

P.I.N.: 16-08-319-001-0000

UNOFFICIAL COPY



2120247009

Prepared by and Return to:

Doc# 2120247009 Fee \$88.00

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

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 10:21 AM PG: 1 OF 31

1923092 (4)

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

(for Recorder's Use only)

ORDINANCE NUMBER 21-3

APPROVE AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A FIVE STORY MULTIPLE-FAMILY RESIDENTIAL BUILDING CONSISTING OF 28 DWELLING UNITS AND PARKING ON THE GROUND FLOOR AT THE PROPERTY LOCATED AT 261 WASHINGTON BOULEVARD

THE WEST 35 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 8 IN CLOSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 WITH RESUBDIVISION IN THE VILLAGE OF RIDGELAND OF LOTS 16 TO 23 INCLUSIVE, IN BLOCK 45, LOTS 1 TO 11 INCLUSIVE IN BLOCK 43, LOTS 1 TO 13 INCLUSIVE AND THE SOUTH 25 FEET OF LOT 14 IN BLOCK 55 AND LOT 23 IN THE RESUBDIVISION OF BLOCK 58 IN THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CLOSE'S SUBDIVISION RECORDED MAY 19,1892 IN BOOK 52 OF PLATS, PAGE 37, AS DOCUMENT 1668566, IN COOK COUNTY, ILLINOIS.

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ORIGINAL

ORD 21-3_D_02.01.21

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A FIVE STORY MULTIPLE-FAMILY RESIDENTIAL BUILDING CONSISTING OF 28 DWELLING UNITS AND PARKING ON THE GROUND FLOOR AT THE PROPERTY LOCATED AT 261 WASHINGTON BOULEVARD

WHEREAS, on or about November 25, 2020, 261 Washington LLC ("Petitioner") filed an application with the Village of Oak Park ("Village") for a special use permit for a major planned development to construct a five story multi-family residential building with twenty-eight (28) dwelling units and parking at the property located at 261 Washington Boulevard ("Property"); and

WHEREAS, on, December 3, 2020 and December 16, 2020 the Plan Commission held a public hearing on the application; and

WHEREAS, on November 18, 2020 notice of the public hearing was published in *Wednesday Journal*, a newspaper of general circulation in the Village; and

WHEREAS, notice of the public hearing was posted at the Property and letters were also mailed by the Applicant to property owners for properties within three hundred feet (300') of the Property advising them of the proposed major planned development and the public hearing to be held; and

WHEREAS, the Plan Commission recommended that the special use planned for the major planned development and associated allowances be approved for the Property by a vote of six (6) in favor and two (2) against; and

WHEREAS, the Village Board has received and reviewed the Findings of Fact and Recommendation of the Plan Commission and adopts the Findings of Fact except as modified herein; and

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

WHEREAS, the President and Board of Trustees have determined that the special use permit for the major planned development and associated allowances set forth in the Petitioner's application and the Petitioner's revised building design and site plan should be granted pursuant to a majority vote of the President and Board of Trustees and is in the best interests of the Village subject to the terms and conditions set forth in this Ordinance.

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ORD 21-3_D_02.01.21

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

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

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

Section 3. Approval of a Special Use Permit for a Major Planned Development. The application for a special use permit for a major planned development as submitted by the Petitioner is approved in accordance with the application on file with the Village, including the requested allowances, subject to the conditions set forth in the Findings of Fact report.

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

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

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

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

Section 8. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Property until all

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ORD 21-3_D_02.01.21

conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

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

Section 10. Violation of Condition or Code. Any violation of (i) any term or condition set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission of the approvals granted pursuant to this Ordinance.

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

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

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Property of Cook County Clerk's Office


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ORD 21-3_D_02.01.21

ADOPTED this 1st day of February, 2021, pursuant to a roll call vote at follows:

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

APPROVED this 1st day of February, 2021.



Anan Abu-Taleb, Village President

ATTEST



Vicki Scaman, Village Clerk


Published in pamphlet form this 1st day of February, 2021.



Vicki Scaman, Village Clerk

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

PETITIONER – 261 WASHINGTON LLC



By: Tim Pomaville
Its: President

Dated: 2-22, 2021

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December 16, 2020

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

Re: Application of 261 Washington LLC, controlled by Ambrosia Homes Development Inc., for a Planned Development on the South side of Washington Boulevard East of Cuyler Avenue, at 261 Washington Boulevard – PC 20-05

Dear Trustees:

History of Project.

On or about November 25, 2020, 261 Washington LLC, controlled by Ambrosia Homes Development Inc., of 5401 West Lawrence # 30137, Chicago, Illinois 60630 ("Applicant"), filed an application for approval of a planned development on the South side of Washington Boulevard East of Cuyler Avenue, at 261 Washington Boulevard, on property depicted in the application ("Subject Property"), in the R-7 Multi-Family Residential Zoning District, for a multi-family residential development of five (5) floors with twenty-eight (28) dwelling units and twenty-eight (28) parking spaces, with parking on the ground floor.

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

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1. Article 4 (Residential Districts) Table 4-1 (Residential Districts Dimensional Standards-Minimum Lot Area): Relief is requested from the minimum lot area per dwelling unit requirement, which allows eleven (11) dwelling units on the Subject Property, to allow for twenty-eight (28) dwelling units to be located on the Subject Property, requiring an allowance for an additional seventeen (17) dwelling units.

2. Article 4 (Residential Districts) Table 4-1 (Residential Districts Dimensional Standards-Maximum Building Height): Relief is requested from the maximum building height requirement, which allows a multi-family building height of forty-five feet (45') on the Subject Property, to allow for a building with a height of fifty-six feet (56'), requiring an allowance of eleven feet (11').

3. Article 4 (Residential Districts) Table 4-1 (Residential Districts Dimensional Standards-Minimum Rear Yard Setback): Relief is requested from the twenty-five feet (25') rear yard setback requirement at the South lot line, to allow for an eighteen foot (18') rear yard setback at the South lot line, requiring an allowance of seven feet (7').

4. Article 4 (Residential Districts) Table 4-1 (Residential Districts Dimensional Standards-Minimum Front Yard Setback): Relief is requested from the fifteen feet (15') front yard setback requirement, to allow for a half-foot (0.5') front yard setback, requiring an allowance of fourteen and a half feet (14.5').

5. Article 4 (Residential Districts) Table 4-1 (Residential Districts Dimensional Standards-Maximum Impervious Surface Coverage): Relief is requested from the eighty percent (80%) impervious surface coverage requirement, to allow for coverage of eighty-two percent (82%), requiring an allowance of two percent (2%).

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6. Article 11 (Landscaping & Screening) Section 11.6 (Required Parking Lot Landscape Abutting A Street): Relief is requested from the five feet (5') parking lot landscaping abutting a street requirement on the West lot line, to allow for no landscaping abutting the street on the West lot line, requiring an allowance of five feet (5').

The Application and Notice.

On November 18, 2020, legal notice of the public hearing was published in the *Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park. A notice of the public hearing was posted at the Subject Property and letters were also mailed by the Applicant to property owners for property within three hundred feet (300') of the Subject Property, advising them of the proposal and the public hearing to be held.

Pursuant to legal notice, the Planning Commission ("Commission") conducted a public hearing on the application on December 3, 2020, at which time and place a quorum of the members of the Commission were present.

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

FINDINGS OF FACT

The Subject Property.

1. The Subject Property is an eleven thousand seven hundred twenty-one (11,721) square feet zoning lot located on the South side of Washington Boulevard East of Cuyler Avenue, and is commonly known as 261 Washington Boulevard. The Subject Property is located in the R-7 Multi-Family Residential Zoning District. The Subject Property is currently vacant, as a multi-family building previously on the Subject Property burned down and was demolished several years ago.

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2. The Subject Property is surrounded by the following uses: to the North, multi-family residential uses, which are zoned within the R-7 Multi-Family Residential Zoning District; to the South, across the alley, an Oak Park Elementary School District 97 athletic sports field, which is zoned within the OS Open Space Zoning District; to the East, multi-family residential uses, which are zoned within the R-7 Multi-Family Residential Zoning District; to the West, across Cuyler Avenue, Oak Park Elementary School District 97 Percy Julian Middle School, which is zoned within the I Institutional Zoning District.

3. The Applicant is the contract purchaser of the Subject Property.

The Applicant.

4. The Applicant is a developer of residential housing.

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

The Project.

6. The Applicant proposes to build a multi-family residential building of five (5) floors with twenty-eight (28) dwelling units and twenty-eight (28) parking spaces, with parking on the ground floor and the other improvements set forth in the application.

The Requested Site Development Allowances.

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

Envision Oak Park Comprehensive Plan.

