



Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): _____

Address/Location of Property in Question: _____

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): K-Stone Capital Group 44 LLC, an Illinois limited liability company

Address of Property Owner(s): 20 W. Madison St., Oak Park, IL 60302

E-Mail of Property Owner(s): [REDACTED] Phone: [REDACTED]

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): U.S. Bank

Applicant's Address: U.S. Bancorp Center, 800 Nicollet Mall, Minneapolis, MN 55402

Applicant's Phone Number: [REDACTED] E-Mail [REDACTED]

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: [REDACTED] E-Mail [REDACTED]

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative _____ Contract Purchaser ☒ Other

(If Other - Describe): _____

Existing Zoning: _____ Describe Proposal: _____

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

How the property in question is currently improved?

☐ Residential ☐ Non-Residential ☐ Mixed Use ☐ OTHER: _____

Describe Improvement: The subject property is 22,778.10 SF and improved with an approximately 4,000 SF single-story commercial building.

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes ____ No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? ____ Yes ____ No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes ____ No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ **Section:** _____

Article: _____ **Section:** _____

Article: _____ **Section:** _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Michelle J. Martin
(Printed Name) Applicant

[Redacted Signature]
(Signature) Applicant

7/22/26
Date

KYAN SEOK
(Printed Name) Owner

[Redacted Signature]
(Signature) Owner

7-16-26
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16th DAY OF July, 2026

[Signature]
(Notary Public)





Application for Public Hearing **VARIANCE**

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): _____

Address/Location of Property in Question: _____

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): K-Stone Capital Group 44 LLC, an Illinois limited liability company

Address of Property Owner(s): 20 W. Madison St., Oak Park, IL 60302

E-Mail of Property Owner(s): [REDACTED] Phone: [REDACTED]

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): U.S. Bank

Applicant's Address: U.S. Bancorp Center, 800 Nicollet Mall, Minneapolis, MN 55402

Applicant's Contact Information: Phone [REDACTED] E-Mail [REDACTED]

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative _____ Contract Purchaser ☒ Other

(If Other - Describe): Tenant

Property Type: ☐ 1 or 2 Family Residential ☐ Multiple-Family ☐ Commercial ☐ Mixed-Use ☐ Hospital ☐ Institutional

Zoning District: ☐ R-1 ☐ R-2 ☐ R-3(50) ☐ R-3(35) ☐ R-4 ☐ R-5 ☐ R-6 ☐ R-7
☐ DT (1 - 2 - 3) ☐ GC ☐ HS ☐ MS ☐ NA ☐ NC ☐ RR
☐ H ☐ OS ☐ I

Describe Variance Proposal: _____

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes ____ No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____ Yes ____ No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes ____ No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ **Section:** _____

Article: _____ **Section:** _____

Article: _____ **Section:** _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Michelle J. Martin
(Printed Name) Applicant


(Signature) Applicant

7/22/26
Date

KYAN SEOK
(Printed Name) Owner

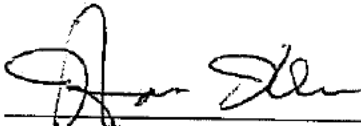

(Signature) Owner

7-16-26
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

16th DAY OF July, 2026


(Notary Public)



NARRATIVE AND ANALYSIS IN SUPPORT OF APPLICATION FOR SPECIAL USE PERMIT AND VARIATION

PROPERTY: 44 MADISON STREET, OAK PARK, IL 60302 (THE “SUBJECT PROPERTY”)

I. PROPOSAL

The Subject Property is located on the north side of Madison Street between S. Humphrey Ave. on the east and S. Taylor Ave. on the west. The Subject Property is 22,778.10 SF and improved with an approximately 4,000 SF single-story commercial building. Access to the Subject Property is via (1) a full access curb cut on the west side of S. Humphrey Ave. and (2) an exit only access at the east-west alley on the north side of the Subject Property. The Subject Property is improved with a paved and striped parking lot that contains 32 vehicle parking spaces, two of which are accessible/ADA spaces.

The Subject Property is zoned MS Madison Street Zoning District. The MS Madison Street Zoning District is intended to focus the orientation of the Madison Street Corridor to create an aesthetically appealing, vibrant mixed-use district that is pedestrian friendly and accommodates all Village residents and visitors to the community.

The prior use of the Subject Property was an education institution. The building is currently vacant.

The applicant, U.S. Bank, has entered into a lease to use the Subject Property and existing commercial building located thereon for (1) a full-service *Financial Institution*¹, (2) a free-standing outdoor *Drive-Through Facility*² *Automated Teller Machine (ATM)*³ accessory to the *Financial Institution* use, (3) a *Drive-Through Facility Automated Teller Machine (ATM)* accessory to the *Financial Institution* use and physically part of the building and (4) signage on the south elevation (hereinafter collectively the “Proposed Uses”). See Site Plans, Landscape Plan, Landscape Details, Traffic Flow Exhibit/Site Layout and Exterior Elevations (hereinafter collectively the “Plan Set”). The applicant is not proposing any changes to the building façade. The site circulation and landscape design will accommodate the Proposed Uses and conform to the Zoning Ordinance subject to the requested special use and variation described herein. *Financial Institution* is a permitted use in the MS district. The proposed free-standing *Drive-Through Facility Automated Teller Machine (ATM)* and *Drive-Through Facility ATM* accessory to the *Financial Institution* use and physically part of the building require a special use permit pursuant to Table 8-1: Use Matrix under Section 8.2 of the Zoning Ordinance. Also, based on the

¹ According to Section 2.3 of the Zoning Ordinance, “Financial Institution” is defined as a bank, savings and loan, credit union, or mortgage office. Financial institutions do not include currency exchanges and pay day loan establishments that exchange common currencies, sell money orders, issue cashiers checks, and cash checks as its principal business activity, or provide loans to individuals in exchange for receiving personal checks or the original title to the borrower’s motor vehicle as collateral respectively.

² According to Section 2.3 of the Zoning Ordinance, “Drive-Through Facility” is defined as portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle.

³ According to Section 2.3 of the Zoning Ordinance, “Automated Teller Machine, Exterior (ATM)” is defined as an automated structure providing limited banking services without personal attendants.

design of the *Drive-Through Facility* use, the applicant will need a variation from the bail-out lane capability for this proposed use required under Section 8.4.I.6.

The *Drive-Through Facility* will have overhead exterior lighting and security cameras. The typical hours of operations for the in-branch banking services will be Monday – Friday, 9:00AM-5:00PM and Saturday: 9:00AM-1:00PM. The building will be closed on Sundays. There will be a total of nine employees, with a maximum of nine employees on-site at any given time. Anticipated peak hours (highest customer activity) are Mondays and Fridays between 11:00 AM and 2:00 PM. Deliveries and loading activities, including cash shipments and water delivery, will occur at the front entrance of the building during regular banking hours.

Currently, the applicant owns the property at 11 W. Madison St, Oak Park, IL 60302, which is across the street from the Subject Property. The applicant operates a *Financial Institution* with a *Drive-Through Facility* at the property across the street from the Subject Property. However, the applicant needs to relocate and proposes to relocate to the Subject Property. North of the Subject Property is a residential area zoned R-7 Multi-Family. East, south and west of the Subject Property are retail/commercial blocks similar to the block in which the Subject Property is located and zoned MS Madison Street Zoning District.

II. LAND USE AND ZONING CONTEXT

The Subject Property is bounded by an east-west alley on the north, S. Humphrey Ave. on the east, Madison St. on the south and a vacant lot to the west and S. Taylor further west. The Subject Property is located along the Madison Street Corridor which is comprised of commercial, retail, residential and mixed use residential/retail uses.

III. INTENT AND PURPOSE OF THE COMPREHENSIVE PLAN AND VILLAGE OF OAK PARK MADISON STREET CORRIDOR PLAN

Envision Oak Park, the current comprehensive plan adopted in September 2014, inventories and addresses issues and opportunities throughout the community, providing context for how Village government may use its resources and collaborate with other partners to accomplish objectives beyond the scope of any one proposed improvement or investment. *Envision Oak Park* lists the following goals, objectives and metrics:

- GOAL 4.1. STRENGTHEN AND PROTECT THE CHARACTER, INTEGRITY, AND COHESION OF THE VILLAGE AND ITS NEIGHBORHOODS.
- GOAL 4.2. ENHANCE THE ARCHITECTURAL INTEGRITY OF THE VILLAGE THROUGH BOTH PRESERVATION AND INNOVATION.
- GOAL 4.3. DIVERSIFY THE ECONOMY AND STRENGTHEN THE TAX BASE THROUGH LAND USE AND DEVELOPMENT.
- GOAL 4.4. SEEK INNOVATIVE AND CREATIVE SOLUTIONS TO PROVIDE REDEVELOPMENT OPPORTUNITIES AND TO RECAPTURE OPEN SPACE AT A VARIETY OF SCALES.

(*Envision Oak Park* at 47-54).

With respect to the Subject Property and future land use plan related thereto, *Envision Oak Park* states:

“Corridor Commercial/Mixed Use Corridor Commercial/Mixed Use areas include development along Oak Park’s auto-oriented streets, including North Avenue, Madison Street, and Roosevelt Road. Development in these corridors includes commercial uses or a mix of commercial and residential uses. In many cases, development is characterized by substantial areas dedicated to parking, setback commercial structures, single-story commercial structures placed along the street, or limited multi-story mixed use structures. Multi-family structures with no ground-floor commercial use may be considered on a case-by-case basis based on more detailed sub-area planning.” (*Envision Oak Park* at 56).

