

# ADDENDUM 1

## Permit Fees



**Village of Oak Park Construction Fee(s)**  
**Effective on January 1, 2017**

<b>NEW CONSTRUCTION AND ADDITIONS</b>	
New single family, multifamily, non-residential, mixed use, commercial, institutional structures and their accessory structures	Area x square feet ("SF") construction cost x .0284 (see International Code Council ("ICC") square foot construction cost chart)
Demolition of any structure, including right of way ("ROW") obstruction, water and sewer disconnection	\$.35 x SF \$1,000.00 Public Works ("PW") restoration deposit
<b>BUILDING ALTERATIONS TO 1 AND 2 SINGLE FAMILY DWELLINGS</b>	
Accessory structure - non-structural/non-walkable structures (fences, fountains, pergola and other applicable work)	\$85.00 per alteration
Accessory structure - structural, and/or walkable structures (steps, stoops, balconies, decks, patios, porches, driveways, sidewalks and other applicable work)	\$150.00 per alteration
Alteration - general (door replacement, window replacement, roofing, stucco/siding, gutters/ downspouts, tuckpointing/brickwork, re-drywalling, insulation installation and other applicable work)	\$100.00 per type
Remodel - general: attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered/remodeled)	Area x SF construction cost x .006
Fire alarm system or fire sprinkler system (new or altered)	\$175.00 each
Grading/site development (re-landscaping/ re-grading)	\$100.00
Interior demolition	\$300.00
<b>BUILDING ALTERATIONS TO MULTIFAMILY DWELLINGS, COMMERCIAL AND INSTITUTIONAL AND OTHER APPLICABLE WORK</b>	
Accessory structure - non-structural/non-walkable structures (fences, roofing, fountains, pergola and other applicable work)	\$200.00 per alteration
Accessory structure - structural, and/or walkable structures (steps, stoops, balconies, decks, patios, sidewalks and other applicable work)	\$250.00 per alteration
Alteration - general (door/window replacement, re-roofing, door replacement, tuck-pointing, re-drywalling, insulation installation and other applicable work)	\$85.00 per unit, per type of work
Remodel - general: attic, basement, bathroom, dormer, kitchen and other applicable work (newly built out or altered/remodeled)	Area x SF construction cost x .006
Build-out/white-box/vacancy preparation	\$400.00
Fire alarm system and/or fire sprinkler system (new or altered)	\$25.00 per unit or minimum of \$275.00
Grading/site development (re-landscaping/ re-grading)	\$200.00
Interior demolition	\$250.00 per unit
Parking lot/flatwork (new or resurfacing)	\$250.00
Roofing (new or altered)	\$200.00
Signage (permanent)	\$200.00
Signage (temporary - per month)	\$100.00
Structural alteration	\$250.00
Tenant buildout of non-residential, mixed use, commercial, and institutional structures	Area x SF construction cost x .006
<b>HEATING, VENTILATION, AIR CONDITIONING ("HVAC")</b>	
Miscellaneous HVAC alterations, repairs, replacements and improvements (piping, venting, flue lining, fixtures and other applicable work)	\$85.00 per dwelling unit
Miscellaneous HVAC system installation(s) (new or replacement of a system, unit and/or device) (includes, but is not limited to, furnaces, boilers, heat pumps, radon systems, air distribution system, geothermal systems, air conditioning systems, refrigeration systems, fireplaces, hood/duct systems and other permanent appliance devices)	\$150.00 per system/unit