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

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

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

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

12. The Applicant's proposed development touches on key principles which help in the advancement of the Village's vision. The proposed use is specifically identified in a Mixed Residential area on the Future Land Use Map. This area includes a balanced mix of single-family, townhouses, and multiple-family structures. These areas are a transition between commercial and single-family areas. While taller and more dense than the limitations in the Zoning Ordinance, the proposed development is a reasonable context-sensitive infill development that advances the Village's vision for strengthening the urban fabric.

13. Additionally, the project site, within the R7-Multiple Family Zoning District, is abutting residential uses to the East and North. A public school is adjacently West. There is an open space and parking uses to the South across a public alley. The

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Applicant's proposed residential use is compatible and harmonious with the surrounding land uses. The massing of the proposed structure is appropriate and contextual within the general multiple-family residential area.

14. In Chapter 7, the Comprehensive Plan seeks to ensure the Village Board's and Village Commissions' commitment to diversity and affordable housing opportunities. With the soundance of vintage housing in Oak Park, new housing that is affordable and accessible increases the opportunity a more diverse population.

15. While the proposed development will not offer affordable housing units, the Applicant's proposed development will offer an affordable residential opportunity in a building with an elevator that contains an adequate amount of on-site off-street parking in an area of the Village that is need of additional parking.

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

17. Since sustainably is increasingly important, the proposed development will be developed with the National Green Building Standard ("NGBS"), the only green building rating system for homes and apartments approved by the American National Standards Institute as an American national standard. The NGBS provides a blueprint for builders to follow for the design and construction of new and renovated single-family homes and multifamily apartment buildings. The Applicant will provide proof to the Village via a third-party verification that they have achieved those requirements.

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

Ability of Applicant to Complete Project.

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

Compensating Benefits.

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

- a. Applicant will repair and/or replace the sidewalks and curbs as needed along both Washington Boulevard and Cuyler Avenue.
- b. Applicant will resurface a portion of the alley behind Washington as suggested by the Public Works.
- c. Applicant will add landscaping to the parkway as directed by Public Works.
- d. Applicant will confirm with Public Works any other public improvements needed to the immediate area of the project.

Public Art As Part Of The Development.

21. Section 14.5.E.2.c. of the Zoning Ordinance requires that an Applicant provide at least one (1) piece of public art as part of the development. A contribution to the Oak Park art fund is also an option. In either case, the scope of the public art or

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contribution should be in proportion to the square footage of the development upon review and advice by the Village's partner agency the Oak Park Area Arts Council.

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

The Planned Development Standards.

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

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

1. Create a more desirable environment than may be possible through strict application of other Village land use regulations with the use of creative design, landscape, and/or architectural features.
2. Enhance the existing character and property values of the Village and promotion of the general welfare by ingenious and imaginative designs resulting in a better and more creative use of land.
3. Coordinate the character, the form, and the relationship of structures to one another.
4. Preserve and enhance of desirable site characteristics such as natural topography, vegetation, and geologic features.
5. Maximize the beneficial use of open space.
6. Promote long-term planning pursuant to a site plan that will allow harmonious and compatible land uses or combination of uses with surrounding areas.
7. Promote economic development within the Village.
8. Eliminate blighted structures or incompatible uses through redevelopment, restoration, adaptive reuse, or rehabilitation.

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

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

for planned developments:

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

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

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

4. Adequate ingress and egress to the planned development site already exists or will be provided in a manner that adequately addresses additional traffic congestion in the public streets and promotes a safe and comfortable pedestrian environment.

5. The proposed use or combination of uses will not substantially diminish the use or enjoyment of other property in the vicinity for those uses or combination of uses that are permitted by the Zoning Ordinance of the Village.

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

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

8. The proposed development is economically feasible and does not pose a current or potential burden upon the services, tax base, or other economic factors that affect the financial operations of the Village, except to the extent that such burden is balanced by the benefit derived by the Village from the proposed use.

25. During the public hearing, the Commission heard testimony and considered evidence about the proposed development.

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

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

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

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends to the President and Board of Trustees, by a vote of 6 to 2, that the planned development be APPROVED, subject to the following conditions:

1. That except as modified below, the Applicant shall develop the project comprised of twenty-eight (28) multi-family residential dwelling units and ancillary parking uses in substantial conformity with the Plans and Specifications submitted with its application as subsequently modified in accordance with the Zoning Ordinance, with drawings dated December __, 2020, and as presented to the Commission on December 16, 2020. The Applicant shall provide updated schematic plans, based on the final drawings provided to the Commission, to the Village's architecture consultant, Wight and

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Company, for review and comment prior to presentation of these Findings and Recommendation to the Village Board. The final architectural plans shall be sealed by the architect of record. The Landscape Plan shall provide for the preservation, care and maintenance of the landscape materials.

2. That the Applicant shall meet the National Green Building Standards Silver certification level. The Applicant will provide proof to the Village via a third-party verification that they have achieved those requirements.

3. That the Applicant shall provide the Village with a bond, letter of credit or other security acceptable to the Village in an amount of 110% of the cost of landscape materials and installation, to insure that the landscaping is installed and maintained pursuant to the Landscape Plan upon submittal of a building permit application.

4. That upon review and advice of the Oak Park Area Arts Council and approval of the Village Board, the Applicant shall install public art at the planned development site or provide a monetary donation to the Oak Park art fund. The location of the art on the site and its accessibility to the general public will be mutually determined by the Applicant and the Village.

5. That the Applicant shall require unified window treatments for all units.

6. That semi-trailer truck traffic is prohibited on Washington Boulevard east of the subject property. Construction traffic routes shall be limited to Madison Street and Ridgeland Avenue and at and west of the subject property on Washington Boulevard, unless otherwise determined by the Village Engineer. The Applicant shall submit its final route for construction traffic, its plan for construction parking, and its demolition and construction schedule to the Village Engineer for his/her review and approval.

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7. That during construction of the proposed development, the Applicant shall post a conspicuous sign providing a local phone number for the construction manager which interested parties may call to obtain answers to questions about the project and its construction. Such telephone number shall be staffed during normal business hours, Monday through Friday, except legal holidays, by a person with authority to address and remedy problems, including, but not limited to, traffic, noise, maintenance and landscaping.

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

9. That the Applicant shall ensure that all construction debris remains on the Subject Property and is removed on a regular basis. The Applicant shall also use best efforts to mitigate any offsite dust and debris.

10. That the Applicant provides a list of final exterior building, landscaping and design materials to be approved by the Village prior to building permit submittal, as detailed in the presentation to the Plan Commission and approved by the Village Board of Trustees.

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

12. The Applicant shall record with the Cook County Recorder's Office the Planned Development Ordinance, Findings of Fact and plans within thirty (30) days after Village Board approval.