On June 5, 2006, the Village adopted the *Village of Oak Park Madison Street Corridor Plan* (the “*Madison Street Corridor Plan*”). With respect to the Subject Property and the immediate area, which is known as Node D in the plan, the “Preferred Vision for this area is described as follows:

“Node D: Austin

The far east end of the corridor, the node at Austin Boulevard, will be characterized by the Accessible Commercial and Retail District. A prominent gateway feature will accompany the land uses reflected in the Character District. Although the node will be designated an Accessible Commercial and Retail District, an emphasis on the mixed-use elements of the Neighborhood-Oriented and Mixed-Use District will be incorporated in the recommended land uses for the node.” (*Madison Street Corridor Plan* at 7).

IV. INTENT AND PURPOSE OF THE ZONING ORDINANCE

Section 1.02 of the Zoning Ordinance lists the following purposes of the Zoning Ordinance:

- A.** To promote and protect the public health, safety, and welfare.
- B.** To secure adequate light, air, privacy, and convenience of access to property.
- C.** To promote the orderly development of Oak Park in accordance with the Comprehensive Plan.
- D.** To protect the character and maintain the stability of the Village’s residential and non-residential areas.
- E.** To conserve the values of property throughout the Village and to protect the character and stability of the residential, business and industrial areas.

- F. To lessen or avoid congestion in the public streets and highways in the Village.
- G. To classify, regulate and restrict the location and use of buildings, structures, and land for trade, industrial, residential and other uses, and to regulate and restrict the intensity of such uses.
- H. To divide the Village into zoning districts, according to use of land and structures, height and bulk of structures, intensity of use of the lot, or other classification, as deemed best suited to carry out the purposes of this Ordinance.
- I. To set reasonable standards to which structures must conform.
- J. To prohibit uses or structures incompatible with the character of development within specified zoning districts.
- K. To protect against fire, explosions, noxious fumes, and other dangers.
- L. To provide for the gradual elimination of nonconformities.
- M. To define and limit the powers and duties of the administrative officers and bodies as provided in this Ordinance.
- N. To prescribe penalties for the violation of and methods for the enforcement of the provisions of this Ordinance.

V. EVALUATION OF PROPOSED SPECIAL USE PERMIT

The applicant seeks a special use permit for the proposed free-standing outdoor *Drive-Through Facility Automated Teller Machine (ATM)* accessory to the *Financial Institution* use and *Drive-Through Facility Automated Teller Machine (ATM)* accessory to the *Financial Institution* use and physically part of the building.

According to Section 14.2, E of the Zoning Ordinance, with respect to applications for special use permits, the recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

4. The special use meets the requirements for such classification in this Ordinance.

1. The establishment, maintenance, and operation of the proposed *Drive-Through Facility* will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

Based on the applicable standards in the Zoning Ordinance, *Envision Oak Park*, the established commercial and residential land use pattern around 44 Madison Street and Plan Set, the proposed *Drive-Through Facility* as an accessory to a permitted *Financial Institution* use will not have a substantial or unduly adverse impact on the neighborhood or public health, safety, or welfare. The MS Madison Street District is intended to create an aesthetically appealing, vibrant, mixed-use corridor that is pedestrian-friendly while accommodating residents and visitors. The surrounding blocks along Madison in this segment are predominantly commercial and mixed-use, with a pattern of auto-accessible uses (surface parking lots, commercial driveways, and existing drive-throughs) that already orient some activity to the street and alley network. Residential uses immediately north are separated from Madison by an alley, side yards, and intervening structures along Madison, which provide a physical buffer between commercial activity and residential areas. The proposed relocation of the existing U.S. Bank branch with drive-through at 11 Madison across the street from the Subject Property is of the same type: it retains a long-standing neighborhood financial institution use on the corridor. Because *Financial Institutions* are permitted uses in the MS Madison Street District, and *Drive-Through Facilities* are treated as special uses rather than outright prohibitions, the proposed use is consistent with the district's intent to accommodate auto-oriented service components. The proposed *Drive-Through Facility* is accessory to a low-intensity, daytime-oriented bank use and will likely generate traffic patterns similar to or less than the existing U.S. Bank branch across the street at 11 Madison, given that the primary service area is the same neighborhood trade area. Reusing an existing commercial building with an existing parking field and full-access drive reduces the need for additional curb cuts or new driveways, which supports compatibility with surrounding commercial properties and the Madison Street Corridor's circulation network. The proposed *Drive-Through Facility* will (1) reactivate a currently vacant commercial building, improving natural surveillance ("eyes on the street") along Madison and the adjacent alley and (2) maintain a full-service banking presence convenient to neighborhood residents and businesses.

2. The proposed *Drive-Through Facility* is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

The proposed *Drive-Through Facility* continues the established pattern of commercial and mixed-use service uses along the Madison Street Corridor while utilizing an existing commercial site of similar character. The principal use—a *Financial Institution*—is already present directly across the street at the U.S. Bank branch at 11 Madison Street, therefore, relocating that use maintains rather than alters the functional land use mix. Surrounding properties to the east, south, and west are likewise developed with retail and commercial uses that rely on off-street parking and auto access, such that a *Drive-Through Facility* is consistent with the corridor's auto-accessible commercial character. At the same time, the site's orientation, alley separation, and

opportunity for screening at the rear provide an appropriate transition to the residential district to the north, ensuring that the *Drive-Through Facility* activity remains integrated into the existing commercial framework without introducing a new or incompatible intensity of use.

3. The proposed *Drive-Through Facility* in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

The proposed *Drive-Through Facility* is consistent with the spirit and intent of Section 1.02 of the Zoning Ordinance because it represents the continued use and reinvestment of a commercially zoned site in a manner that protects public health, safety, and welfare while reinforcing the planned commercial function of the Madison Street Corridor. By locating an accessory *Drive-Through Facility* on an existing commercial parcel, with controlled access, queuing, defined circulation, and opportunities for screening and buffering, the use will secure adequate light, air, privacy, and safe access for adjacent properties and nearby residences, and lessen congestion in the public streets through organized on-site queuing and circulation. The *Drive-Through Facility* serves a neighborhood-scale financial institution use that is expressly contemplated in the MS Madison Street District, thereby supporting orderly development in accordance with *Envision Oak Park*, conserving the value and character of surrounding business and multifamily residential areas, and avoiding the introduction of an incompatible or higher-intensity use.

The relocation of the existing U.S. Bank branch use from 11 Madison to the Subject Property advances Goal 4.3 of *Envision Oak Park* by maintaining and enhancing a stable commercial presence and encouraging private investment on a key corridor. In addition, the reuse of an underutilized commercial building reflects the creative redevelopment and reinvestment ethos of Goal 4.4, capturing the opportunity to improve site function, circulation, and visual character within the existing urban fabric.

The proposed *Drive-Through Facility* is consistent with the Madison Street Corridor Plan's vision for Node D (Austin) as an "Accessible Commercial and Retail District" with an emphasis on neighborhood-oriented mixed-use activity. By reusing an existing commercial building for a financial institution with an accessory *Drive-Through Facility*, the project reinforces the node's role as a convenient, auto-accessible service destination for nearby residents and businesses, rather than introducing a new or incompatible use type. The modest scale of the bank and *Drive-Through Facility* fits comfortably within the character of corridor commercial development. In this way, the proposal advances the Madison Street Corridor Plan's goal of creating a prominent, functional gateway at the east end of Madison that offers accessible retail and service options while maintaining a cohesive, attractive commercial environment.

4. The proposed *Drive-Through Facility* meets the requirements for such classification in this Ordinance.

The *Drive-through Facility* will comply with the requirements of Section 8.4.I.1-4 of the Zoning Ordinance. The proposed intercom system, IRT 5000, will provide output levels that are typically designed to ensure comfortable human speech (approximately 60–70 dB at 1 meter for

clear communication) while preventing distortion or feedback. This is in-line with typical conversation between two people standing three feet apart which is approximately 70 dB. The decibel level is below the 72dB maximum allowed under Title 35, Subtitle H, Chapter I, Part 901.102 of the Illinois Pollution Control Board via Section 9.5 of the Zoning Ordinance and the Illinois Environmental Protection Act (415 ILCS 5/24). The *Drive-through Facility* will comply with the requirements of Section 8.4.I.1-5 of the Zoning Ordinance. With respect to Section 8.4.I.6, the applicant has applied for a variation from the *Drive-Through Facility* bail-out lane requirements required under Section 8.4.I.6.

Pursuant to Table 10-2 of Section 10.4 of the Zoning Ordinance, the minimum required vehicle spaces for *Financial Institution* use is 1 per 500 ft.² of gross floor area. As-applied to the Subject Property, the minimum required vehicle spaces is 8 (i.e., 4,000 ft.² ÷ 500 = 8). The Subject Property contains 32 vehicle parking spaces and, thus, complies with the minimum required vehicle spaces.

Pursuant to Table 10-2, the minimum required bicycle spaces for *Financial Institution* use is 1 per 5,000 ft.² of gross floor area. As-applied to the Subject Property, the minimum required bicycle spaces is one. The Subject Property will contain a bicycle rack to accommodate the minimum required bicycle spaces and be in compliance with the applicable bicycle parking standards under Section 10.6. (See Plan Set).

VI. EVALUATION OF PROPOSED VARIATION

Section 8.4.I.6 of the Zoning Ordinance states:

“A drive through lane must have bail-out capability for all vehicles that have entered the drive through lane. The bail-out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail-out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.”