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<b>PLUMBING</b>	
Miscellaneous plumbing alteration(s) - repair, replacement and improvement (piping, fixtures, device and other applicable work)	\$85.00 per dwelling unit
Miscellaneous plumbing system installation(s) - new or replacement of a system, unit and/or device (includes, but is not limited to, water heater, water softener, law irrigation, grease interceptor, triple basin, drainage system, cross control/RPZ device)	\$150.00 per system/unit
Flood control/sewer backup control (interior overhead modification, exterior backwater-valve and other applicable work)	\$150.00 per system/unit
Sanitary or storm sewer repair (include ROW opening permission and other applicable work)	\$200.00 <i>\$1,000.00 PW restoration deposit, if applicable</i>
Repair of a water service (include ROW opening permission and other applicable work). See PW material fees if applicable	\$200.00 <i>\$1,000.00 PW restoration deposit, if applicable</i>
New water service (include ROW opening permission and other applicable work). See PW material fees if applicable	\$250.00 <i>\$1,500.00 PW restoration deposit, if applicable</i>
<b>ELECTRICAL</b>	
Miscellaneous electrical alterations - replacements and improvements (wiring, outlets, lighting, fixtures, low voltage, exit signs)	\$85.00 per dwelling unit
Miscellaneous electrical system installation(s) (new or replacement of a system, unit and/or device includes, but is not limited to, services, feeders, alarm systems, generators, transformers, wind turbine, solar panel and other applicable work)	\$150.00 per system/unit
<b>MISCELLANEOUS</b>	
Canopy or awnings (frame and/or fabric and other applicable work)	\$175.00
Conveyance system (elevator, lift and other applicable work - altered or new)	\$100.00
Shoring, raising or moving of a building	\$450.00 <i>\$1,000.00 PW deposit, if applicable</i>
Structural (building or repair or alteration)	\$175.00
Storage tank (installation or removal)	\$175.00
Special event activities:	
Temporary tent	\$100.00 per event
Temporary stages	\$100.00 each
<b>PUBLIC WORKS</b>	
ROW restoration deposit (or another amount as deemed necessary by the Village Engineer)	\$1,000.00
Banners	\$100.00
ROW parkway construction related openings (landscaping, lawn irrigation, driveway aprons and other applicable work)	\$100.00 <i>\$500.00 deposit</i>
<ul style="list-style-type: none"> <li>• ROW obstruction (dumpster, pod and scaffold), sidewalk blockage, pedestrian protection and other applicable work (per 25' measured linear, per day, with a maximum of 30 days)</li> <li>• ROW obstruction (sidewalk blockage, pedestrian protection and other applicable work (per 25' measured linear, per day, with a maximum of 30 days)</li> </ul>	1-10 days = \$10.00 per day + \$10.00 per day per meter if applicable; 11-25 days = \$25.00 per day + \$10.00 per day per meter if applicable
Obstruction of Village block (filming and other applicable work) (maximum allowable timeframe of one (1) week)	\$200.00 per 1/2 block or \$400.00 per whole block
Service disconnect - water or sewer (including ROW opening permission and other applicable work)	\$200.00 each <i>\$1,000.00 PW restoration deposit, if applicable</i>
Water meters and B-box, sleeve, corporation cock and other miscellaneous parts	Reimbursement of Village costs
Water connection (PW to tap/connection for services up to 2")	Includes sleeve and corporation cock
3" tap	\$1,300.00
4" tap	\$1,600.00
6" tap	\$1,900.00
8", 10", 12", 16" tap	\$2,100.00



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<b>ADMINISTRATION</b>	
Preparing copies for the public	\$5.00 each
Issuance of a temporary occupancy of a building/structure/space without passing all required final passing inspections	\$500.00
Issuance of a certificate of occupancy	\$100.00
Plan review for construction for one (1) and two (2) single family dwelling units	
Non-roofed accessory structures	\$25.00
Roofed accessory structures	\$100.00
New one (1) and two (2) family dwelling units	\$500.00 per unit
Interior alterations	\$150.00 per floor
Additions	\$400.00 per floor
Plan review for construction for commercial or institutional	
Non-roofed accessory structures	\$100.00
Roofed accessory structures	\$100.00
New structure	\$500.00 per floor
Interior alterations	\$300.00 per floor
Additions	\$500.00 per floor
Fire Department fire alarm review	\$200.00
Fire Department fire sprinkler review	\$400.00
Plan review - expedited plan review	200% of the original permit and plan review fee
Plan review - re-review of structural, electrical, plumbing and/or mechanical revisions after a permit has been issued	\$200.00
Re-inspection fee after the second inspection	\$100.00
Permit extensions after the permit expires	Half of the original permit fee excluding plan review fees
Work exceeding the approved plans/scope of the approved permitted construction documentation	300% of the original fee, minimum of \$400.00
<b>ZONING</b>	
Work started without a permit	200% of the original fee, minimum of \$300.00
Map text amendment	\$675.00
Appeals	\$165.00
Construction necessitated variations after the commencement of construction	\$2,750.00
Planned development	\$2,000.00
Special use	\$675.00
Special use renewal	\$165.00
Variance	\$335.00



