

# 717 South Boulevard, LLC

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February, 15, 2020

Craig Failor  
Village Planner  
Village of Oak Park  
123 Madison Stree, Oak Park, Illinois 60302

Re: Construction at 717 South Boulevard

Dear Mr.Failor,

In follow up to our meeting with Tammy Grossman, Steve Cutaia and you on February 13, this letter will detail our construction efforts at 717 South Boulevard.

We started construction in May of 2019. The site is complex and required excavation and foundation work in 4 stages, by quadrants. The challenge presented itself at the South-Est quadrant of the site. Our neighbor has a basement in the rear portion of his building. This necessitated lowering our footings to the level of his footings, requiring changes in structural design. When we started excavation in that area, we discovered that there was a significant concrete mass extending from the neighbors foundation into our property. This was likely a result of the concrete forms blow out during the foundation work on that building many decades ago. It was buried and no one knew about it. The concrete blow out extended at least 3 feet onto our property, was 9 feet deep and 15 feet wide. There was no other way to proceed, but to cut it off flush with the foundation wall. This required a special equipment and expertise. We hired a company specializing in custom concrete cutting. The cutting operation itself took 2 weeks. Due to increased depth of the excavation, we had to install steel sheet piling around the area. An email from our concrete contractor detailed the excavation/foundation schedule as ending at the end of August. This was before the extent of what needed to be done was fully discovered. The additional work added almost 3 months to our schedule and cost us almost \$50,000. Instead of going after our neighbor for this and stopping the project for many months, we bit the bullet, paid for it ourselves, and continued with construction. After the foundation was completed, we had to survey it for conformance with the drawings and make appropriate adjustments to steel shop drawings. A minute variation in the location of the column piers, sideways and/or up and down affects all structural members in the building (columns and beams lengths). There are hundreds of beams and columns in the building. The structural detailer had to account for changes to all, one by one. This is still in progress and should be completed by 2/20/20. Only after this, we can start steel fabrication and erection. None of these delays have anything to do with our technical capabilities or financial resources – we are in good shape on both fronts.

We expect the construction process to progress orderly from now on.

In view of this, we request a 12 months extension to our Planned Development permit and corresponding Building Permit extensions. We also request that our public way use permit be extended.

I am attaching some photos showing the concrete encroachment onto our property and a copy of the email from our Concrete Contractor from August, 2020.

Please let me know if you have any questions.



Art Gurevich  
Manager  
847-401-2642



Concrete blow out from neighboring building



foundation lowered to match neighbor's footing depth, steel sheet piling



area with lowered foundation, dealing with high ground water level

717 South Boulevard

