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AFTER RECORDING PLEASE RETURN TO:

1107 B&B Development LLC
c/o JCSD LLC
425 HUEHL ROAD, SUITE 4B
NORTHBROOK, IL 60062

Doc#: 1433756092 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2014 02:53 PM Pg: 1 of 12

PIN 16-07-316-015-0000
PIN 16-070316-016-0000
PIN 16-07-316-017-0000
PIN 16-07-316-018-0000
PIN 16-07-316-019-0000

LEGAL DESCRIPTION:

LOT 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET THEREOF) , IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS.

ORDINANCE NUMBER 2014-O-83_O.b_110314

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO ALLOW A MAJOR PLANNED DEVELOPMENT AT THE PROPERTIES LOCATED AT 317 HOME AVENUE AND 1025 RANDOLPH

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LEGAL DESCRIPTION:

That part of a 20 foot wide North-South public alley lying West of and adjoining Lot 5 in Block 1 of Central Subdivision of part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5, thence West along the extension of the South line of said Lot 5 of a distance of 20.00 feet to the East line of Lot 33, said line also begin the West line of the North-South alley; thence North along said East line for a distance of 40.29 feet; thence North along the extension of said East line for a distance of 9.71 feet; thence East for a distance of 20.00 feet to the Northwest corner of aforesaid Lot 5; thence South along the West line of said Lot 5 a distance of 50.00 feet to the Point of Beginning, in Cook County, Illinois.

PREPARED BY:

1107 B & B Development c/o JCSD LLC AT 425 HUELH ROAD, STE 4B, NORTHBROOK, IL 60062

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2014-O-83_O.b_110314

ORDINANCE**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT
TO ALLOW A MAJOR PLANNED DEVELOPMENT AT THE PROPERTIES
LOCATED AT 317 HOME AVENUE AND 1025 RANDOLPH**

WHEREAS, on or about February 17, 2014, the Applicants, JCSD, LLC, John and Monica Dalton, and the West Cook Young Men's Christian Association's Incorporated ("West Cook YMCA"), collectively referred to as the "Applicants," submitted an application with the Village of Oak Park ("Village") for a special use permit for a major planned development at the properties located 317 Home Avenue and directly adjacent to the south of 1025 Randolph ("Property") as more fully set forth in the application; and

WHEREAS, on May 22, 2014, the Plan Commission opened a public hearing on the application; and

WHEREAS, on June 19, 2014, the public hearing was completed and the Plan Commission adopted its Findings of Fact and Recommendation, attached hereto and incorporated herein by reference, in which it recommends to the Village Board of Trustees ("Board") that the special use permit be granted by a vote of seven (7) in favor, zero (0) against and one (1) absent; and

WHEREAS, the Board received a revised site plan at its August 4, 2014 meeting and subsequently remanded a revised application to the Plan Commission for further consideration; and

WHEREAS, on October 2, 2014, the public hearing was completed and the Plan Commission adopted its Findings of Fact and Recommendation on the remanded application, attached hereto and incorporated by reference, in which it recommends to the Village Board of Trustees that the revised site plan be granted by a vote of seven (7) in favor, zero (0) against; and

WHEREAS, on October 20, 2014, the Board reviewed the two (2) Findings of Fact and Recommendation set forth above and finds that the application satisfies the standards set forth in the Village of Oak Park Zoning Ordinance related to a special use permit for a major planned development, but only subject to the conditions set forth in this Ordinance and said Findings of Fact and Recommendation are adopted by the Board.

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 Recommendations. The Findings of Fact and Recommendations of the Plan Commission, together with all reports and exhibits

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2014-O-83_O.b_110314

submitted at the public hearing, are hereby incorporated by reference herein and are approved, subject to the conditions set forth herein.

Section 3. Approval of a Special Use Permit for a Major Planned Development.

The application for a special use permit for a major planned development as submitted by the Applicant is approved in accordance with the application on file with the Village, including the requested allowances, subject to the recommendations/conditions set forth in the Plan Commission's Findings of Fact dated June 19, 2014 (Exhibit 1), The Plan Commission's Findings of Fact dated October 2, 2014 (Exhibit 2) and approved Plans (Exhibit 3).

Section 4. Revision to Village Zoning Map. The Village Planner is hereby authorized and directed to revise the Official Zoning Map of the Village to reflect the existence and boundaries of the new major planned development authorized herein by 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 2.2.7F (3) & (4) of the Village Zoning Ordinance.