The proposed *Drive-Through Facility* will have two lanes on the north side of the building. (See Plan Set). One of the lanes located adjacent to the building serves the *Drive-Through Facility Automated Teller Machine (ATM)* accessory to the *Financial Institution* use and physically part of the building (“Lane No. 1”). The second lane is located adjacent to and north of Lane No. 1 and serves the free-standing outdoor *Drive-Through Facility Automated Teller Machine (ATM)* (“Lane No. 2”). While Lane No. 2 provides the required bail-out lane, Lane No. 1 cannot be physically configured to allow for a bail-out lane. The bail-out lane serving Lane No. 2 is 12.5 feet in width and runs parallel to Lane No. 2. The bail-out lane is part of the interior access drive providing access to parking spaces located along the northern property line and is limited to one-way traffic that follows the direction of Lane No. 2, which complies with Section 8.4.I.6.

According to Section 14.3.E.1 of the Zoning Ordinance, with respect to applications for variations, the Zoning Board of Appeals decision must make findings to support each of the following:

- a. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.
- b. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- c. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

a. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

Strict application of Section 8.4.I.6 to require a separate bail-out lane for both proposed *Drive-Through Facility* lanes would result in an undue hardship in this case because the physical constraints of the existing building and site geometry make it impractical, if not impossible, to provide a compliant bail-out lane for Lane No. 1 without fundamentally undermining the viability of the Proposed Uses and redevelopment of the Subject Property. Lane No. 1 is directly adjacent to and integrated with the building façade, serving the *Drive-Through Facility Automated Teller Machine (ATM)* that is structurally part of the bank building. There is no available space between Lane No. 1 and the building in which to introduce a parallel 10-foot bail-out lane without either demolishing or significantly narrowing the structure, eliminating essential circulation or parking, or otherwise rendering the building nonfunctional for a *Financial Institution* use. At the same time, the design provides a fully compliant bail-out lane for Lane No. 2 in that it runs parallel to Lane No. 2, exceeds the 10-foot minimum width at 12.5 feet, and functions as a one-way interior access drive that serves adjacent parking spaces while allowing vehicles to exit the drive-through queue safely and directly. In effect, the site plan satisfies the functional purpose of Section 8.4.I.6—ensuring that queued vehicles have a reasonable means of escape—through the design of Lane No. 2 and its associated bail-out lane, but the rigid literal enforcement of a second, separate bail-out lane for Lane No. 1 would demand structural and site alterations that are disproportionate to any incremental public benefit. Given the existing building footprint, existing parking lot, and the need to maintain safe circulation and buffering along the north property line, denial of the requested relief would either preclude all or part of the *Drive-Through Facility Automated Teller Machine (ATM)* component entirely or require a wholesale redesign that jeopardizes the project’s feasibility and discourages reinvestment, thereby imposing a unique and unnecessary hardship not shared by sites are easier to develop.

b. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The particular physical surroundings and configuration of the Subject Property and building impose a hardship that goes well beyond mere inconvenience if the strict letter of the bail-out regulations were applied to both drive-through lanes. The existing single-story building is

positioned such that the north façade closely fronts the drive-aisle and parking field, with limited depth between the structure and the northern property line. This condition creates a narrow band of space that must simultaneously accommodate drive-through lanes, internal circulation, and code-required parking. Because Lane No. 1 is directly adjacent to the building and serves the *Drive-Through Facility Automated Teller Machine (ATM)* physically integrated into the building, there is no practical way to introduce a separate, parallel 10-foot bail-out lane between the building and Lane No. 1 without eliminating critical structural wall area, encroaching into the interior of the building, or removing a substantial portion of the remaining circulation and parking area to the north. Likewise, the site must also accommodate the east–west alley interface and the transition to residential uses beyond, which limits the ability to expand paved areas or shift circulation toward the north without creating new conflicts at the alley or compromising buffering and screening. These unique constraints—an existing building footprint, fixed lot dimensions, the need to preserve safe access to the alley and parking, and the narrow depth available for multiple drive aisles—mean that rigid enforcement of a separate bail-out lane for Lane No. 1 would effectively preclude a functional drive-through lane configuration, depriving a reasonable opportunity to utilize a use permitted by right with an accessory *Drive-Through Facility* on a commercially zoned corridor lot. In this context, the hardship arises from the particular shape and build-out of this site, not from a self-created design preference, and denial of relief would amount to a practical prohibition of the *Drive-Through Facility* component rather than a modest design adjustment.

c. The plight of the owner is due to unique circumstances inherent to the Subject Property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

See Section VI.b of this Narrative and Analysis.

According to Section 14.3.E.2 of the Zoning Ordinance, with respect to applications for variations, the Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate::

1. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.
2. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
3. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

1. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

Based on the applicable standards in the Zoning Ordinance, *Envision Oak Park*, the established commercial and residential land use pattern around 44 Madison Street and Plan Set,

the proposed variation will not have a substantial or unduly adverse impact on the neighborhood or public health, safety, or welfare. The MS Madison Street District is intended to create an aesthetically appealing, vibrant, mixed-use corridor that is pedestrian-friendly while accommodating residents and visitors. The surrounding blocks along Madison in this segment are predominantly commercial and mixed-use, with a pattern of auto-accessible uses (surface parking lots, commercial driveways, and existing drive-throughs) that already orient some activity to the street and alley network. Residential uses immediately north are separated from Madison by an alley, side yards, and intervening structures along Madison, which provide a physical buffer between commercial activity and residential areas. The proposed relocation of the existing U.S. Bank branch with drive-through at 11 Madison across the street from the Subject Property is of the same type: it retains a long-standing neighborhood financial institution use on the corridor. Because *Financial Institutions* are permitted uses in the MS Madison Street District, and *Drive-Through Facilities* are treated as special uses rather than outright prohibitions, the proposed variation is consistent with the district's intent to accommodate auto-oriented service components. The proposed variation to the *Drive-Through Facility* is accessory to a low-intensity, daytime-oriented bank use and will likely generate traffic patterns similar to or less than the existing U.S. Bank branch across the street at 11 Madison, given that the primary service area is the same neighborhood trade area. Reusing an existing commercial building with an existing parking field and full-access drive reduces the need for additional curb cuts or new driveways, which supports compatibility with surrounding commercial properties and the Madison Street Corridor's circulation network. The proposed variation will (1) reactivate a currently vacant commercial building, improving natural surveillance ("eyes on the street") along Madison and the adjacent alley and (2) maintain a full-service banking presence convenient to neighborhood residents and businesses.

2. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood because it does not change the basic massing, height, or footprint of the existing one-story commercial building and confines all drive-through activity to the interior of the site. The *Drive-Through Facility* lanes and bail-out lane are located on the north side of the building within an already paved area, so no new vertical construction or significant encroachment toward adjoining properties is introduced that could affect access to sunlight, air circulation, or views. Circulation for the *Drive-Through Facility* lanes is organized through clearly defined, one-way internal drive aisles and a code-compliant sized bail-out lane, ensuring that stacking remains on-site and that vehicle movements are slow, controlled, and separated from the public right-of-way to the greatest extent practicable, which in turn minimizes the potential for congestion or queuing onto public streets. The primary use itself—a neighborhood-scale financial institution—operates primarily during daytime hours, generates relatively low traffic volumes compared to more intense commercial uses, and does not involve storage or handling of hazardous materials, meaning the variation does not increase fire risk or introduce extraordinary public safety hazards. By facilitating reinvestment in and productive use of a currently vacant commercial property, while maintaining appropriate circulation, buffering,

and compliance with life-safety codes, the variation supports the stability and economic vitality of the corridor, which is generally associated with maintaining or enhancing property values rather than impairing them.

3. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

The proposed variation in support of the *Drive-Through Facility* is consistent with the spirit and intent of Section 1.02 of the Zoning Ordinance because it represents the continued use and reinvestment of a commercially zoned site in a manner that protects public health, safety, and welfare while reinforcing the planned commercial function of the Madison Street Corridor. By locating an accessory *Drive-Through Facility* on an existing commercial parcel, with controlled access, queuing, defined circulation, and opportunities for screening and buffering, the use will secure adequate light, air, privacy, and safe access for adjacent properties and nearby residences, and lessen congestion in the public streets through organized on-site queuing and circulation. The *Drive-Through Facility* serves a neighborhood-scale financial institution use that is expressly contemplated in the MS Madison Street District, thereby supporting orderly development in accordance with *Envision Oak Park*, conserving the value and character of surrounding business and multifamily residential areas, and avoiding the introduction of an incompatible or higher-intensity use.