## Square Foot Construction Costs <sup>a, b, c, d</sup>

Construction Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
<b>Use Group</b>									
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High-hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H-2, -3, -4 High-hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 High-hazard, hazardous production materials	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate-hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low-hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility and miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

**Notes:**

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

# ADDENDUM 2

## Draft Design Standards

## ARTICLE 7. DESIGN STANDARDS

- 7.1 PURPOSE
- 7.2 APPLICABILITY
- 7.3 DESIGN REVIEW
- 7.4 BUILDING DESIGN STANDARDS
- 7.5 ENERGY EFFICIENT CONSTRUCTION

### 7.1 PURPOSE

The intent of these design standards is to promote architectural innovation and creativity in the design of buildings and sites, to promote design of buildings with visual interest that complement the streetscape, to maintain compatibility with surrounding developments, and to enhance the pedestrian-oriented character and overall visual image of the Village. The purpose of this Article is to advance the interest of public health, safety, and welfare as related to the exterior of buildings by:

- A. Stabilizing or improving property values.
- B. Promoting civic beautification.
- C. Protecting property rights and values by balancing the rights of landowners to use and improve their land with the corresponding rights of abutting and neighboring landowners to enjoy their property.
- D. Promoting environmentally sustainable development.
- E. Promoting the development of an economically sound and stable Village.
- F. Integrate new development harmoniously into the existing built environment.

### 7.2 APPLICABILITY

A. The design standards of this Article apply in the following instances. (Item B below assists in determining applicability.) Design review for compliance with these standards is required as identified in Section 7.3.

1. New construction of non-residential and mixed-use development, and multi-family dwellings of three or more units.
2. Substantial enlargement and/or alteration of non-residential and mixed-use developments, and multi-family dwellings of three or more units.
3. Planned developments.
4. New construction and substantial enlargement and/or alteration of any development within the RR District. However, the design standards of Article 5 for the RR District supersede any design standards in this Article that may conflict.

B. The following criteria are used to determine applicability:

#### 1. New Construction

New construction on a new or existing foundation.

#### 2. Substantial Addition

a. A substantial addition occurs when the total footprint or gross floor area of the structure, as of the effective date of this Ordinance, is increased by either 1,000 square feet or 20% in area, whichever is less.

b. Additions of less than 1,000 square feet or 20% of total footprint area of the structure, as of the effective date of this Ordinance, do not count as substantial. However, if the cumulative sum total of all additions in any ten year period exceed 1,000 square feet or 20% of the total footprint area of the structure, as of the effective date of this Ordinance, then it is considered a substantial enlargement. The design standards would apply upon the enlargement that exceeds this threshold.

### 3. Substantial Alteration

Substantial alteration occurs with any exterior change, other than incidental repairs, that would prolong the life of the supporting members of a building. Routine exterior maintenance activities such as painting, tuckpointing, replacing trim in kind, railings in kind, or replacing other nonstructural architectural details in kind are not considered to constitute a substantial exterior alteration.

C. No development application or building permit for development will be approved until it is determined that the applicant has complied with the standards in this Section.

## 7.3 DESIGN REVIEW

### A. Initiation

Development identified in Section 7.2.A is subject to design review per the procedure in item D below, with the following exceptions:

1. Planned developments are reviewed for compliance with these design standards during the planned development process. No additional design review process is required.
2. In the historic districts, when a Certificate of Appropriateness is required, no additional design review per this Article is required. If no Certificate of Appropriateness is required, then design review is required.
3. Development subject to any other review process including, but not limited to, those conducted by the Historic Preservation Commission, Plan Commission, or Community Design Commission, that includes review of building design are reviewed for compliance in those processes. Confirmation that additional design review is not required will be verified by the Zoning Administrator.

### B. Procedure

#### 1. Pre-Application Conference

Applicants, prior to submitting a formal application for a building permit, may request, at their option, a pre-application conference with the Zoning Administrator. The purpose of the conference is to help the applicant understand the applicable design standards by which the application will be evaluated.