Section 6. Conditions on Approval. The Applicants shall comply with all of the conditions set forth in the Plan Commission's first Findings of Fact and Recommendation dated June 19, 2014 on the Application and the Plan Commission's second Findings of Fact and Recommendation dated October 2, 2014 on the remanded Application. In addition, the Applicants and its successors and assigns shall provide regular and systematic maintenance of all alleys abutting the planned development approved herein, which shall include and snow removal and unfettered access to the planned development. The Applicants shall repave the western most alley between Randolph Street and Washington Boulevard, which shall include a public walkway, all subject to the Village's approval. Any association covenants, conditions and restrictions, or other similar type document, for a homeowner's association for the planned development shall include the ongoing maintenance obligations set forth herein and shall be recorded against the Property, subject to the review and approval of the Village Attorney.

Section 7. 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 8. Agreement to Terms of Ordinance. This Ordinance shall be signed by an authorized officer of JCSD, LLC, John and Monica Dalton and the West Cook YMCA to signify their agreement to the terms hereof. In addition, JCSD, LLC, shall execute a release and indemnification agreement with the Village with regard to the Major Planned Development approved herein, subject to the review and approval of the Village Attorney.

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Section 9. 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 10. 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 11. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

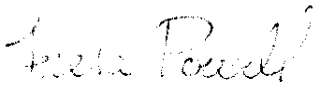
ADOPTED pursuant to roll call vote this 3rd day of November 2014.

| | Aye | Nay | Absent | Abstain |
|---------------------|-----|-----|--------|---------|
| President Abu-Taleb | ✓ | | | |
| Trustee Barber | ✓ | | | |
| Trustee Brewer | ✓ | | | |
| Trustee Lueck | | | ✓ | |
| Trustee Ott | ✓ | | | |
| Trustee Salzman | ✓ | | | |
| Trustee Tucker | ✓ | | | |

APPROVED this 3rd day of November, 2014

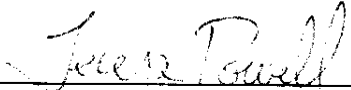
Anan Abu-Taleb, Village President

ATTEST:



Teresa Powell, Village Clerk

Published in pamphlet form this 3rd day of November, 2014



Teresa Powell, Village Clerk

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ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANTS TO THE CONDITIONS OF THIS ORDINANCE:

