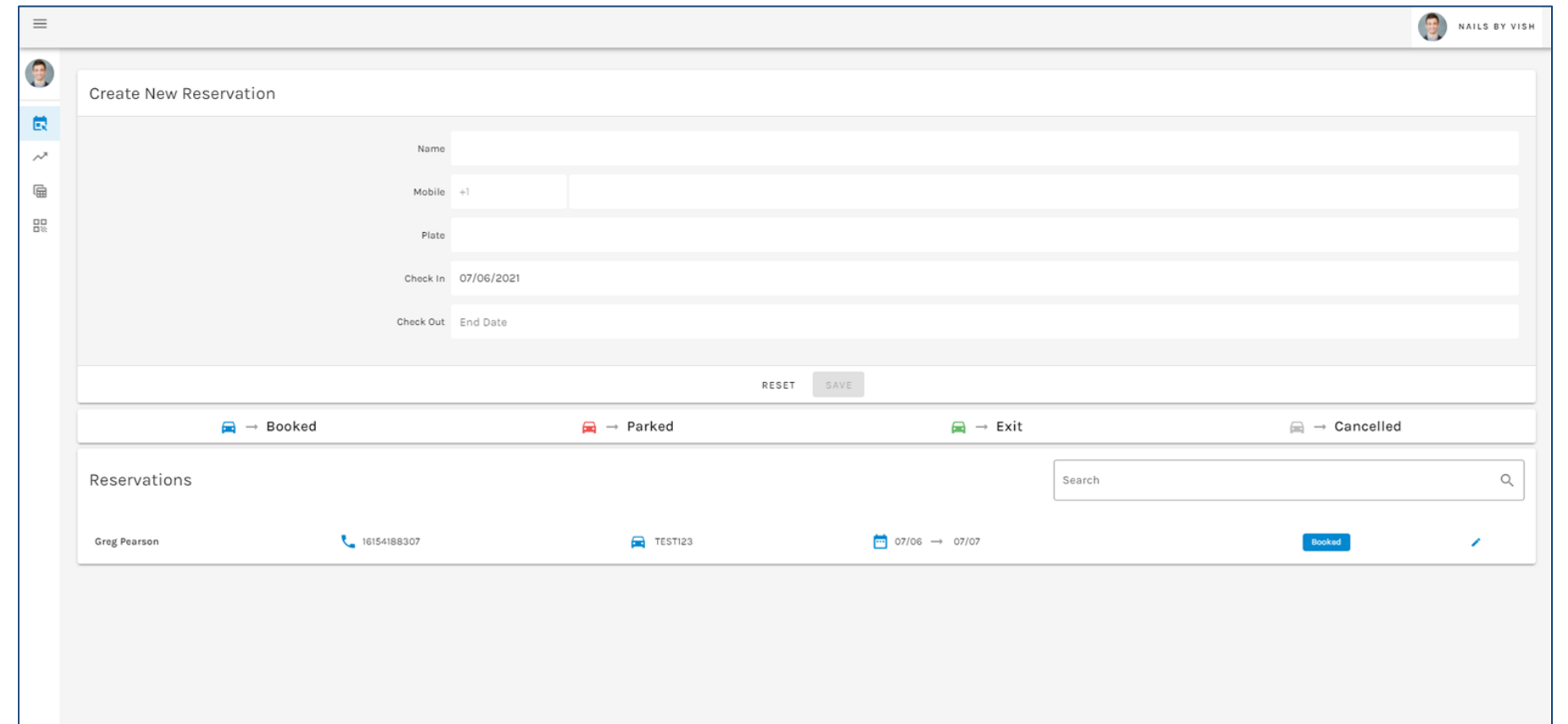
Fixed LPR Enforcement Solution



Signage

A mobile-responsive web form for 'Commerce B Garage'. It prompts the user to 'Please enter your license plate and add credit card for touchless parking.' It has input fields for 'Plate Number' (with a C-321 icon) and 'Spot Number' (with a P1 icon). At the bottom is a grey 'ADD CREDIT CARD' button.

Responsive Web

A mobile-responsive web form titled 'Credit Card' with the instruction 'Enter your card details'. It contains input fields for card number (4111 1111 1111), expiration date (12/23), CVV (456), and email (Johndoe@apple.com). At the bottom is a red 'ADD CARD' button.A screenshot of the 'Create New Reservation' web portal. It features a form with fields for Name, Mobile, Plate, Check In (07/06/2021), and Check Out (End Date). Below the form are 'RESET' and 'SAVE' buttons. A status bar shows icons for 'Booked', 'Parked', 'Exit', and 'Cancelled'. A 'Reservations' table lists a reservation for 'Greg Pearson' with phone number 16154188307, plate TEST123, and dates 07/06 to 07/07, with a 'Booked' status and an edit icon.