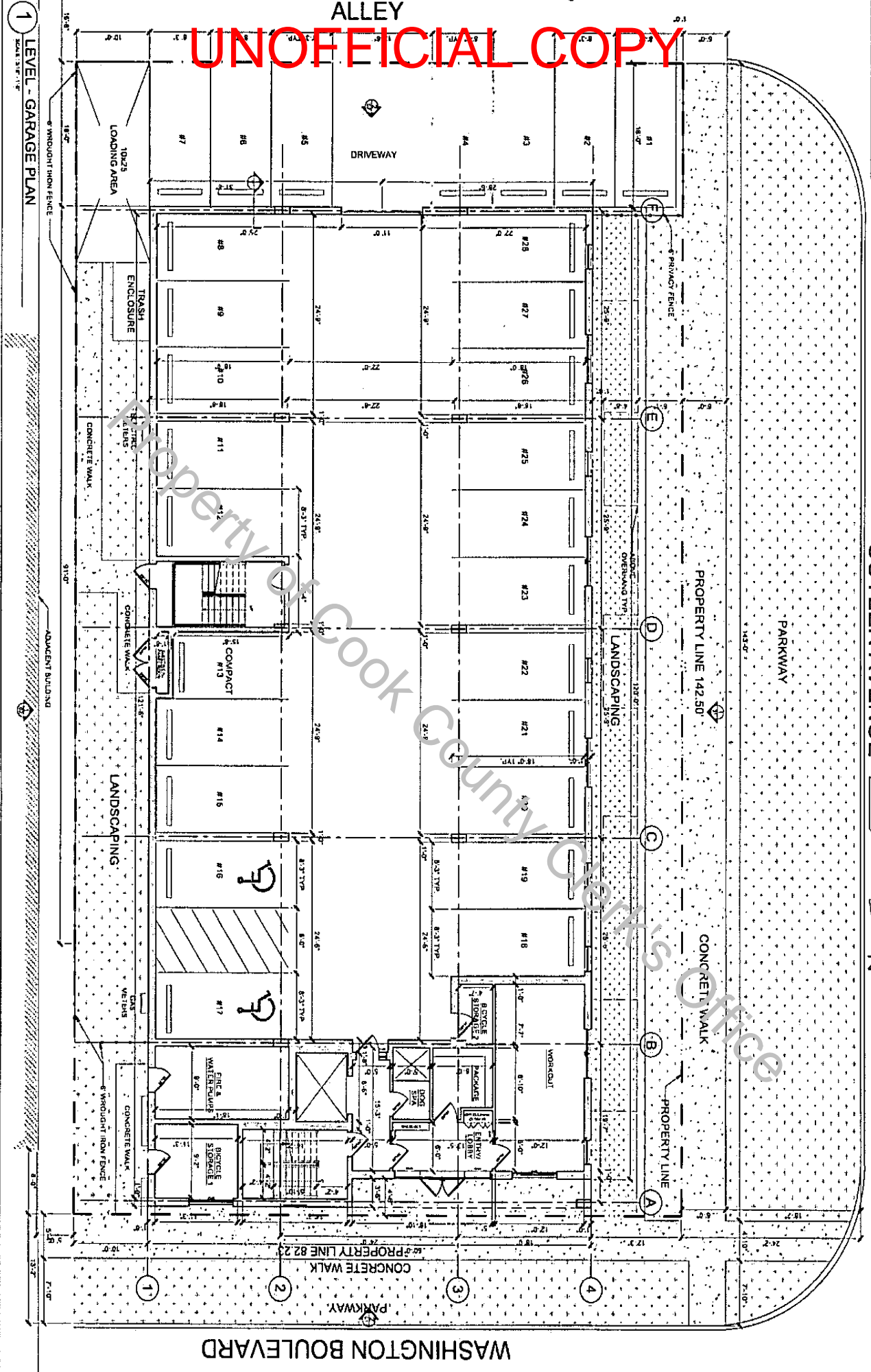
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13. That in the event the Applicant or its successors or assigns fails to comply with one or more of the foregoing conditions and restrictions after thirty (30) days written notice by the Village or its agents, the President and Board of Trustees may thereafter revoke or limit this planned development permit, provided, however, that the Applicant or its successors shall be deemed to have complied if they promptly commence a cure and diligently pursue that cure to completion where such cure is not reasonably susceptible to completion within such thirty (30) day period.

This report adopted by a 7 to 1 vote of the Plan Commission, sitting as a Zoning Commission, this 16th day of December, 2020.

JLDING COVERAGE AREA: 7,112 SF
MINIMUM IMPERVIOUS SURFACE: 9,583 SF

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1 LEVEL - GARAGE PLAN

CUYLER AVENUE

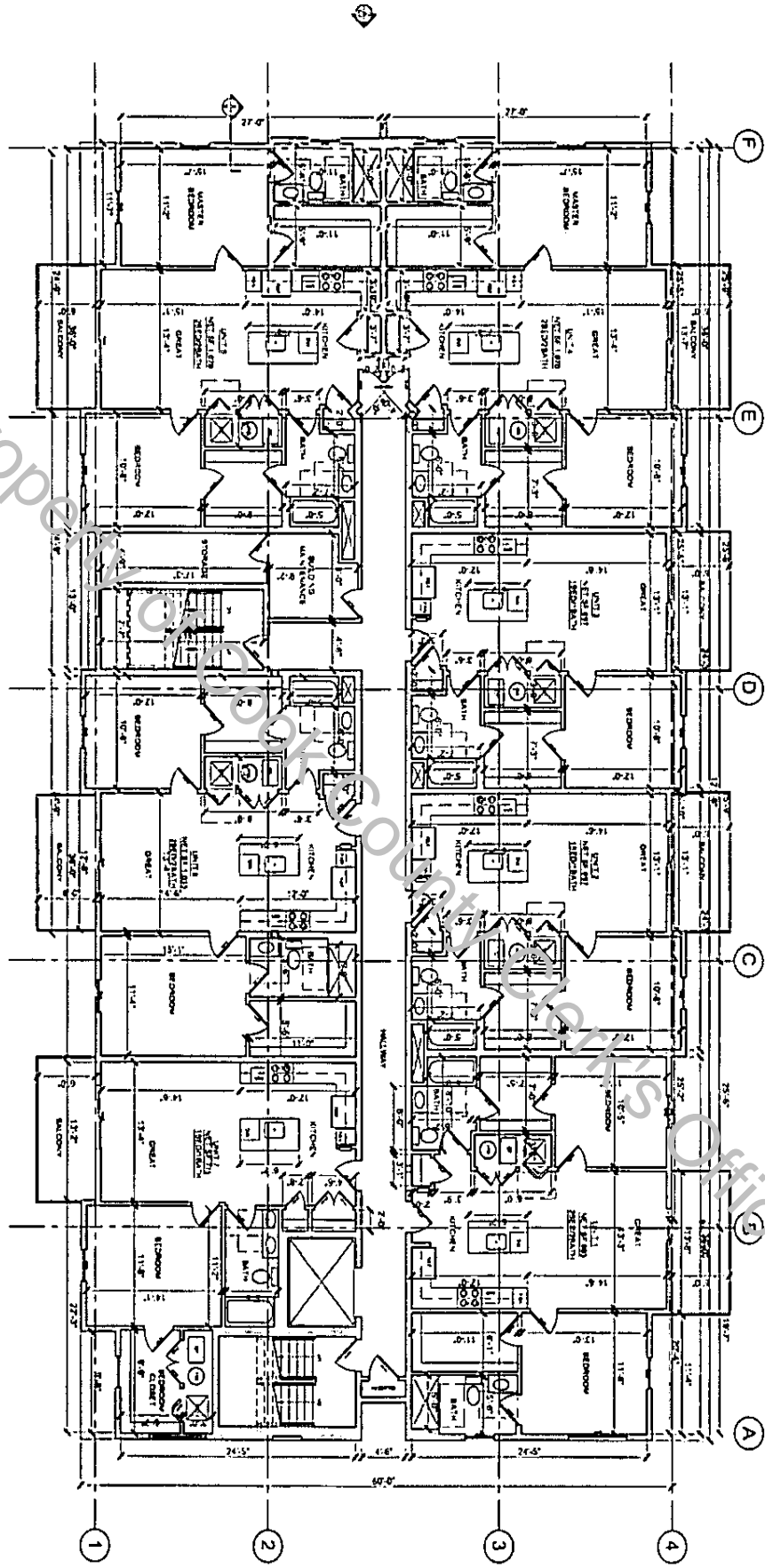
WASHINGTON BOULEVARD

| | | | | |
|--|--|-----------------------------------|-------------------------------|-------------------------|
| <p>261 WASHINGTON BLVD. OAK PARK, IL</p> | <p>CREATED FOR: AMBROSIA HOMES</p> | <p>SITE PLAN GARAGE LEVEL</p> | <p>SCALE: 3/16"=1'-0"</p> | <p>REVISION 7.5</p> |
|--|--|-----------------------------------|-------------------------------|-------------------------|