JCSD, LLC

Robert L. Pauey

Date: NOVEMBER 3, 2014

By: ROBERT L. PAUEY
Its: PRESIDENT, GRANITE INVESTMENT
PROPERTIES, INC., ITS MANAGER

JOHN DALTON

John Dalton

Date: November 3, 2014

MONICA DALTON

Monica Dalton

Date: November 3, 2014

WEST COOK YOUNG MEN'S CHRISTIAN ASSOCIATION'S INCORPORATED

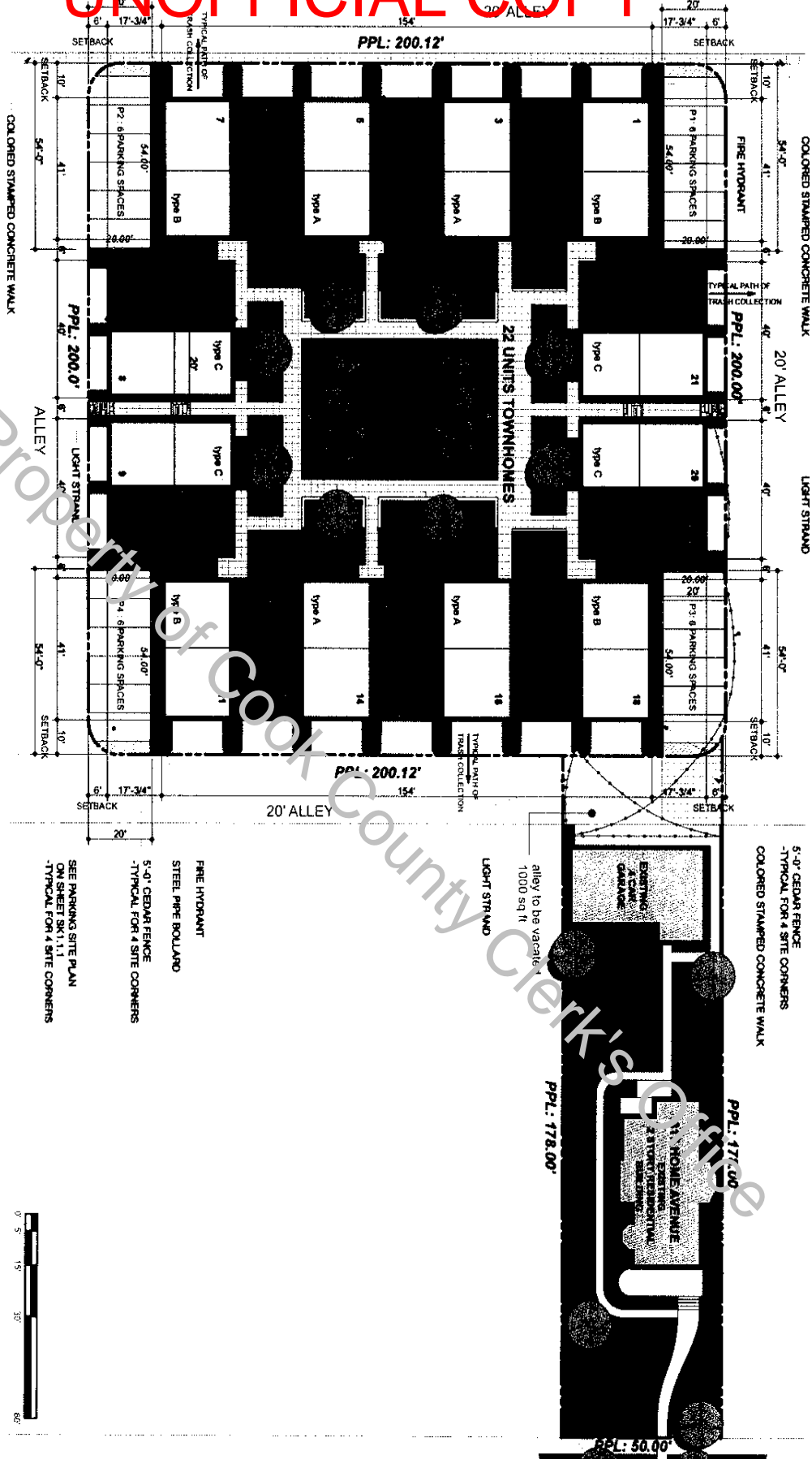
David Phelps

Date: 11/3, 2014

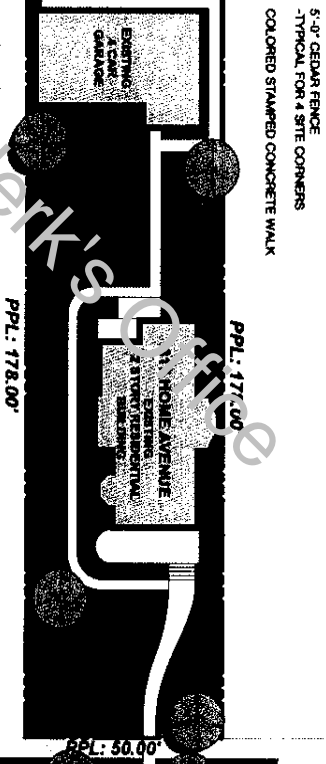
By: *David Phelps*
Its: *West Cook Ymca's*

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SITE PLAN
SCALE: 1"=30'-0"



- 5'-0" CEDAR FENCE - TYPICAL FOR 4 SITE CORNERS
- COLORED STAMPED CONCRETE WALK
- 5'-0" CEDAR FENCE - TYPICAL FOR 4 SITE CORNERS
- STEEL PIPE BOLLARD
- FIRE HYDRANT
- SEE PARKING SITE PLAN ON SHEET SK1.1
- TYPICAL FOR 4 SITE CORNERS