#### 2. Process

- a. Any building permit that requires design review will be submitted to the Department of Development Customer Services, who will determine if it meets or does not meet the applicable design standards.
- b. A denial requires written findings as to how the proposed development does not meet the design standards.
- c. A denial may be appealed to the Community Design Commission and the applicant must submit a written statement explaining the reason for an appeal. All appeals must be filed within 14 days of the issuance of the Department of Development Customer Services denial.
- d. The Community Design Commission will review the appeal at its next regularly scheduled meeting. The denial may be modified, reversed, or affirmed by the Commission. The Community Design Commission decision may be appealed to the circuit court.

### C. Review Considerations

In addition to the applicable standards of Sections 7.4 and 7.5, design review applications must consider the following and demonstrate that these were considered:

1. The location, arrangement, size, design, and general site compatibility of structures and site elements to ensure:
  - a. Relate harmoniously to the scale and architecture of adjacent buildings.



## 7.4 BUILDING DESIGN STANDARDS

The following design standards apply to non-residential, mixed-use, and multi-family (3 or more units) developments.

### A. Building Facade Standards

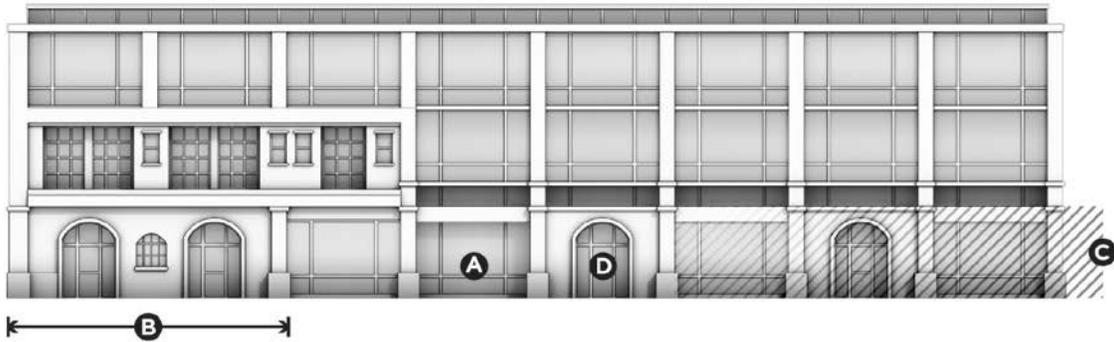
1. A building wall that faces a street or connecting pedestrian walkway must not have a blank, uninterrupted length exceeding 30 feet for non-residential and mixed-use developments and 20 feet for multi-family developments without including at least two of the following categories:
  - a. Change in plane
  - b. Change in texture or masonry pattern
  - c. Windows
  - d. An equivalent element that subdivides the wall into smaller sections
2. The building sides and rear facade must be entirely constructed from some or all of the same materials present on the front façade.
3. For multi-family developments, large or long facades must be broken up into multiple bays, while medium sized facades must be broken by vertical elements.
4. For non-residential and mixed-use developments, the following additional standards apply:
  - a. Building fronts must be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. Buildings with more than 40 feet of street frontage must be broken into smaller sections through the use of changes in wall planes, materials, architectural elements, and similar features.
  - b. All ground floor front building facades must include display windows at ground level to allow pedestrians to view goods and activities inside and encourage walking and browsing. Substantially opaque, frosted, etched, tinted, black, and reflective mirror glass are prohibited unless associated with signs. Storefront display windows must cover at least 60% of the ground floor building façades facing public rights-of-way, excluding alleys. The bottom sill height of any storefront display window must be no more than 24 inches from the ground.

### B. Building Entries

Each building must have clearly defined, prominent customer/residential entrance(s) that features no less than two of the following categories:

1. Canopies or awnings
2. Porticos
3. Recesses or projections
4. Arcades
5. Raised cornice parapets over the door
6. Peaked roof forms
7. Arches
8. Glass
9. Architectural details such as tile work and moldings that are integrated into the building structure and design

## BUILDING FACADE STANDARDS



- A** A building wall that faces a street or connecting pedestrian walkway must not have a blank, uninterrupted length exceeding 30 feet for non-residential and mixed-use developments and 20 feet for multi-family developments without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into smaller sections.
- B** Building fronts must be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. Buildings with more than 40 feet of street frontage must be broken into smaller sections through the use of changes in wall planes, materials, architectural elements, and similar features.
- C** All front building facades must include display windows at ground level to allow pedestrians to view goods and activities inside and encourage walking and browsing. Substantially opaque, frosted, etched, tinted, black, and reflective mirror glass are prohibited unless associated with signs. Storefront display windows must cover at least 60% of the ground floor building facades facing public rights-of-way, excluding alleys. The bottom sill height of any storefront display window must be no more than 24 inches from the ground.
- D** Each building must have clearly defined, prominent customer/residential entrance(s) that features no less than two of the following categories: canopies or awnings, porticos, recesses or projections, arcades, raised cornice parapets over the door, peaked roof forms, arches, glass, or architectural details such as tile work and moldings that are integrated into the building structure and design.