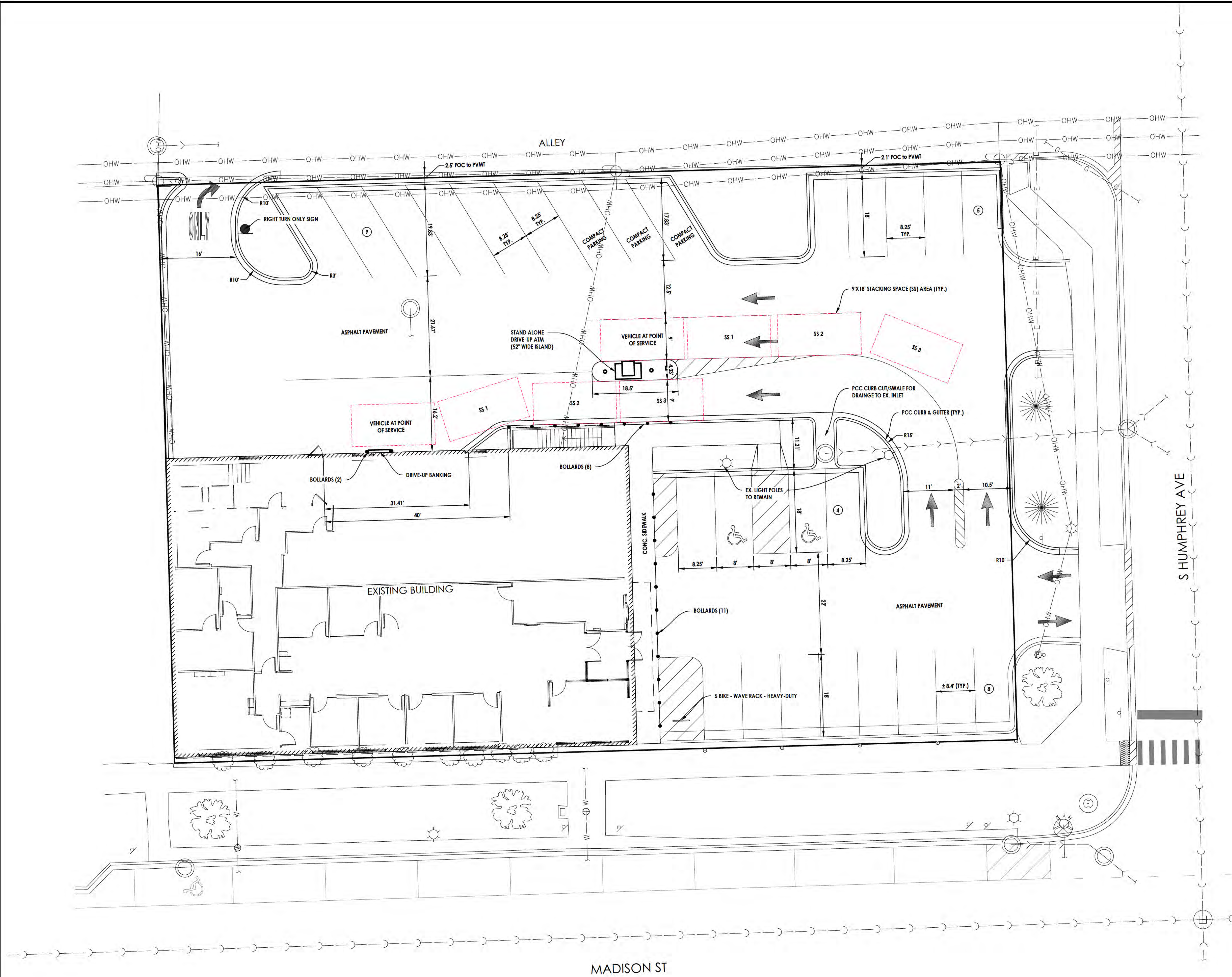
The relocation of the existing U.S. Bank branch use from 11 Madison to the Subject Property advances Goal 4.3 of *Envision Oak Park* by maintaining and enhancing a stable commercial presence and encouraging private investment on a key corridor. In addition, the reuse of an underutilized commercial building reflects the creative redevelopment and reinvestment ethos of Goal 4.4, capturing the opportunity to improve site function, circulation, and visual character within the existing urban fabric.

The proposed variation in support of the *Drive-Through Facility* is consistent with the Madison Street Corridor Plan's vision for Node D (Austin) as an "Accessible Commercial and Retail District" with an emphasis on neighborhood-oriented mixed-use activity. By reusing an existing commercial building for a financial institution with an accessory *Drive-Through Facility*, the project reinforces the node's role as a convenient, auto-accessible service destination for nearby residents and businesses, rather than introducing a new or incompatible use type. The modest scale of the bank and *Drive-Through Facility* fits comfortably within the character of corridor commercial development. In this way, the proposal advances the Madison Street Corridor Plan's goal of creating a prominent, functional gateway at the east end of Madison that offers accessible retail and service options while maintaining a cohesive, attractive commercial environment.

VII. CONCLUSIONS

Based on the foregoing, it is respectfully submitted:

- 1) With respect to the application for a special use permit, the proposed special use satisfies the standards under Section 14.2, E of the Zoning Ordinance.
- 2) With respect to the application for a variation from Section 8.4.I.6 of the Zoning Ordinance, the proposed variation satisfies the standards under Section 14.3.E of the Zoning Ordinance.



NOTES:

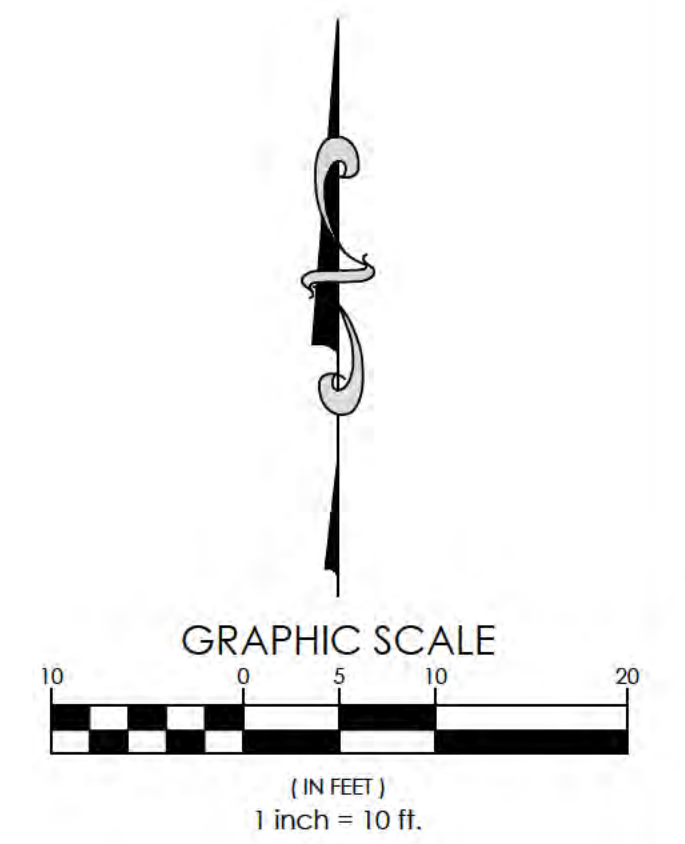
1. ALL DIMENSIONS ALONG CURB LINES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SIGHT ON SOLUTIONS, INC.

(X) PARKING SUMMARY

TYPE (MIN. SIZE)	EXISTING	PROPOSED	REQUIRED
REGULAR STALLS (9'x16') & (8.25'x19.83')	36	21	16
COMPACT STALLS (8' 3"x17' 3")		3	
ACCESSIBLE STALLS (16'x18')	2	2	1
TOTAL STALL COUNT	38	26	17

LEGEND:

- | | |
|---|--|
|  | ADA TRUNCATED DOMES |
|  | EXISTING BARRIER CURB |
|  | EXISTING CURB AND GUTTER |
|  | EXISTING CURB AND GUTTER - DEPRESSED |
|  | B6.12 CURB AND GUTTER UNLESS NOTED OTHERWISE |
|  | BARRIER CURB UNLESS NOTED OTHERWISE |



US BANK - SITE LAYOUT

44 MADISON 31

PROJECT No.	500.2065
SHEET No.	

1
1 SHEETS

SITE PLAN



1933 N. Meacham Road
Suite 700
Schaumburg, IL 60173
Telephone: (847) 756-4180
www.rtmec.com

1100

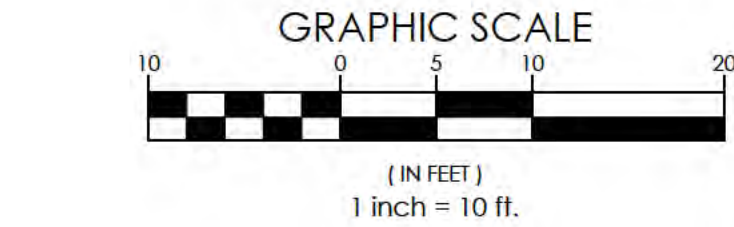
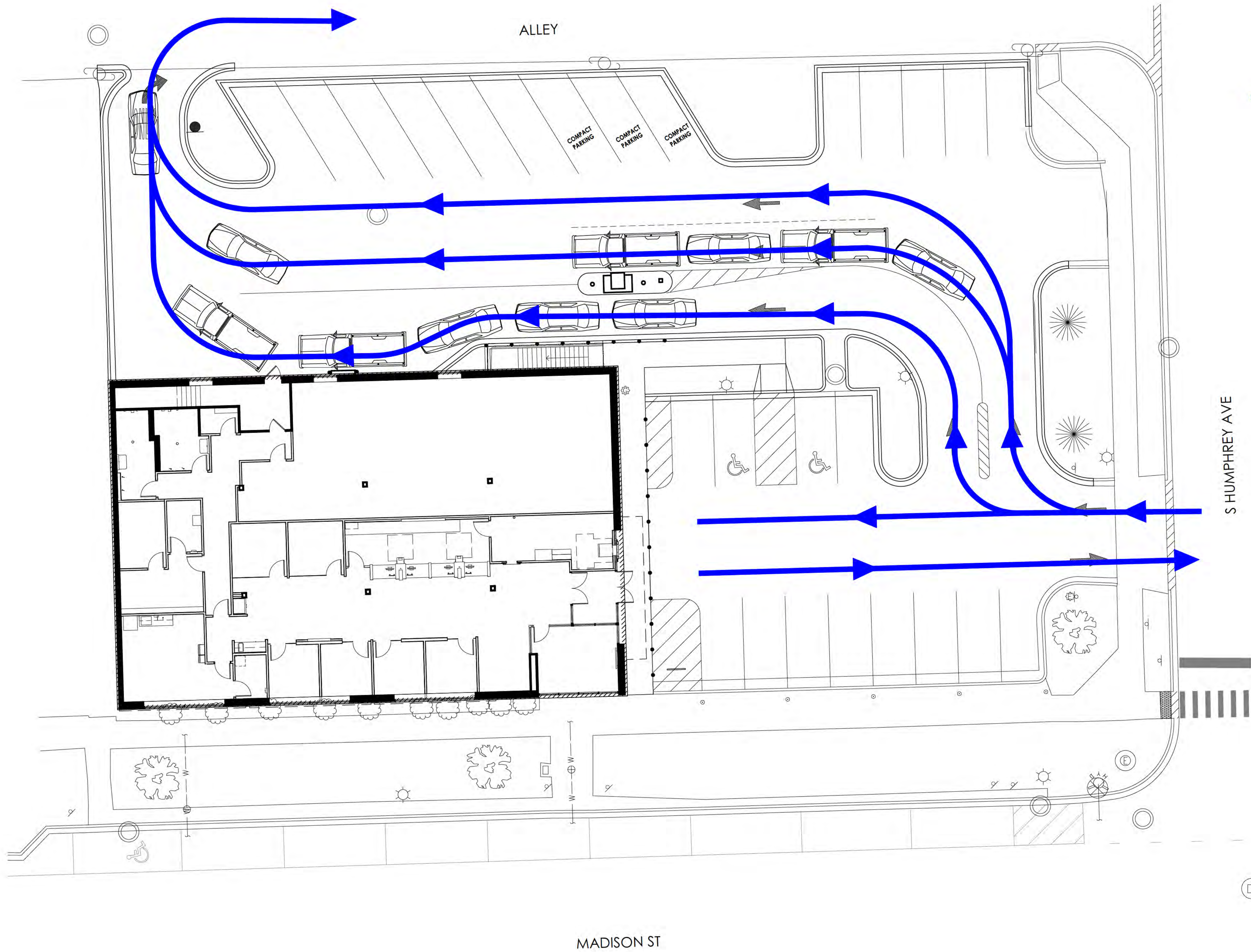
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1