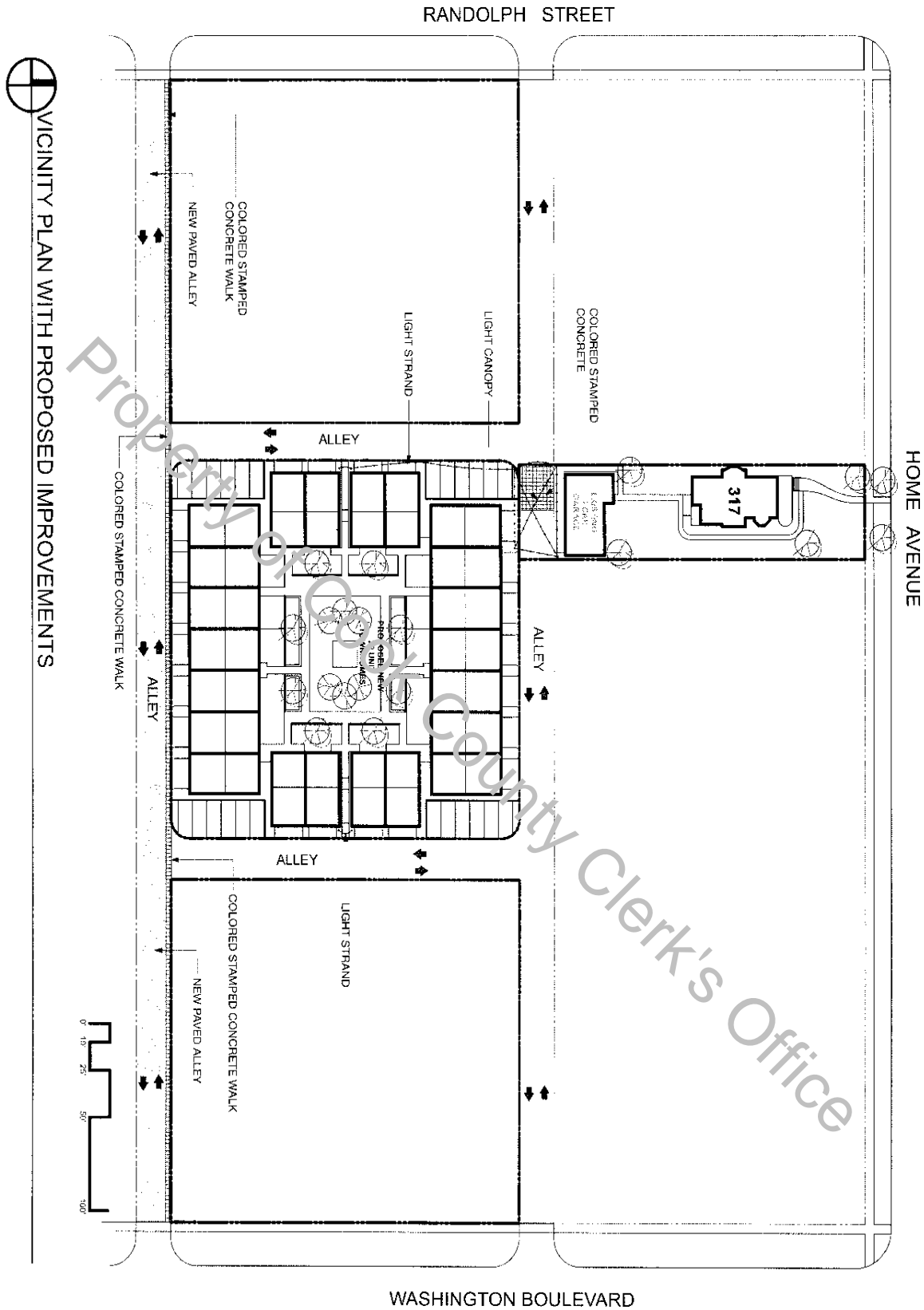


John Conrad Schiess, ARCHITECT

| | | | |
|--|--|---------------------------------|--|
| <p>HOME AVENUE john conrad schiess architect</p> <p>905 Home Avenue Oak Park Illinois 60301 tel. 708.383.5822 fax 708.383.5884 john@jcsarchitect.com</p> | | <p>APPLICANT: JOSD, LLC</p> | <p>DATE FOR PLAN DEVELOPMENT: 09/18/14 REVIEWED PER: 09/18/14 REVISED FOR PLAN DEVELOPMENT: 03/04/14 ISSUE FOR PLAN DEVELOPMENT: 01/22/14</p> <p>Drawn by: MCG</p> |
|--|--|---------------------------------|--|

SK1.0
PROPOSED SITE PLAN
OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

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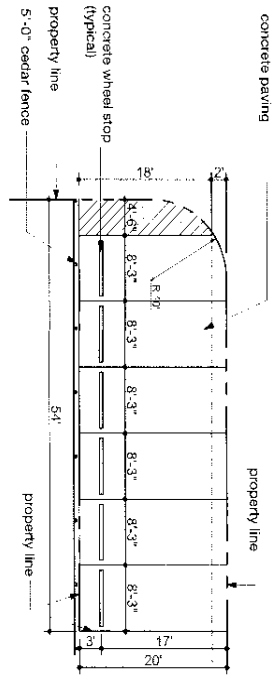