3/24/24 07:15

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1 LEVEL - 2ND FLOOR PLAN



261 WASHINGTON BLVD.
OAK PARK, IL

CREATED FOR:
AMBROSIA HOMES

2ND
FLOOR PLAN

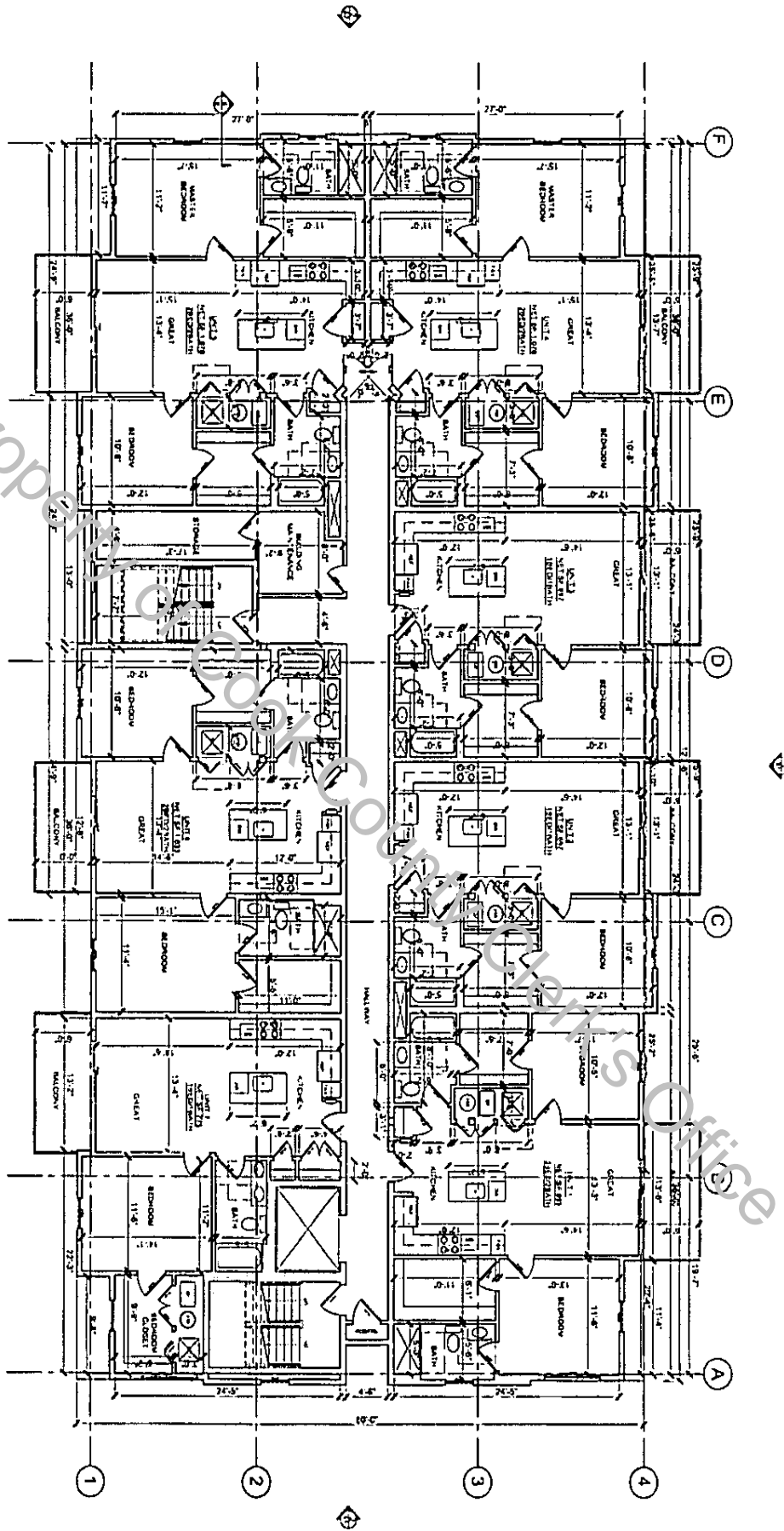
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| 7.5 |

DATE: 07/18/2024

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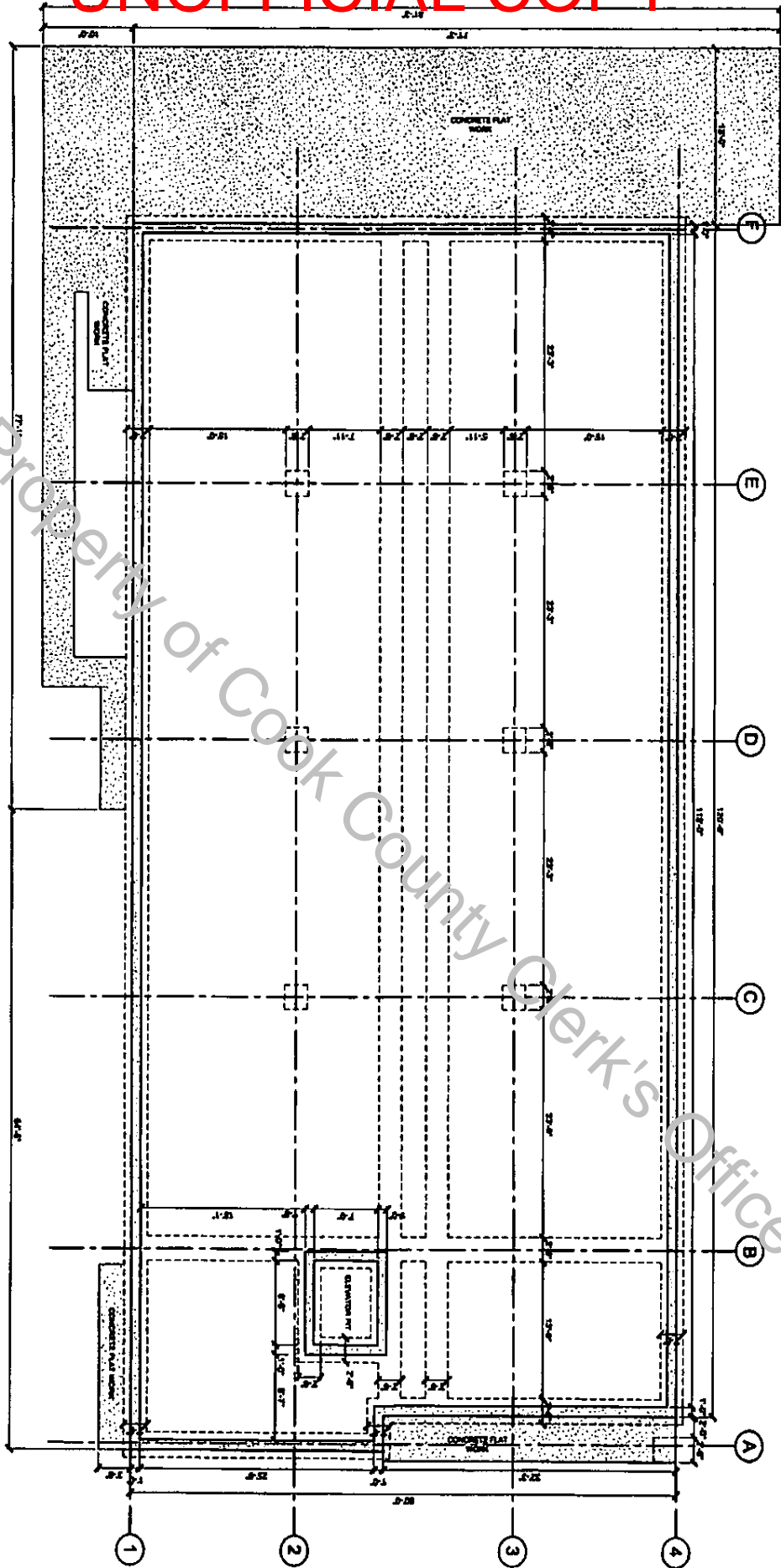
1 LEVEL - 3RD - 5TH FLOOR PLAN
SCALE: 3/16"=1'-0"



| | | | | |
|--------------------------------------|--------------------------------|---|-----------------------|-----------------|
| 261 WASHINGTON BLVD. OAK PARK, IL | CREATED FOR: AMBROSIA HOMES | TYPICAL- FLOOR PLAN 3- 5 FLOOR PLAN | SCALE: 3/16"=1'-0" | REVISION 7.5 |
|--------------------------------------|--------------------------------|---|-----------------------|-----------------|