### C. Building Materials

The following are permitted exterior building materials, preferred for their durability and contextual relationship to building materials used throughout the Village:

1. Natural clay brick
2. Ceramic tile
3. Terra cotta
4. Glass and glass panels
5. Stone or cast stone
6. Metal, aluminum, steel
7. Glass block (not permitted on street façade)
8. Molded cornices and trim in alternate materials, such as glass fiber reinforced concrete (GFRC)
9. Wood

10. Cement plaster (stucco), fiber cement materials, and similar materials
11. Architectural finished concrete
12. Other materials as determined on a case by case basis during design review

#### **D. Roofs and Cornices**

If reasonable, the original roofline and cornice treatment must be maintained and restored. New buildings should be sympathetic to the established roofline heights and cornice treatments of adjacent buildings where appropriate.

#### **E. Auto-Oriented Developments**

These regulations are intended to address exterior design elements of auto-oriented developments to help promote an overall cohesive design and enable comprehensive review of such cases. These regulations supplement the design standards within this section for individual structures.

##### **1. Site Design**

- a. All development proposals must show evidence of coordination with the site plan, arrangement of buildings, and planning elements of neighboring properties by:
  - i. Responding to local development patterns and the streetscape through the use of consistent building setbacks, orientation, and relationship of structures to the street and linkages to pedestrian facilities.
  - ii. Seeking shared vehicle access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.
  - iii. Minimizing cross traffic conflicts within parking areas.
  - iv. Locating vehicular access points to the site as far away as possible from street intersections.
- b. Mitigate the negative impacts from site activities on adjoining uses:
  - i. Service areas, storage areas and refuse enclosures should be oriented away from public view and must be screened from adjacent sites.
  - ii. Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.
  - iii. Orient auto repair bay openings and car-wash openings away from public view.

##### **c. Pedestrians and Cyclists**

Locate bicycle parking close to the building entrance in a manner that does not impede pedestrian movement.

##### **2. Architecture**

The intent of the following architectural regulations is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of Oak Park.

- a. Building design must take into consideration the unique qualities and character of the surrounding area.
- b. Building design concepts are encouraged to aesthetically acknowledge and relate to immediate adjacent structures where possible and appropriate.
- c. The design of stand-alone gas stations and convenience stores must conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials, and colors.
- d. The design of a facility that occupies a pad or portion of a building within a larger commercial center must be designed to reflect the design elements of that center.

- e. Drive through elements must be architecturally integrated into the building rather than appearing to be applied or stuck on to the building.
- f. All sides of a building must express consistent architectural detail and character. All site walls, screen walls, and pump island canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.
- g. To encourage visually interesting roofs, variations in the roofline must be provided and treatments such extended eaves and parapet walls with cornice treatments incorporated.
- h. Building accents must be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.
- i. All display items for sale must occur within the main building or within designated areas that are screened from public streets.

### **7.5 ENERGY EFFICIENT CONSTRUCTION**

All development is required to follow all standards and codes adopted by the Village for energy efficient buildings and site design. Further, the Village encourages following the standards promulgated by organizations such as LEED (U. S. Green Building Council) and SITES Sustainable Sites Initiative (administered by Green Business Certification Inc. (GBCI)), and other sustainability ratings systems acceptable to the Village

## ADDENDUM 3.1

### ALTA Survey pdf

This ALTA survey pdf and corresponding CAD file (Addendum 3.2) were conducted by the Village's consultant for the Village owned properties between 932-970 Madison Street. The ALTA survey is being provided solely to assist with the response to the Village's RFP. The selected developer will be required to complete their own survey for developing the project site.