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A vertical north arrow pointing upwards, with a stylized arrowhead at the top. Below the arrow is a graphic scale bar. The scale bar is divided into four equal segments, each 5 feet long. The segments alternate between black and white, starting with a black segment on the left. The scale is marked with numbers 0, 5, 10, and 20. Below the scale bar, the text "(IN FEET)" is centered, followed by the text "1 inch = 10 ft." below that.

User: andrew.qualified File: C:\Program Files\Autodesk\AutoCAD 2023\Drawing2.dwg Time: Aug 04, 2024 - 2:48pm



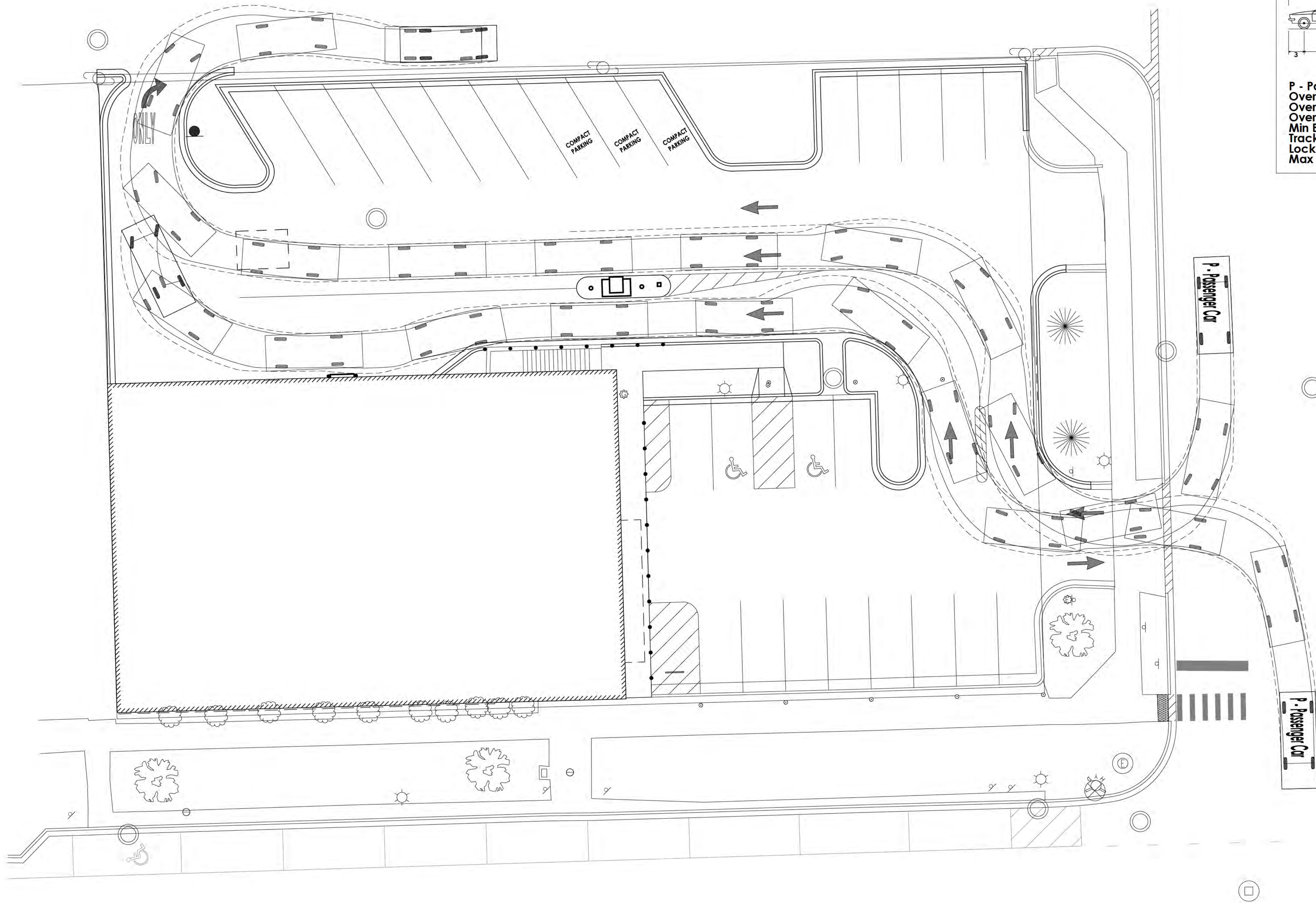
LEGEND:



DIRECTION OF TRAFFIC FLOW

PROJECT NAME		SHEET NAME		TRAFFIC FLOW EXHIBIT		 engineering consultants 1933 N. Meacham Road Suite 700 Schaumburg, IL 60193 Telephone: (647) 556-4480 www.frtmcc.com IL Design Firm: 184,066777-0002		No.		DATE		DESCRIPTION		No.		DATE		DESCRIPTION			
US BANK - SITE LAYOUT		OAK PARK, IL																			
PROJECT No. 0500.2065		SHEET No. 1																			
OF 1 SHEETS																					

User: andrew.quastel File: C:\CIV\01-Proj\0500.2065\5PA US Bank-Oak Park IL\03 DWG\03 EXHIBITS\Truck Turning.dwg Time: Aug 07 2024 - 8:50am



Design Vehicle

P - Passenger Car
Overall Length 19.000 ft
Overall Width 7.000 ft
Overall Body Height 4.300 ft
Min Body Ground Clearance 1.115 ft
Track Width 6.000 ft
Lock-to-lock time 4.00s
Max Steering Angle (Virtual) 31.60°

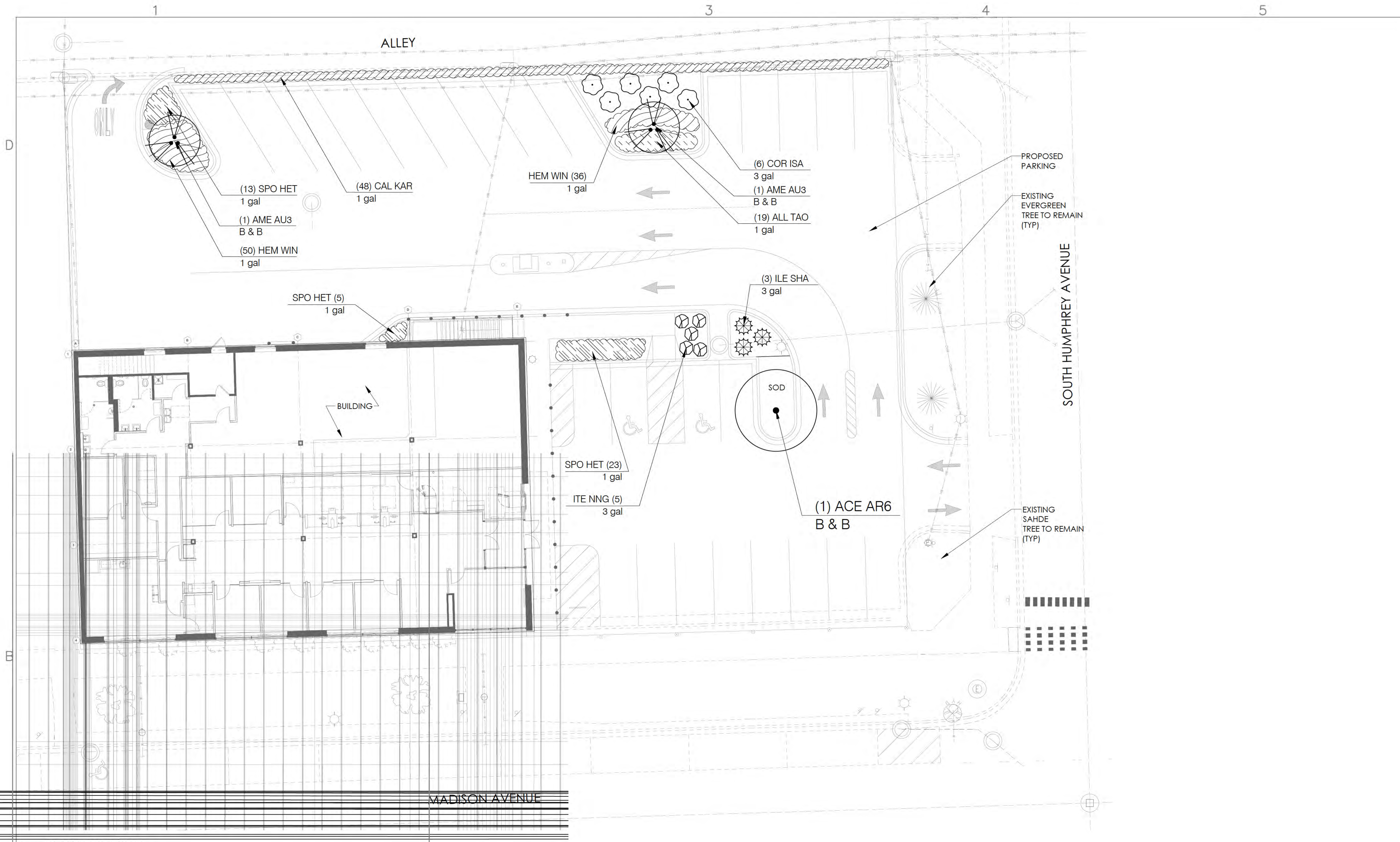
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PROJECT NAME	SHEET NAME	DESCRIPTION	DATE	NO.
US BANK - TRUCK TURNING	TRUCK TURNING TEMPLATES			
44 MADISON ST	OAK PARK, IL			
PROJECT No. 0500.2065				
SHEET No.				
OF - SHEETS				