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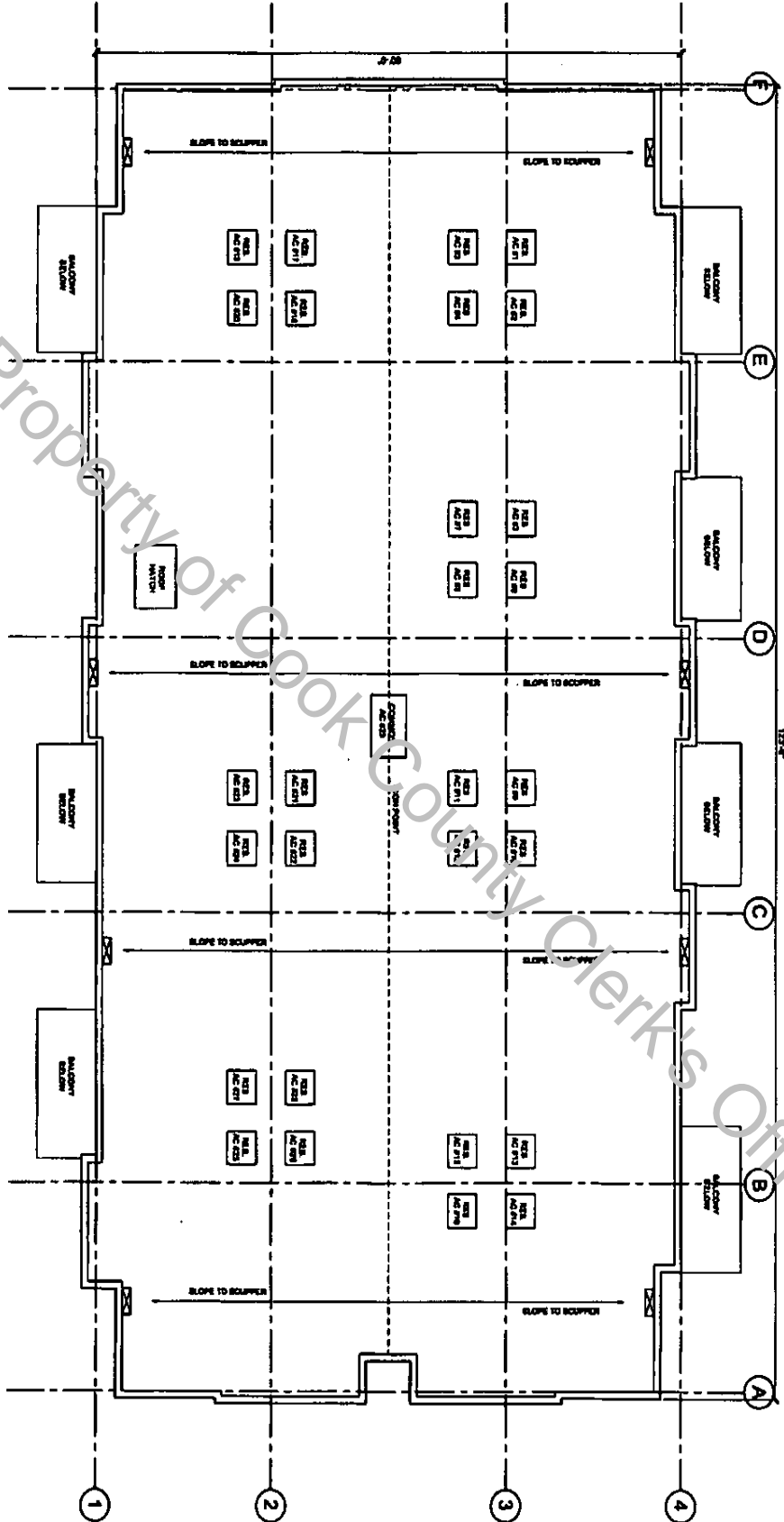
1 LEVEL - FOUNDATION PLAN



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| 261 WASHINGTON BLVD. OAK PARK, IL | CREATED FOR: AMBROSIA HOMES | FOUNDATION PLAN | SCALE: 3/16"=1'-0" | REVISION 7.5 |
|--------------------------------------|--------------------------------|--------------------|-----------------------|-----------------|

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1 LEVEL - ROOF PLAN



261 WASHINGTON BLVD.
OAK PARK, IL

CREATED FOR:
AMBROSIA HOMES

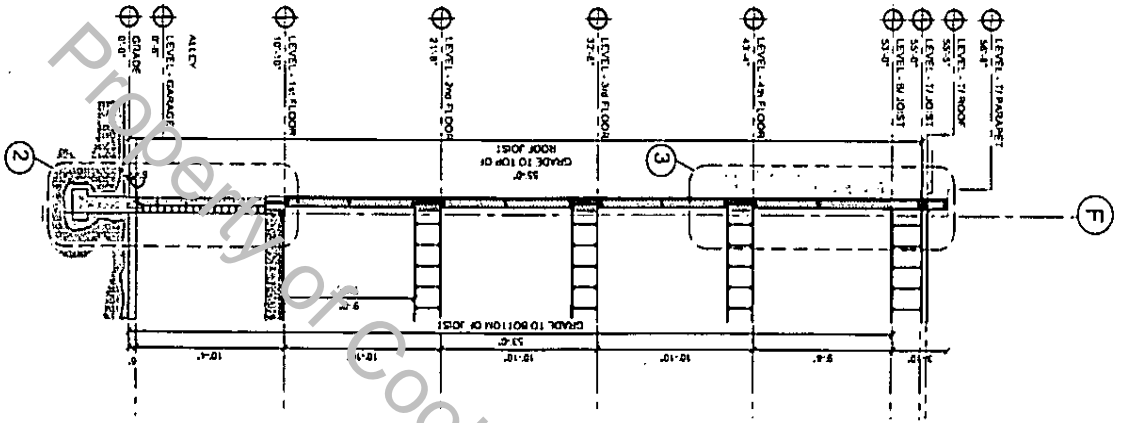
ROOF PLAN

SCALE:
3/16"=1'-0"

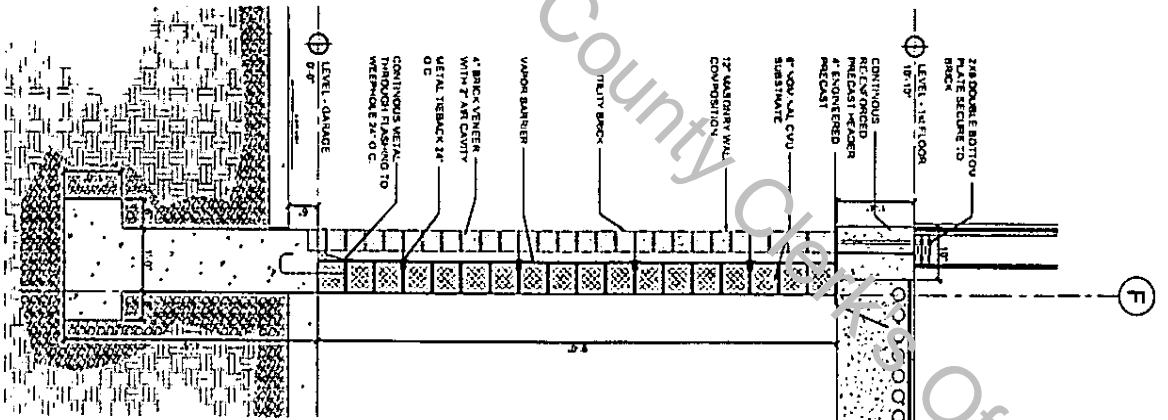
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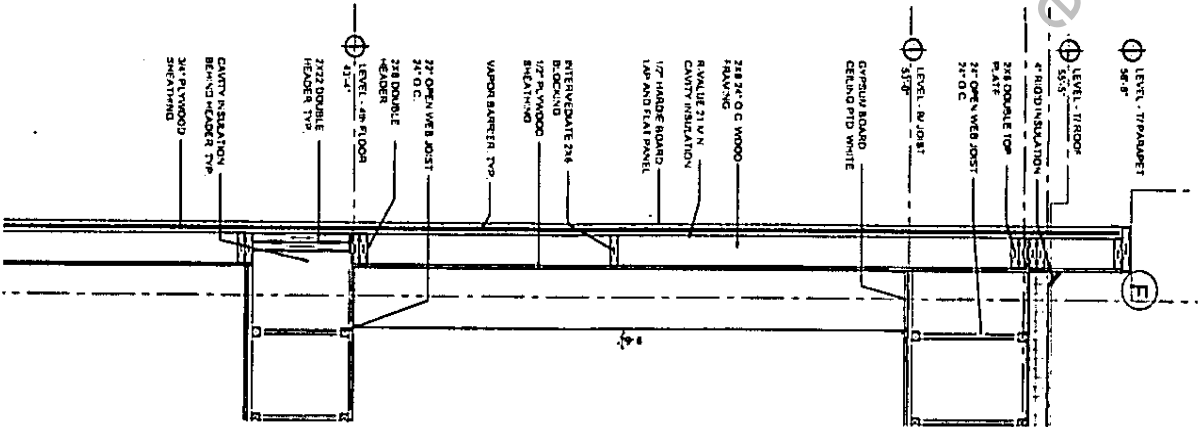
1 SECTION 1 - TYPICAL WALL



2 SECTION 2 - GARAGE



3 SECTION 3 - ROOF



261 WASHINGTON BLVD.
OAK PARK, IL

CREATED FOR:
AMBROSIA HOMES

WALL
SECTIONS

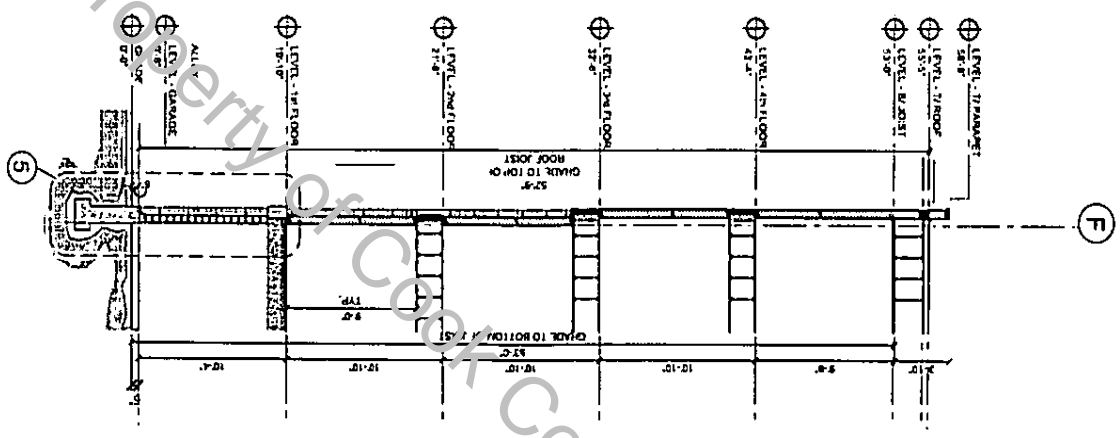
SCALE:
3/16"=1'-0"