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

64578 (9 East 33rd Street)

02-27-2022 - 02-28-2022

Search

OVERVIEW

EXIT ENFORCEMENT

198 (2)
ALL (NOT PROCESSED)

52
PENDING REVIEW

0
SENT FOR VIOLATION

17
EXCEPTIONS

12
GRACE PERIOD

115
PAID

Multiple Offenders

Search

PLATE	VIOLATION COUNT
TMK800	6
F50NUZ	5
6DW3412	5
BHA0321	2
BEF0578	2
AMZ9768	2

Comments Overview

Search

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

Make

LEXUS

Model

IS 250

Color

BLACK

State

SC

Entry Date

2022-02-28 18:52:15

Exit Date

2022-02-28 20:32:36

Violation

NOT PAID

Parking / Violation / Admin Fee

\$6 / \$25 / \$10

Total amount

\$41

Plate Image

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

Entry Image

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

Exit Image

Select entry image

Select exit image

ISSUE VIOLATION

CLOSE

omniQ[®] Gateless LPR sphere

TECHNOLOGY BY 

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.

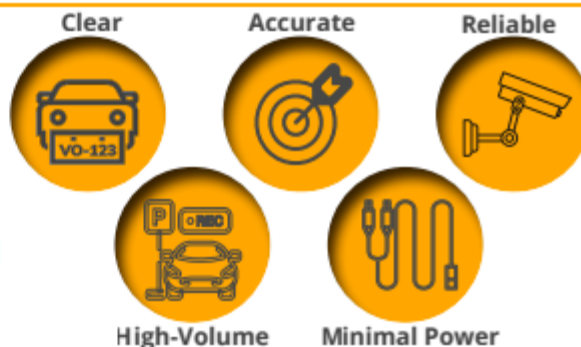
The Sphere License Plate Recognition (LPR) system integrates seamlessly into gateless facilities to enforce digital payments and create a fast and frictionless parking experience.