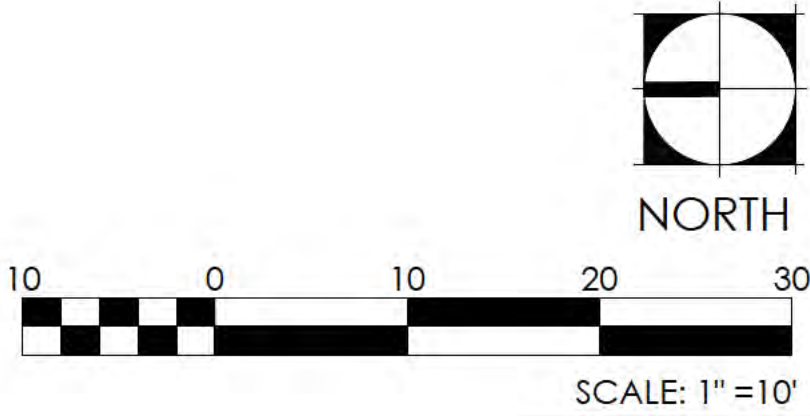
1933 N. Meacham Road
Suite 700
Schaumburg, IL 60193
Telephone: (630) 756-4180
www.rtmcc.com
IL Design Firm: 184,066777-0002

rtm
engineering consultants



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
TREES					
ACE AR6	Acer x freemanii "Armstrong" / Armstrong Freeman Maple	B & B	3" Cal	1	
AME AU3	Amelanchier canadensis "Autumn Brilliance" / Autumn Brilliance Serviceberry	B & B	6" H. (Multi-Stem)	2	
SHRUBS					
COR ISA	Cornus sericea "Isanti" / Isanti Red Twig Dogwood	3 gal	18" H.	6	
ILE SHA	Ilex glabra "Shamrock" / Inkberry	3 gal	18" H.	3	
ITE NNG	Itea virginica "SMNIVDFC" / Soentlandia® Sweetspire	3 gal	18" H.	5	
CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
GROUND COVERS					
ALL TAO	Allium x "Millenium" / Millenium Ornamental Onion	1 gal	24" o.c.	19	
CAL KAR	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	1 gal	30" o.c.	48	
HEM WIN	Hemerocallis x "Little Wine Cup" / Little Wine Cup Daylily	1 gal	18" o.c.	86	
SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	24" o.c.	41	
SOD	Premium Bluegrass Sod			200 sf	



US BANK
OAK PARK BRANCH
44 MADISON STREET
OAK PARK, IL 60302



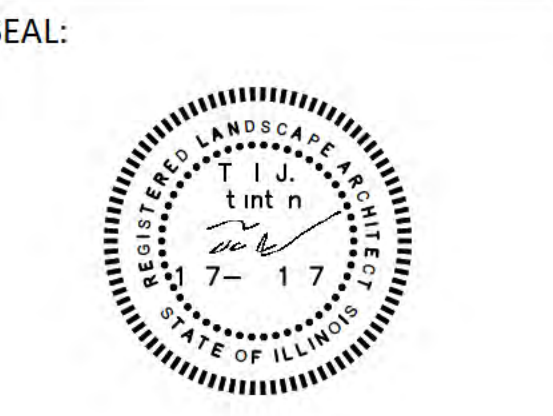
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

In association with



650 E. Algonquin Road
Suite 250
Schaumburg, IL 60173
Telephone: (847) 756 - 4180
www.rtmec.com
Design Firm: 184006777-0002

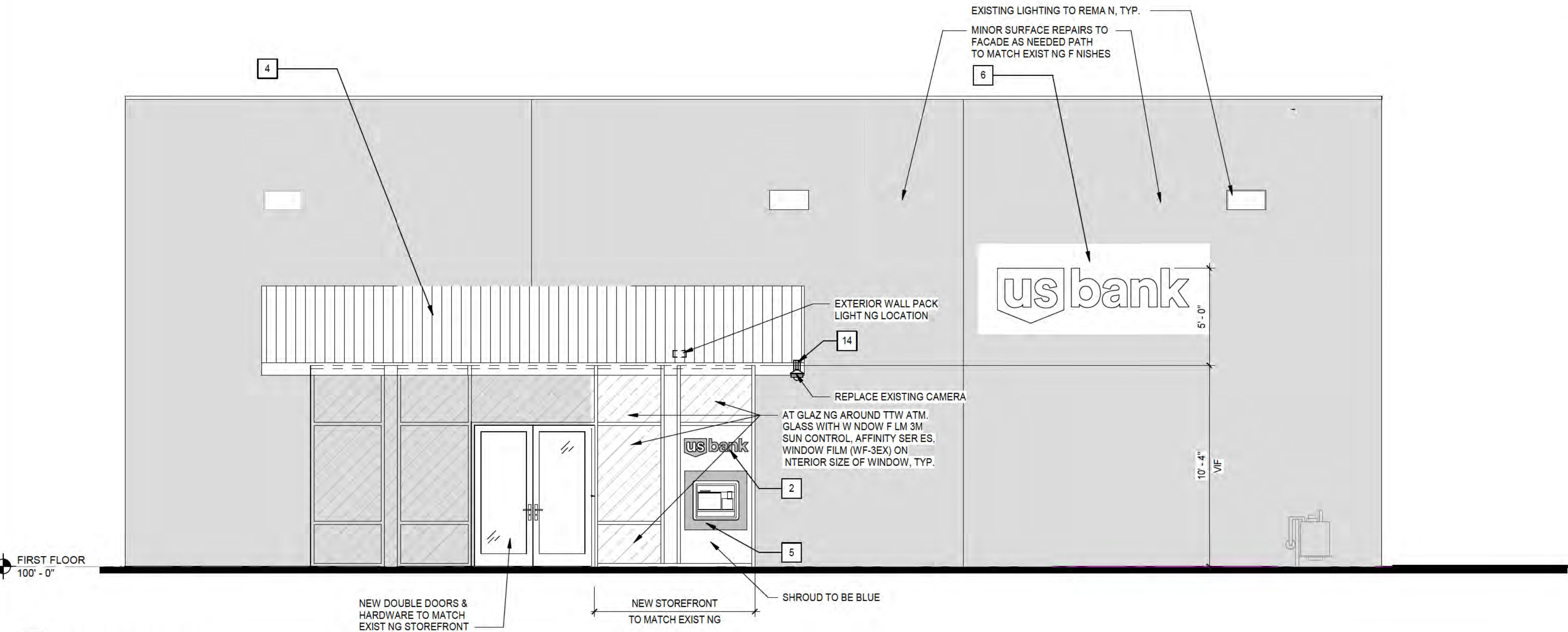
REV.	COMMENT	DATE
1	VILLAGE RE-SUBMITTAL	08-11-26