REVISION
7.5

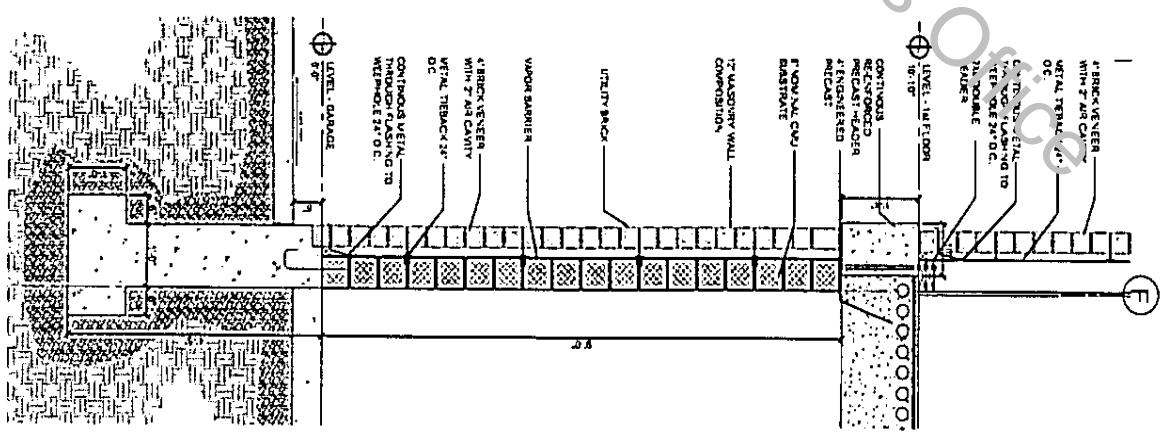
DRAWN BY: R.D.