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

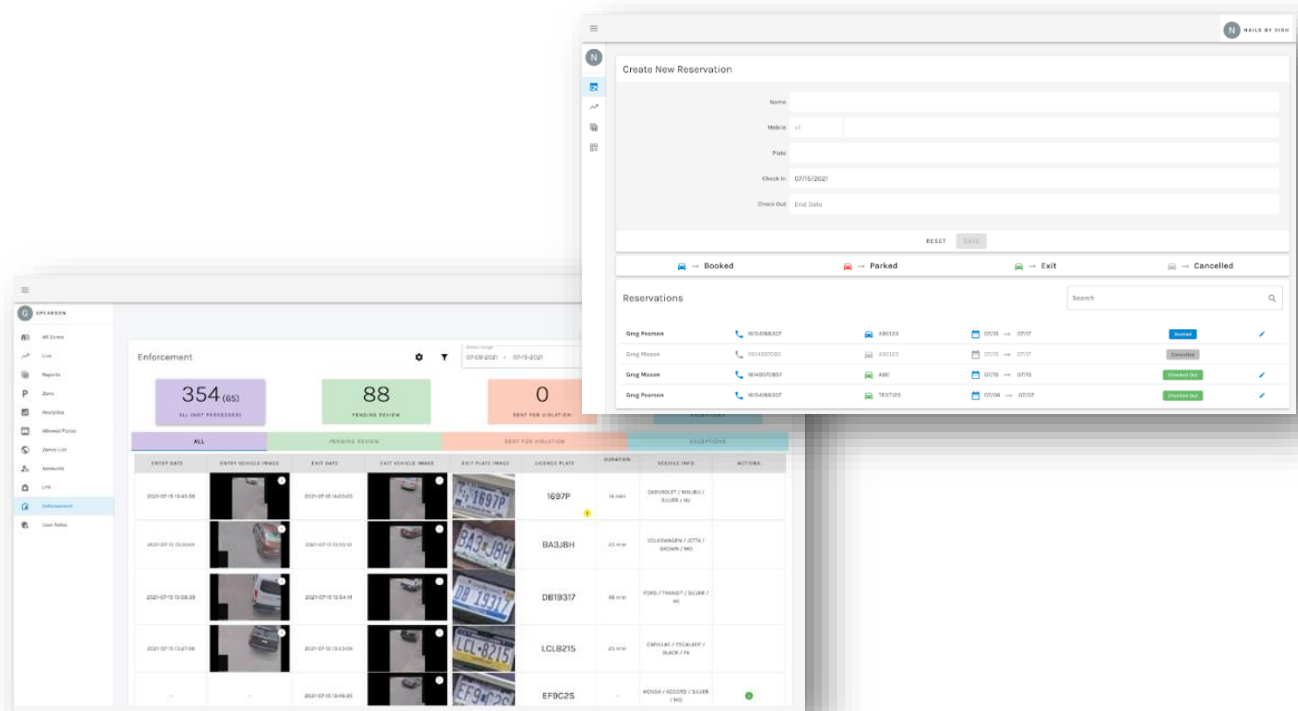


Model: QN20 & QN30 (Mounted)
Mount: Pole, Ceiling, Bollard
Distance from Plate: 13FT - 75 FT
Infrared: On Board
Location Style: Best Option for Most
Housing Dimensions: 5"w x 12"d x 5"h
Color: White
 Power: PoE+
Lighting: No Added Lighting Required

Sphere Back Office

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

Sphere Back Office



Enforcement Dashboard Summary:

- ALL VIOLATIONS: 354 (65)
- PENDING REVIEW: 88
- SENT FOR PROSECUTION: 0

Enforcement Table:

ENTRY DATE	ENTRY VEHICLE IMAGE	EXIT DATE	EXIT VEHICLE IMAGE	EXIT PLATE IMAGE	VIOLATION	VEHICLE INFO	ACTIONS
2021-07-18 13:43:59		2021-07-18 14:03:05			1697P	14 min / DEFUNCT / NO BILL / 100% / 100%	
2021-07-18 13:50:05		2021-07-18 13:53:18			BA3JBH	21 min / VOLKSWAGEN / 277% / 100% / 100%	
2021-07-18 13:58:28		2021-07-18 13:58:48			DE1937	46 min / FORD / TRANSIT / 100% / 100% / 100%	
2021-07-18 13:47:06		2021-07-18 13:53:06			LCL8215	21 min / CATERHAM / PROCESSION / BLACK / 74	
2021-07-18 13:46:55		2021-07-18 13:46:55			EF9AC25	1 min / HONDA / ACCORD / SILVER / 100%	

Create New Reservation Form:

Name: _____
 Mobile: +1 _____
 Plate: _____
 Check In: 07/15/2021
 Check Out: _____ End Date: _____

RESET SAVE

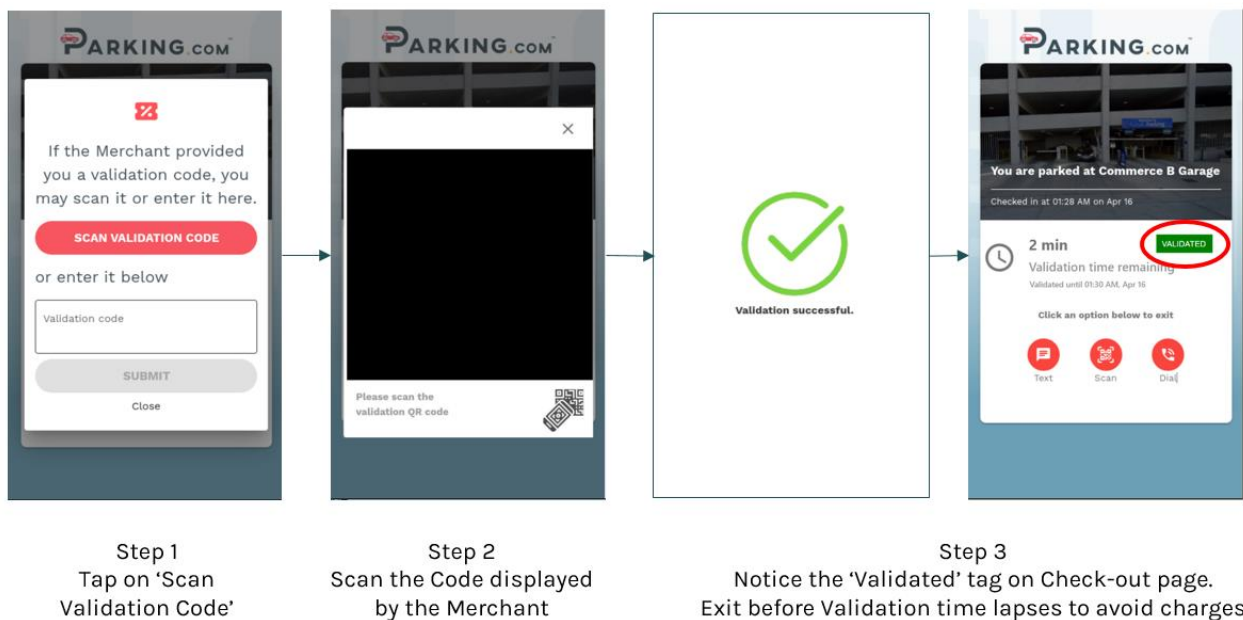
Reservations Table:

Booked	Parked	Exit	Cancelled
Greg Pearson	160498307	ARC329	0718 → 0717
Greg Pearson	160498307	ARC329	0718 → 0717
Greg Pearson	160498307	ARC	0718 → 0718
Greg Pearson	160498307	160745	0718 → 0717

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.