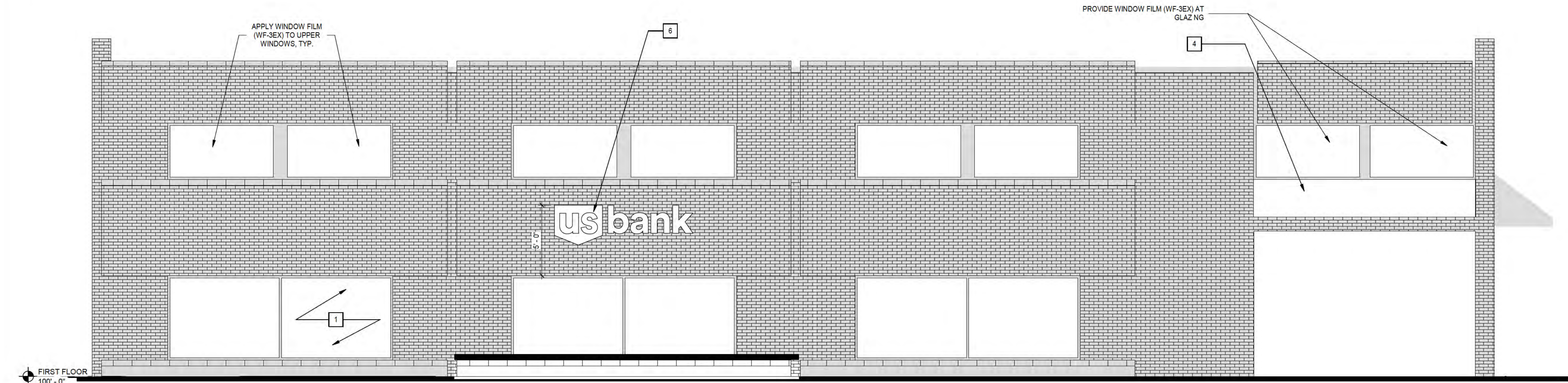
DATE: 7/9/2026
JOB NO.: 26-654Z
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE PLAN

SHEET NO.:
LP-100



1 EXTERIOR ELEVATION
1/4" = 1'-0"



2 EXTERIOR ELEVATION
1/4" = 1'-0"

- GENERAL NOTES - EXTERIOR ELEVATION**
- A. SEE SHEET A201 FOR ANY EXTERIOR CEILING FINISH AND HEIGHT INFORMATION (IF PRESENT).
 - B. ALL EXTERIOR SIGNAGE BY US BANK'S SIGNAGE VENDOR UNDER SEPARATE PERMIT.
 - C. ALL BANK EQUIPMENT INFORMATION TO BE PROVIDED BY CONVERGINT TECHNOLOGIES. CONTACT INFORMATION IS PROVIDED ON COVER SHEET G000.
 - D. GRAY HATCH ON ELEVATIONS INDICATES EXISTING CONSTRUCTION TO REMAIN.
 - E. POWER WASH BUILDING.
 - F. INSPECT AND REPAIR ANY DEFICIENT BUILDING MATERIALS.

ELEVATION LEGEND	
	NOT IN SCOPE

KEYNOTES - EXTERIOR ELEVATIONS	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
NO.	Description
1	REPLACE EXISTING BROKEN GLAZING AS REQUIRED FOR LIKE NEW CONDITION, TYP.
2	NEW US BANK ATM SIGNAGE BY OWNER'S VENDOR UNDER SEPARATE PERMIT.
3	NEW LIGHT FIXTURE - SEE ELECTRICAL.
4	EXISTING METAL AWNING TO RECEIVE PAINT TO COLOR MATCH PT-40C, SW6254 LAZY GRAY
5	NEW THRU-WALL EQUIPMENT. G.C. TO CONTACT US BANK EQUIPMENT VENDOR (CONVERGINT) TO OBTAIN CUTSHEETS AND VERIFY EQUIPMENT DIMENSIONS. SURROUND BY OWNER'S VENDOR AND TO BE UNDER SEPARATE PERMIT.
6	NEW U.S. BANK ILLUMINATED SIGNAGE - BY OWNER'S SIGN VENDOR UNDER SEPARATE PERMIT.
7	PAINT DOOR TO MATCH CMP-1D.
8	DOOR OPERATOR POST BOLLARD BY HARDWARE SUPPLIER.
9	SCUPPER.
10	KNOX KEY BOX - 4400 OR 4200 SERIES.
11	BUILDING IDENTIFICATION NUMBER. COORDINATE FINAL LOCATION WITH FIRE MARSHALL. COORDINATE WITH U.S. BANK PROJECT MANAGER TO DETERMINE CORRECT BUILDING NUMBER. SEE SPECIFICATIONS FOR MORE INFORMATION.
12	6" CONCRETE CURB - SEE STRUCTURAL. CURB TO RECEIVE HAND RUBBED FINISH ON EXPOSED FACE.
13	BRICK SOLDIER COURSE.
14	SECURITY CAMERA.
15	ALIGN GLAZING JOINTS & PANEL REVEALS, TYP.
16	OVERFLOW SCUPPER, MATCH DRIVE THRU CANOPY COLOR.
17	FORMED METAL COLUMN ENCLOSURE.
18	THRU-WALL OVERFLOW LAMBS TONGUE - SEE PLUMBING.
19	BOLLARD
20	IRRIGATION BACKFLOW PREVENTER - SEE PLUMBING.
21	ELECTRICAL TRANSFORMER WITH BOLLARDS - SEE ELECTRICAL.
22	DASHED LINES INDICATE IN-WALL PLYWOOD BLOCKING BY GENERAL CONTRACTOR - SEE SIGNAGE BY OTHERS. COORDINATE SIGN LOCATION WITH SIGNAGE VENDOR. SEE DETAILS FOR MORE INFORMATION.
23	1/2" METAL PANEL REVEALS
24	METER / CT CABINET - SEE ELECTRICAL.

RSP

RSP Architects Ltd. Illinois Professional Design Firm No. 184-003206
1220 Marshall St NE
Minneapolis, MN 55413-1036
612.677.7100
rsparch.com

CONSULTANTS

NOT FOR
CONSTRUCTION
08/13/2026

PROJECT FOR
us bank.

44 MADISON STREET,
OAK PARK, IL 60302

Project No. 14855195C2
Drawn By MA
Checked By MC
Date 08/13/2026

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

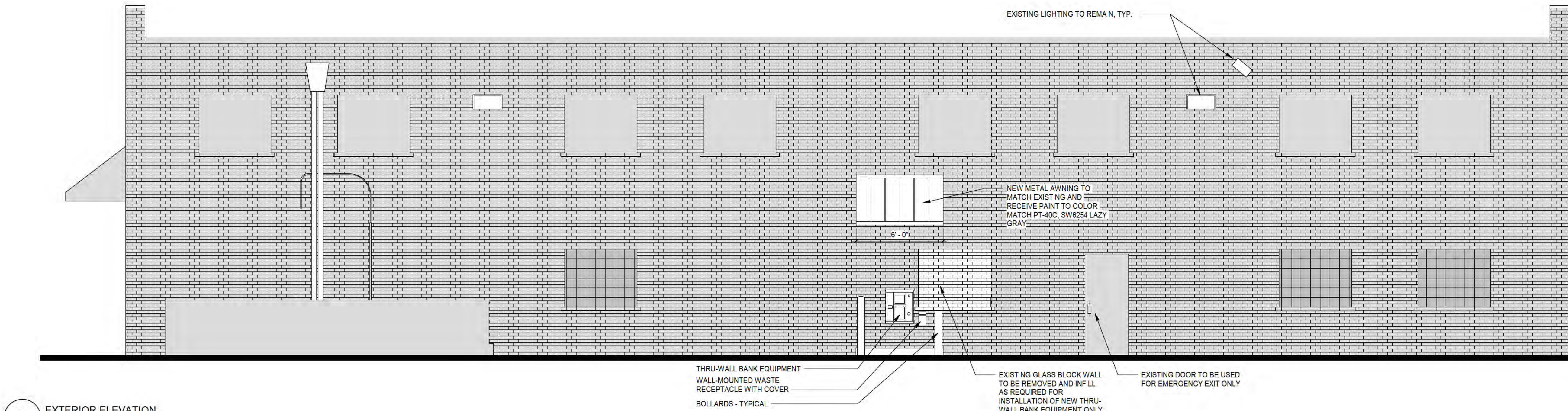
ALL BIDDING QUESTIONS TO BE
DIRECTED TO THE JLL PROJECT
MANAGERS. REFER TO SHEET G000