UNOFFICIAL COPY

1 SECTION 4- FRAMED WALLS WITH BRICK VENEER

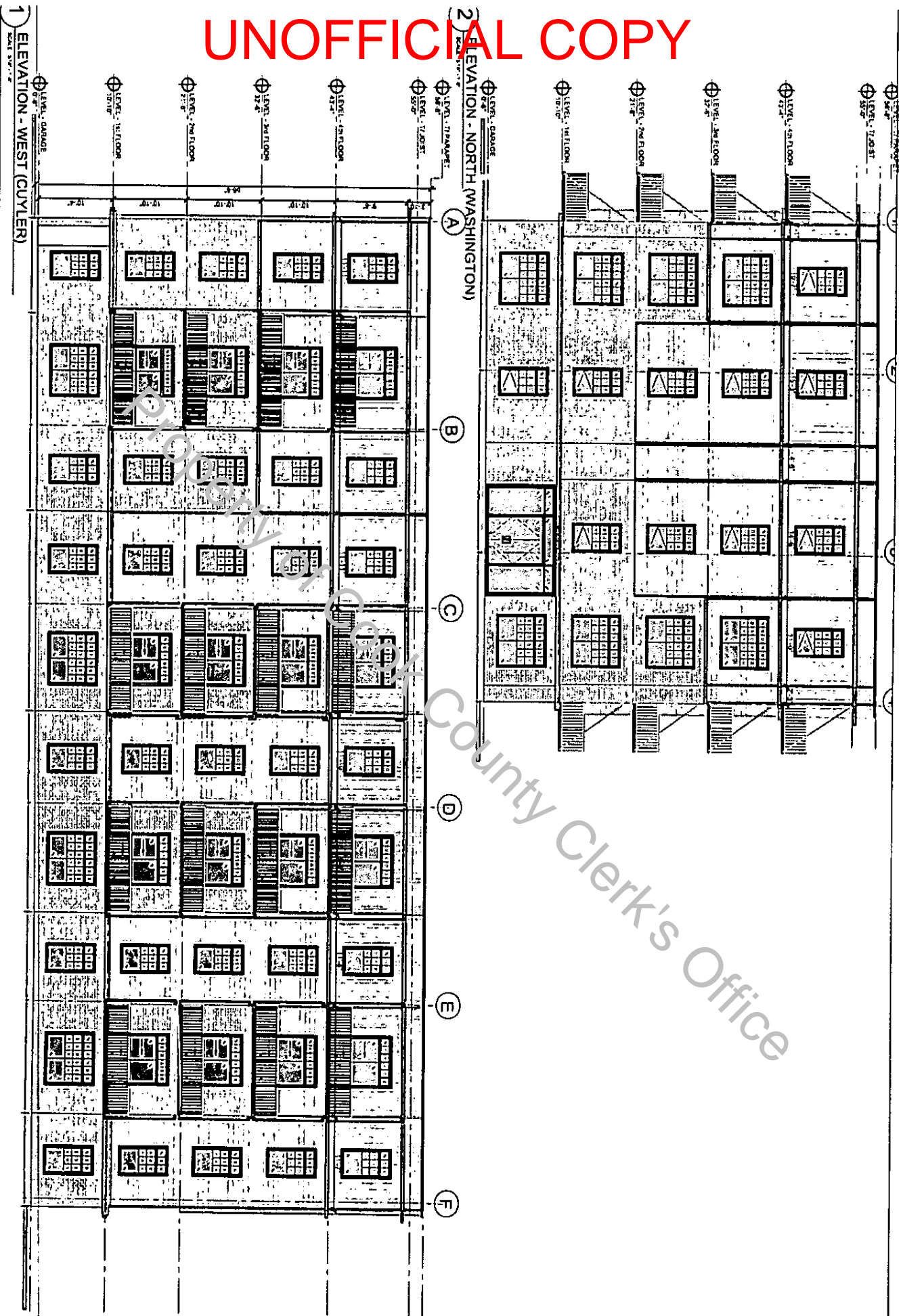


2 SECTION 5- FRAMED WALLS WITH BRICK VENEER- TYPICAL



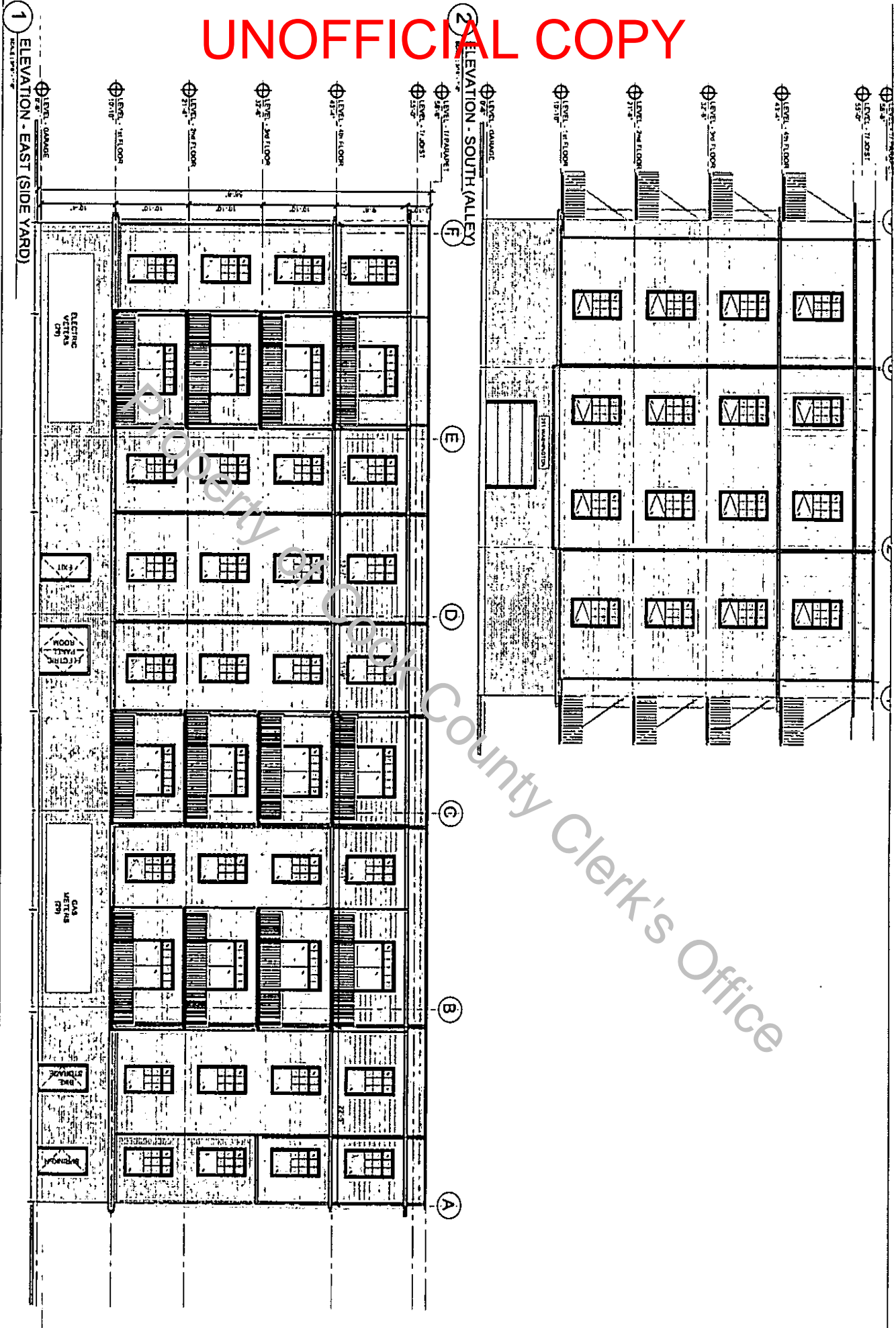
| | | | | |
|--------------------------------------|--------------------------------|------------------|-----------------------|-----------------|
| 261 WASHINGTON BLVD. OAK PARK, IL | CREATED FOR: AMBROSIA HOMES | WALL SECTIONS | SCALE: 3/16"=1'-0" | REVISION 7.5 |
|--------------------------------------|--------------------------------|------------------|-----------------------|-----------------|

UNOFFICIAL COPY



| | | | | |
|--------------------------------------|--------------------------------|------------------------|-----------------------|-----------------|
| 261 WASHINGTON BLVD. OAK PARK, IL | CREATED FOR: AMBROSIA HOMES | BUILDING ELEVATIONS | SCALE: 3/16"=1'-0" | REVISION 7.5 |
|--------------------------------------|--------------------------------|------------------------|-----------------------|-----------------|

UNOFFICIAL COPY



261 WASHINGTON BLVD.
OAK PARK, IL

CREATED FOR:
AMBROSIA HOMES

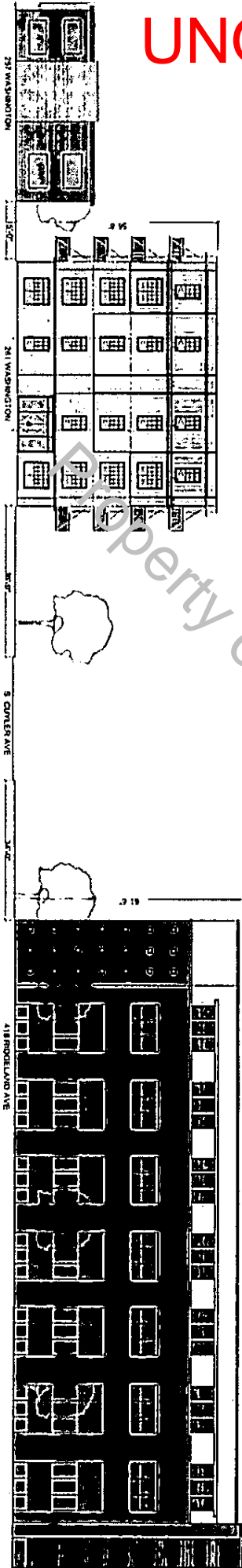
BUILDING
ELEVATIONS

SCALE:
3/16"=1'-0"

| REVISION |
|----------|
| 7.4 |

UNOFFICIAL COPY

1 STREET ELEVATION - NORTH (WASHINGTON)
SHEET NO. 1



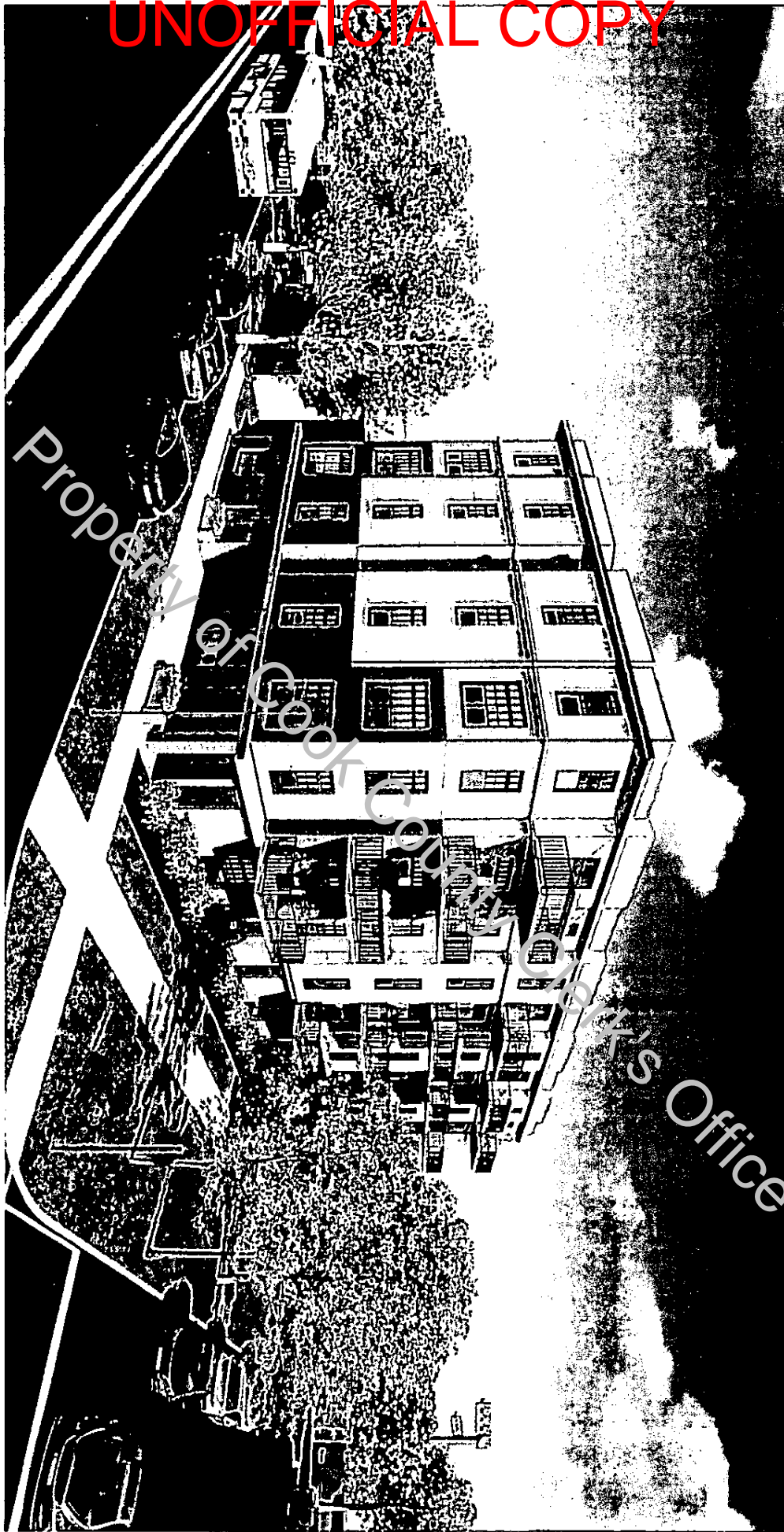
COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

| | | | | |
|--------------------------------------|--------------------------------|---------------------|------------------|-----------------|
| 261 WASHINGTON BLVD. OAK PARK, IL | CREATED FOR: AMBROSIA HOMES | STREET ELEVATION | SCALE: N.T.S. | REVISION 7.5 |
|--------------------------------------|--------------------------------|---------------------|------------------|-----------------|