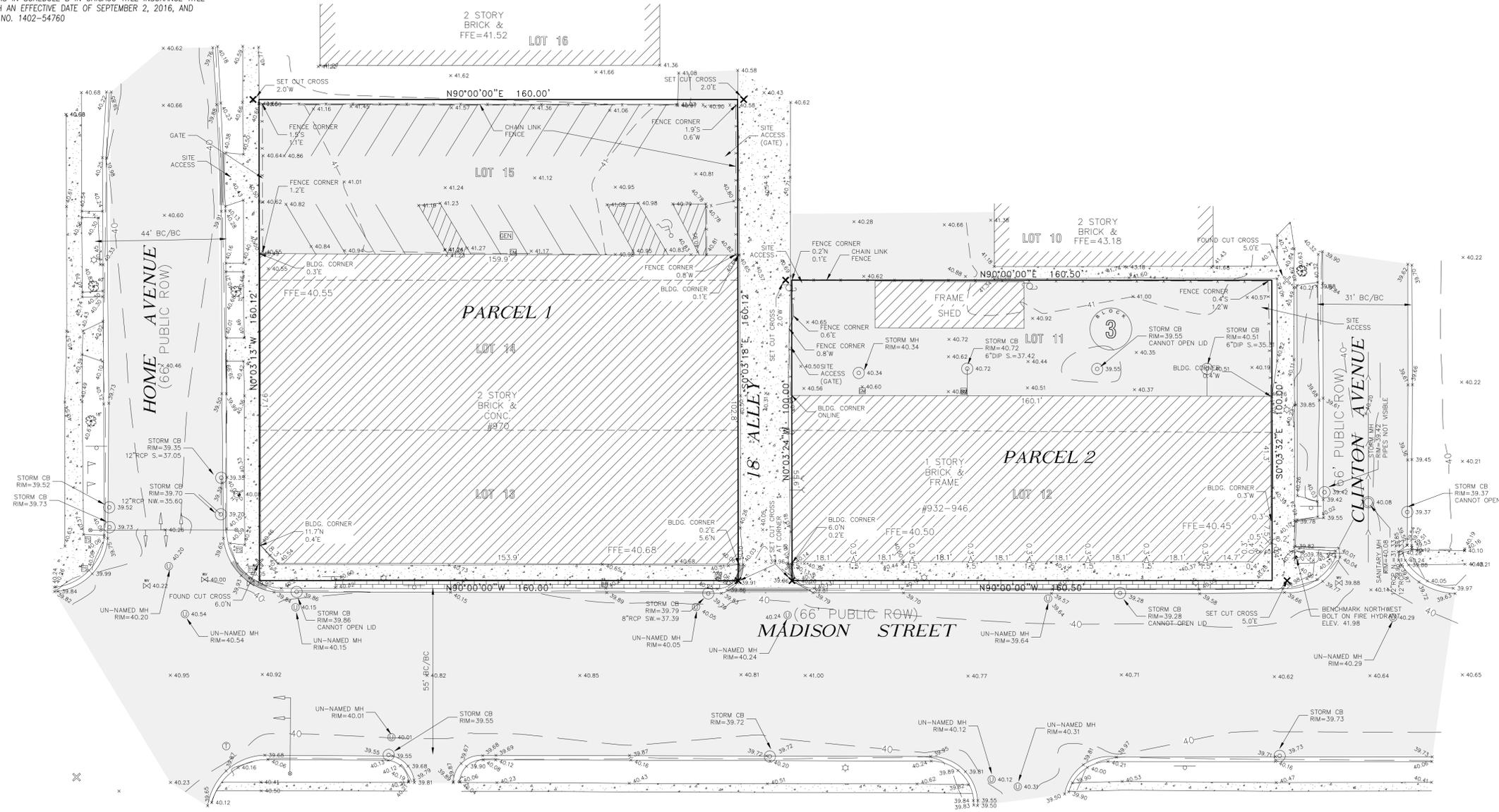
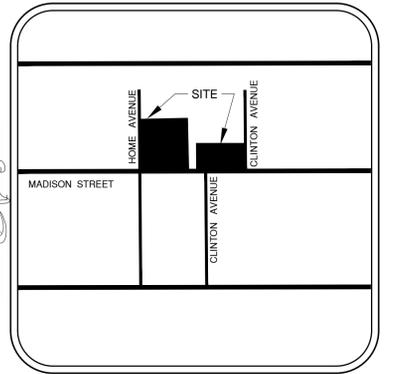
# ALTA/ACSM LAND TITLE SURVEY