VICINITY PLAN WITH PROPOSED IMPROVEMENTS

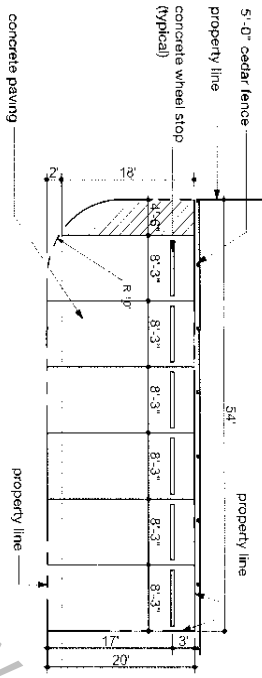
Property of Cook County Clerk's Office

| | | | | |
|--|--|---|--|--|
| <p>SK1.7</p> <p>VICINITY MAP + SITE IMPROVEMENTS</p> <p>OAK PARK OASIS 317 HOME AVENUE Oak Park, Illinois</p> | <p>Drawn by: MG</p> <p>DATE: 10/24/14</p> | <p>REVISIONS:</p> <p>REVISED FOR PLAN DEVELOPMENT 09/16/14</p> <p>REVISED FOR PLAN DEVELOPMENT 10/24/14</p> | <p>APPLICANT:</p> <p>OSPD LLC</p> <p>1000 N. LAUREL STREET OAK PARK, ILLINOIS 60304</p> | <p>OWNER:</p> <p>JOHN CONRAD SCHIESS ARCHITECT</p> <p>906 Home Avenue Oak Park Illinois 60304 tel 708.383.5822 fax 708.383.588 john@csarchitect.com</p> |
| | <p>DESIGNED BY: JOHN CONRAD SCHIESS ARCHITECT</p> <p>1000 N. LAUREL STREET, OAK PARK, ILLINOIS 60304</p> <p>TEL: 708.383.5822 FAX: 708.383.588</p> <p>WWW.JOHNCONRADSCHIESSARCHITECT.COM</p> | | | <p>DATE: 10/24/14</p> |

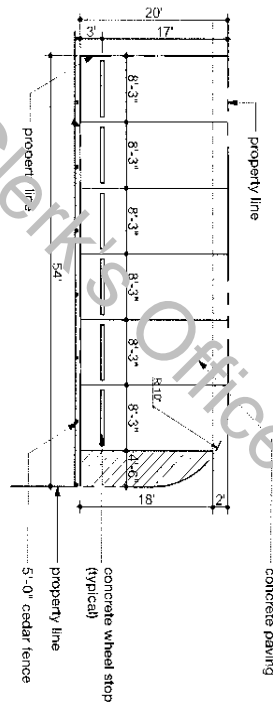
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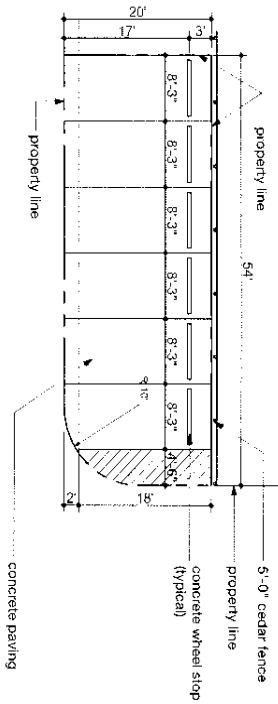
PARKING PLAN P1
SCALE: 1/16"=1'-0"



PARKING PLAN P2
SCALE: 1/16"=1'-0"



PARKING PLAN P3
SCALE: 1/16"=1'-0"