UNOFFICIAL COPY



261 WASHINGTON BLVD.
OAK PARK, IL

CREATED FOR:
AMBROSIA HOMES

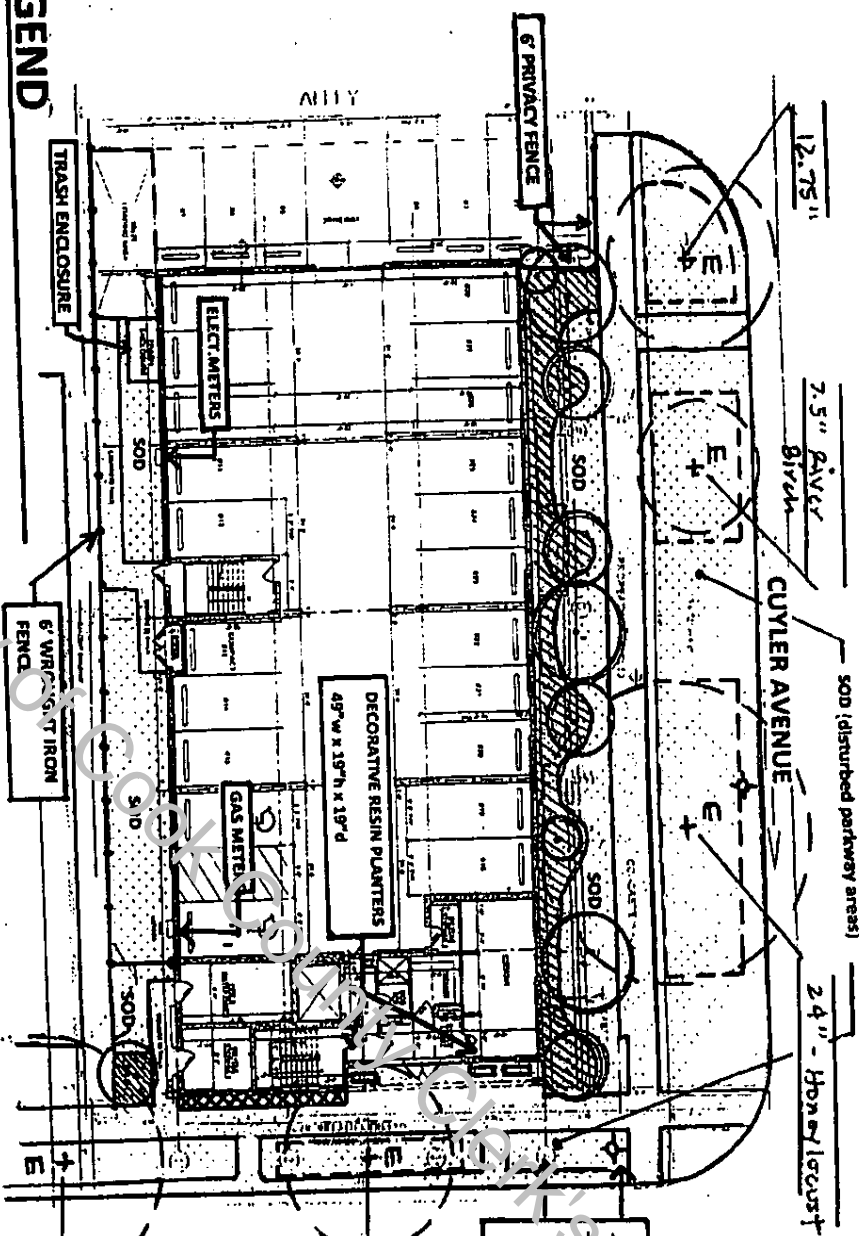
PROJECT
RENDERING

SCALE:
N.T.S.

| REVISION |
|----------|
| 7.5 |

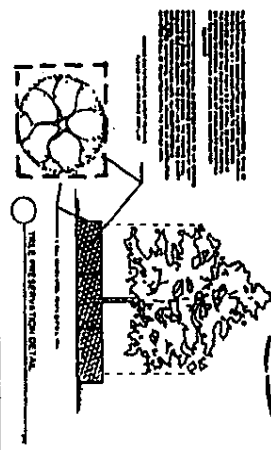
UNOFFICIAL COPY

- LEGEND**
- EXISTING PARKWAY TREES
 - DECIDUOUS SHADE TREES (narrow habit) - 3.0" BB
 - DECIDUOUS ORNAMENTAL TREES - 8'
 - PLANTING BED (dec. & evergreen shrubs, orn. grasses, perennials, groundcovers)
 - PLANTING BEDS (orn. grasses, perennials & groundcovers)



STRAK LANDSCAPING (123.5' divided by 4 = 3.09)

| Plant Type | Required | Proposed |
|----------------------------------|----------|----------|
| Deciduous Shade Tree (1 x 3 = 3) | 3 | 3 |
| Deciduous Orn. Tree (2 x 3 = 6) | 6 | 6 |
| Shrubs (10 x 3 = 30) | 30 | 30 min. |



DECIDUOUS TREE

10.5" - Kentucky Coffee tree

13" - Kentucky Coffee tree

SHRUBS

RED PLANTING DETAIL

DATE: 11-16-20
SCALE: 1" = 10'
DRAWN BY: JMR
CHECKED BY: _____

REV 11-16-20
REV 11-26-20
REV 1-11-21

PROPOSED APARTMENT BUILDING
251 Washington Blvd
Oak Park, IL

IRG
Landscape Architecture
251 Washington Blvd
Oak Park, IL 60452

CONCEPTUAL LANDSCAPE PLAN

PROJECT NO.: JOB NO.
L 2020 - 9250A

DATE: 11-16-20
SCALE: 1" = 10'
DRAWN BY: JMR
CHECKED BY: _____

SHEET
L-1

UNOFFICIAL COPY

TerraCast
P R O D U C T S

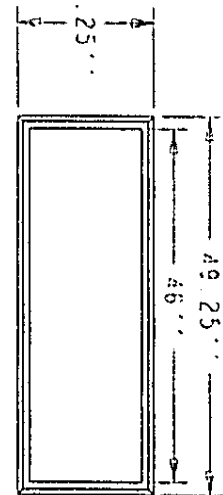
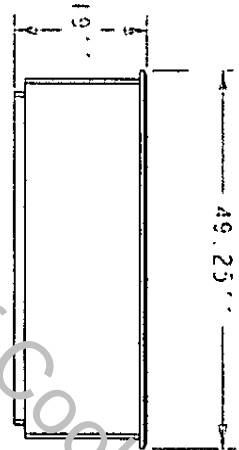
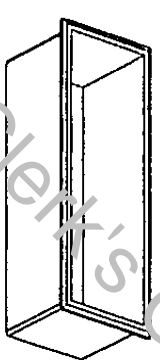
TERRACAST PRODUCTS, LLC
4400 NW 15TH AVENUE, SUITE 7
POWERS BLVD., FT. LAUDERDALE, FL 33304
OFFICE: 305-999-8522 FAX: 305-999-8522
FAX: 305-402-0539

SPECS AT A GLANCE

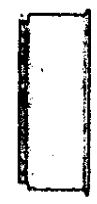
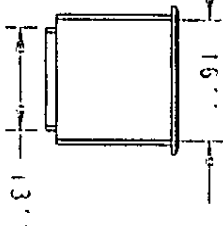
Outside Length 49.25"
Outside Width 19.25"
Height 19"

VOLUME: 57 GALLONS
7.5 FT³

WEIGHT: 26 LBS

ROMA RECTANGULAR
Impervious, Impenetrable, UV^{res},
rectangular planter

| | | | |
|----------------|---------------------|--------------------|---------------|
| MODEL # | OUTSIDE(LWH) | INSIDE(LWH) | WTL(B) |
| TCR-2 | 49.25"x19.25"x19" | 46"x16"x19" | 28 |
| (finished) | | | |
| TCR-2 | 49.25"x19.25"x19" | 46"x16"x19" | 28 |
| (pouch) | | | |

| | | | |
|------------------|---------------------|----------------|----------------|
| TerraCast | | | |
| DATE: 08-25-19 | SCALE: 1/8" = 1'-0" | PROJECT: TCR-2 | DATE: 08-25-19 |
| DRAWN BY: JMR | | CHECKED: JMR | |

PROPOSED
APARTMENT
BUILDING
261 Washington Blvd
Oak Park, IL



IRG
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 123456789
EXPIRES 12/31/2021

LANDSCAPE ARCHITECT
IRG
3111 S. WASHINGTON ROAD
CHICAGO, IL 60608
312.555.1234

CONCEPTUAL
LANDSCAPE
PLAN

PROJECT NO: 2019-001
DATE: 11-11-20
SCALE: 1" = 20'
DRAWN BY: JMR
CHECKED: JMR

SHEET
L-2