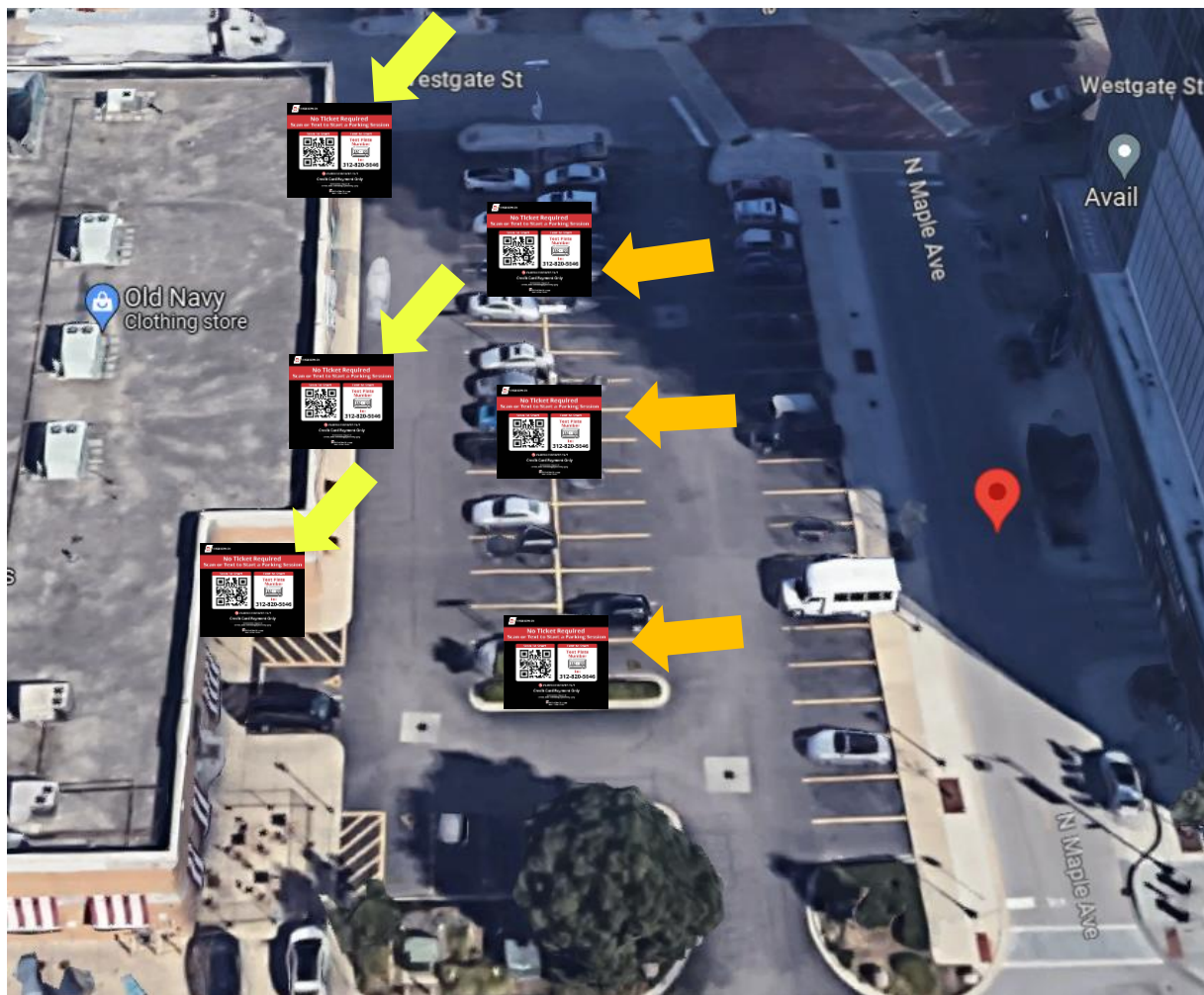


SOUTH LOT

- (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

[illegible]