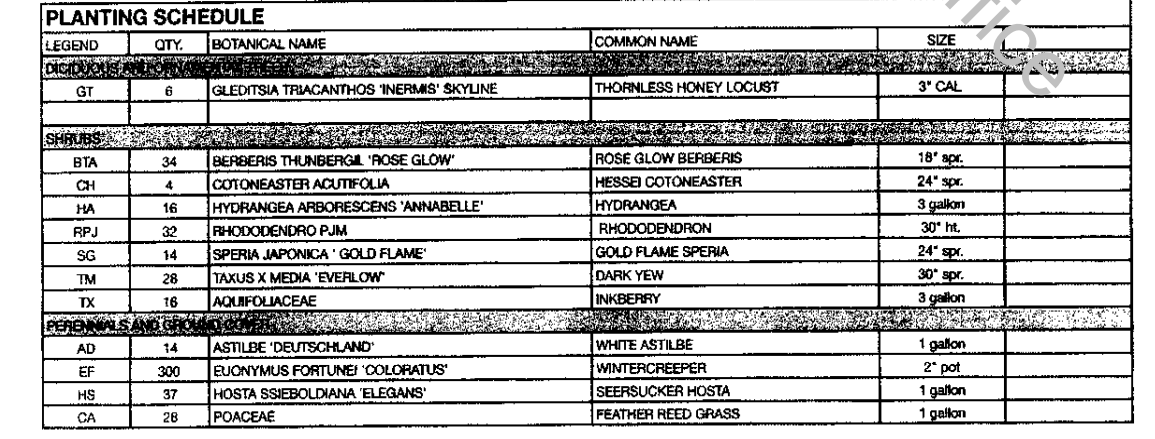
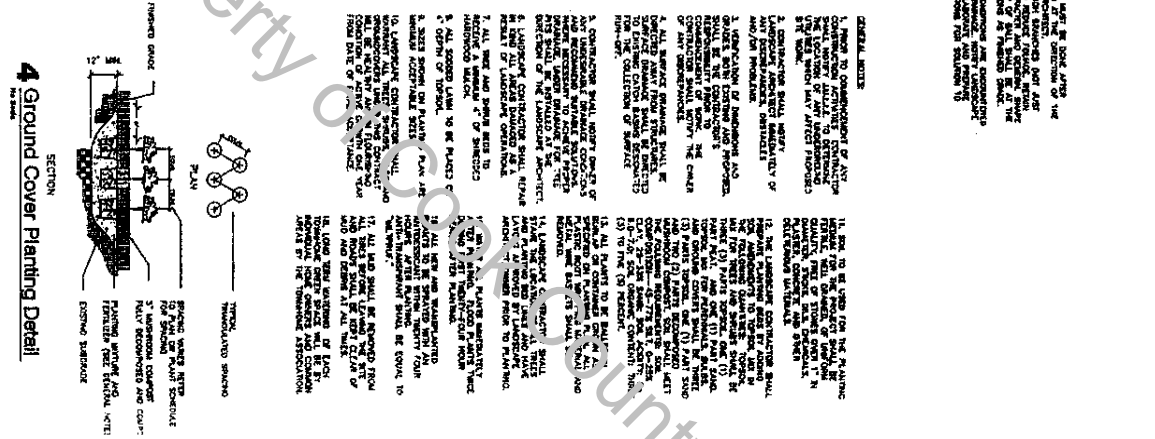
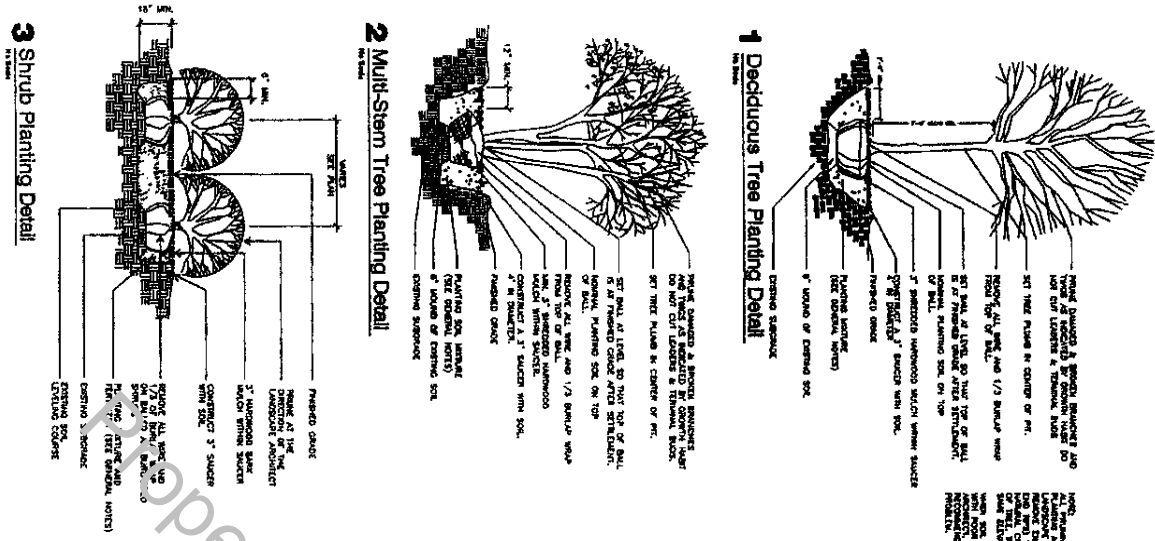