## Items Corresponding to Schedule B

THE FOLLOWING ARE SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE TITLE COMMITMENT NO. 1401008982834 D2 WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2016, AND PRAIRIE TITLE SERVICES INC. COMMITMENT NO. 1402-54760

THERE ARE NO SURVEY RELATED ITEMS

## Vicinity Map



**FLOOD NOTE:**  
BY GRAPHIC PLATTING ONLY, THIS PROPERTY IS IN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0395J WHICH BEARS AN EFFECTIVE DATE OF 11-15-2010. BY CONTACTING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AT 1-800-368-7233, YOU MAY LEARN IF THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## Legend of Symbols & Abbreviations

- |          |                             |        |                            |
|----------|-----------------------------|--------|----------------------------|
| ○        | FOUND IRON PIPE             | ⚡      | FIRE HYDRANT               |
| ■        | SET IRON ROD                | ⌘      | STORM SEWER INLET          |
| □        | FOUND IRON ROD              | EP     | ELECTRIC PEDESTAL          |
| ▲        | SET MAG NAIL                | TP     | TELEPHONE PEDESTAL         |
| ✕        | SET CUT CROSS               | RD     | RECORDED DATA              |
| 7.7'     | MEASURED DATA (7.7')        | CP     | CABLE PEDESTAL             |
| P.U.E.   | PUBLIC UTILITY EASEMENT     | D.E.   | DRAINAGE EASEMENT          |
| D.E.     | DRAINAGE EASEMENT           | M.U.E. | MUNICIPAL UTILITY EASEMENT |
| M.U.E.   | MUNICIPAL UTILITY EASEMENT  | TS     | TRAFFIC SIGNAL BOX         |
| R.P.U.E. | RESTRICTED UTILITY EASEMENT | ⊙      | POWER POLE                 |
| ⊙        | STORM SEWER MANHOLE         | ○      | CONCRETE                   |
| ⊙        | SANITARY SEWER MANHOLE      | ○      | CONCRETE                   |
| ○        | WATER VALE VAULT            | ○      | CONCRETE                   |
| ○        | LIGHT POLE                  | ○      | CONCRETE                   |
| ○        | TRAFFIC LIGHT               | —      | DEPRESSED CURB             |
|          |                             | —      | ASPHALT                    |
|          |                             | —      | BRICK PAVERS               |

## Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

## Zoning Information

ZONING INFORMATION NOT PROVIDED PER TABLE A ITEM 6(b)

## Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 PARCEL 1 CONTAINS 25,620 SQ.FT. 0.59 ACRES  
PARCEL 2 CONTAINS 16,050 SQ.FT. 0.37 ACRES
- MN3 PIN 16-07-324-032, 16-07-324-024
- MN4 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN5 BEARING BASIS IS ASSUMED
- MN6 PARCEL 1 HAS 21 REGULAR PARKING SPACES AND 1 HANDICAP SPACE  
PARCEL 2 HAS NO STRIPED PARKING

TO: VILLAGE OF OAK PARK; CHICAGO TITLE INSURANCE COMPANY; PRAIRIE TITLE SERVICES INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 9 and 11 of Table A thereof. The field work was completed on October 28, 2016.

DATED: 10/28/2016

*Robert F. Sluis*  
ROBERT F. SLUIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558  
LICENSE EXPIRES NOVEMBER 30, 2018



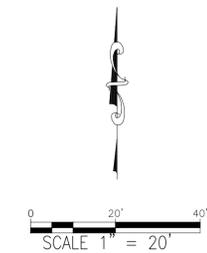
## LAND DESCRIPTION

PARCEL 1: LOTS 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLAP SUBDIVISION OF LOTS 12 TO 17 OF GEO W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 16-07-324-032-0000  
COMMONLY KNOWN AS 970 MADISON, OAK PARK, IL 60302

PARCEL 2: LOT 11 AND 12 IN BLOCK 3 IN HERRICK'S AND DUNLAP'S SUBDIVISION OF LOTS 12 TO 17, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LANDS) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-324-024-0000  
COMMONLY KNOWN AS: 932-946 MADISON, OAK PARK, IL 60302



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