PARKING PLAN P4
SCALE: 1/16"=1'-0"

Property of Cook County Clerk's Office

| <p>APPLICANT: JCS&D, LLC</p> | <p>CONTRACT: Cook, Illinois, Northbrook, Illinois 1000 W. Lake Street, Suite 100 Northbrook, IL 60062 Tel: 847.577.4400 Fax: 847.577.4401 www.jcsand.com</p> | <p>john conrad schiess architect</p> <p>905 Home Avenue Oak Park, Illinois 60304 tel: 708.383.5822 fax: 708.383.5884 jchr@csarchitect.com</p> | <p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/03/14</td> <td>REVISED PER PC CONDITIONS</td> </tr> <tr> <td>2</td> <td>10/03/14</td> <td>REVISED FOR PLAN DEVELOPMENT</td> </tr> </table> <p>Drawn by: MG Date:</p> | NO. | DATE | DESCRIPTION | 1 | 10/03/14 | REVISED PER PC CONDITIONS | 2 | 10/03/14 | REVISED FOR PLAN DEVELOPMENT |
|--|---|--|--|-----|------|-------------|---|----------|---------------------------|---|----------|------------------------------|
| NO. | DATE | DESCRIPTION | | | | | | | | | | |
| 1 | 10/03/14 | REVISED PER PC CONDITIONS | | | | | | | | | | |
| 2 | 10/03/14 | REVISED FOR PLAN DEVELOPMENT | | | | | | | | | | |
| <p>PROPOSED PARKING SITE PLAN</p> <p>OAK PARK OASIS 317 HOME AVENUE Oak Park, Illinois</p> <p>SK1.1.1</p> | | | | | | | | | | | | |

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| PLANTING SCHEDULE | | | | |
|-------------------|------|---|------------------------|----------|
| LEGEND | QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
| DIGITALIS | | | | |
| GT | 6 | GLEDITSIA TRIACANTHOS 'INERMIS' SKYLINE | THORNLESS HONEY LOCUST | 3" CAL |
| SHRUBS | | | | |
| BTA | 34 | BERBERIS THUNBERGII 'ROSE GLOW' | ROSE GLOW BERBERIS | 18" spr. |
| CH | 4 | COTONEASTER ACUTIFOLIA | HESSEI COTONEASTER | 24" spr. |
| HA | 16 | HYDRANGEA ARBORESCENS 'ANNABELLE' | HYDRANGEA | 3 gallon |
| RPJ | 32 | RHODODENDRO PJM | RHODODENDRON | 30" ht. |
| SG | 14 | SPERIA JAPONICA 'GOLD FLAME' | GOLD FLAME SPERIA | 24" spr. |
| TM | 28 | TAXUS X MEDIA 'EVERLOW' | DARK YEW | 30" spr. |
| TX | 16 | AQUIFOLIACEAE | INKBERRY | 3 gallon |
| PERENNIALS | | | | |
| AD | 14 | ASTILBE 'DEUTSCHLAND' | WHITE ASTILBE | 1 gallon |
| EF | 300 | EUCONYMUS FORTUNEI 'COLORATUS' | WINTERCREEPER | 2" pot |
| HS | 37 | HOSTA SIEBOLDIANA 'ELEGANS' | SEERSUCKER HOSTA | 1 gallon |
| CA | 28 | POACEAE | FEATHER REED GRASS | 1 gallon |

SK1.6

PLANTING DETAILS & SCHEDULE

OAK PARK OASIS
317 HOME AVENUE
Oak Park, Illinois

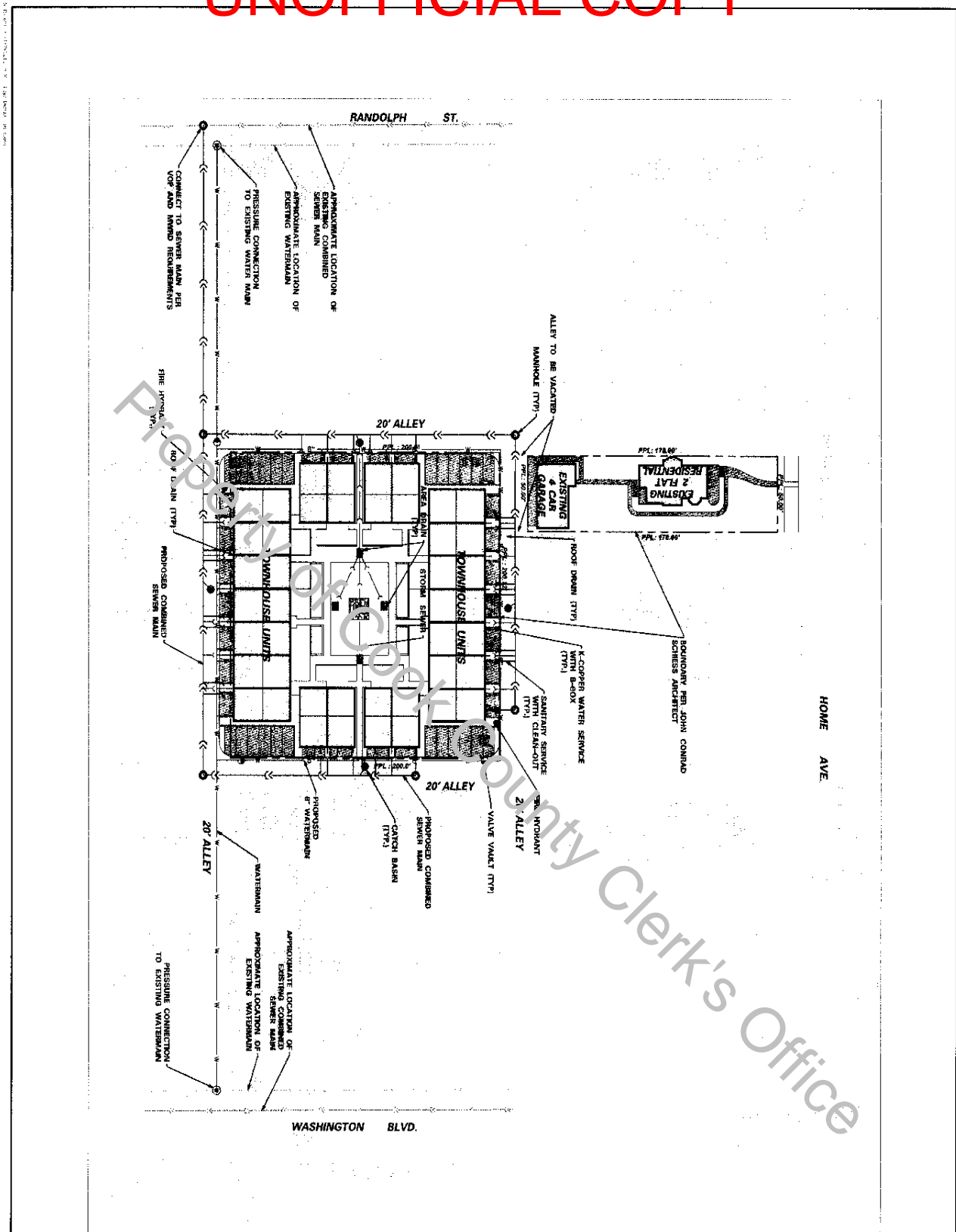
APPLICANT:
JOSD, LLC.
1500 S. WILSON AVENUE
CHICAGO, IL 60643
TEL: 773.265.5822 FAX: 773.265.5822

DESIGNED FOR PLAN: []
REVISION: []
REVISION FOR PLAN DEVELOPMENT: []
DATE: 03/14/11
DRAWN BY: []
CHK: []

john conrad schiess architect

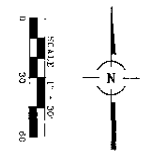
955 Home Avenue Oak Park, Illinois 60304
Tel. 773.265.5822 Fax. 773.265.5822 jcs@jcsarchitect.com

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HOME AVE.

WASHINGTON BLVD.



LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED COMBINED SEWER

AREA CALCULATIONS

| PERVIOUS | IMPERVIOUS |
|----------------------|-------------|
| EXISTING 5,200 SQFT | 43,700 SQFT |
| PROPOSED 14,800 SQFT | 34,700 SQFT |

PIN NUMBERS

317 HOME AVENUE 16-07-316-027-0000
 INTERIOR LOT (N/M) (P) (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

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| | CONCEPTUAL UTILITY PLAN OAK PARK OASIS OAK PARK, ILLINOIS | 09/12/14 DATE REVISION | VOL. DATE REMARKS | |
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