EXTERIOR ELEVATIONS

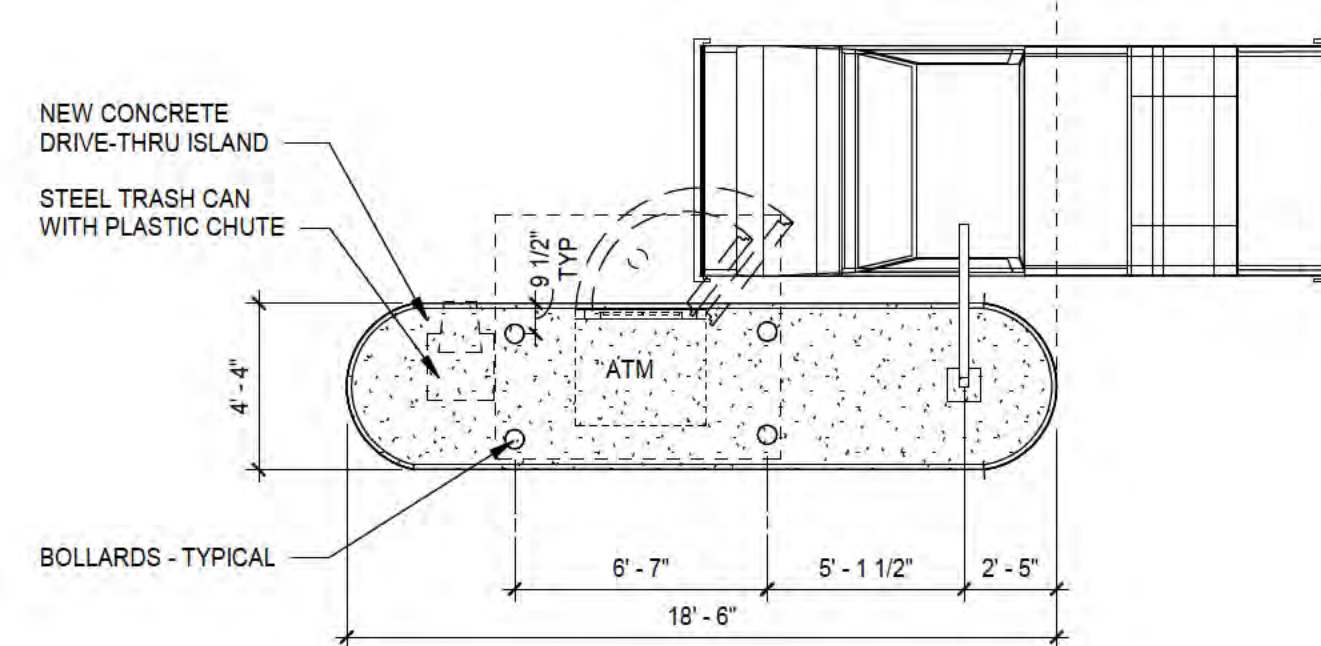
A401

ELEVATION LEGEND

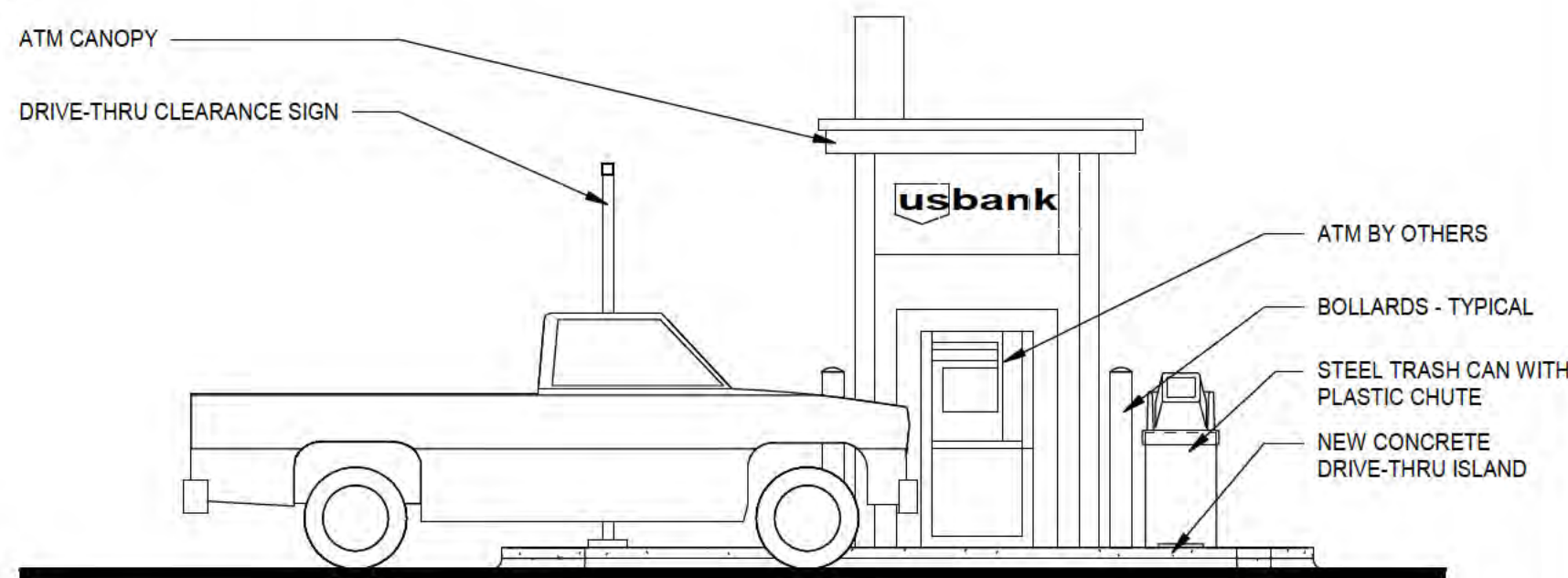
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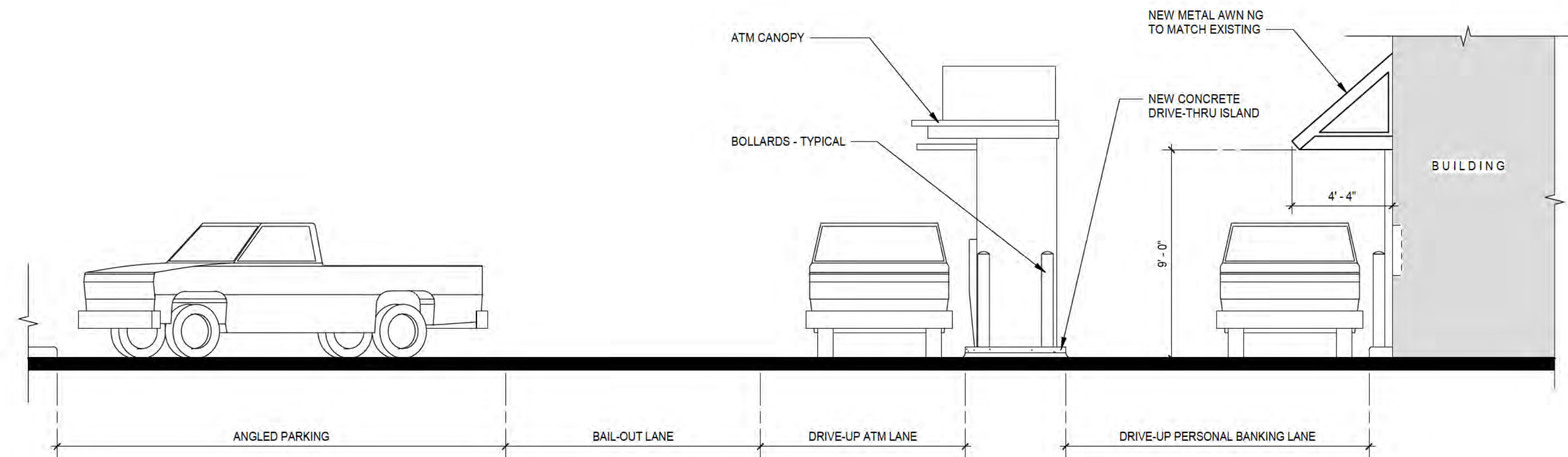
1 EXTERIOR ELEVATION
1/4" = 1'-0"



3 ENLARGED PLAN OF ATM ISLAND
1:60



4 ELEVATION AT ATM ISLAND
1/4" = 1'-0"



2 ELEVATION AT DRIVE LANES
1/4" = 1'-0"

Landlord Consent and Authorization

Property Address: 44 Madison St., Oak Park, IL 60302

This Landlord Consent and Authorization (this "Consent") is made by K-Stone Capital Group 44 LLC ("Landlord"), as the owner and/or lessor of the real property commonly known as 44 Madison St., Oak Park, IL 60302, Oak Park, Illinois (the "Property").

Landlord acknowledges that U.S. Bank ("Tenant") is the tenant of the Property pursuant to that certain lease, as amended from time to time (the "Lease"), for the operation of a bank branch and related lawful uses.

Landlord hereby consents to and authorizes Tenant, and Tenant's attorneys, agents, architects, engineers, consultants, and other representatives, to prepare, sign, submit, file, prosecute, appear on, and otherwise pursue, in Tenant's name and/or on behalf of the Property, the following land use and zoning applications and related submissions with the Village of Oak Park, Illinois, and any board, commission, department, official, or agency thereof:

1. an application for a **special use permit** to allow and approve a drive-through automatic teller machine associated with Tenant's bank use at the Property; and
2. an application for a **variation from the Village's sign ordinance / sign variance** to permit signage to be located on the west elevation of the building at the Property.

Landlord further authorizes Tenant and its representatives to submit all plans, surveys, plats, drawings, elevations, sign renderings, specifications, written statements, amendments, supporting materials, notices, affidavits, and other application materials reasonably necessary or desirable in connection with the foregoing applications, together with any revisions or supplements requested by the Village during its review process.

Landlord also authorizes Tenant and its representatives to appear before Village staff, the Zoning Board of Appeals, the Plan Commission, the Village Board, and any other applicable public body or official in connection with the foregoing applications, including any continuances, amendments, or appeals relating thereto.

This Consent is limited to authorizing the filing and processing of the foregoing applications and related proceedings. Nothing in this Consent shall be deemed to: (a) amend the Lease; (b) waive any requirement that Tenant comply with the terms of the Lease; or (c) obligate Landlord to incur any cost or liability, except as Landlord may separately agree in writing.

This Consent shall be effective as of the date signed below and shall remain in effect unless and until revoked by Landlord in a writing delivered to Tenant and the Village of Oak Park; provided, however, that no such revocation shall affect any application or proceeding filed prior to the Village's receipt of such written revocation.

Landlord represents that the undersigned is duly authorized to execute this Consent on behalf of Landlord.

Dated: 7-16-26, 2026

LANDLORD:

Name: Kyun Seok

Title: Owner

If Landlord is an entity:

Entity Name: K-Stone Capital Group 44 LLC

State of Organization: IL

State of IL

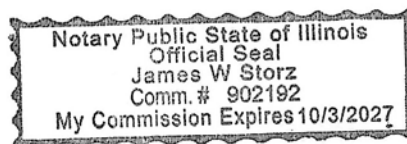
County of COOK

This instrument was acknowledged before me on 07/16, 2026, by KYUN SEOK, on behalf of said entity.

James W. Storz
Notary Public

My commission expires:

10/03/2027



Tenant Consent and Authorization

Property Address: 44 Madison St., Oak Park, IL 60302

This Tenant Consent and Authorization (this "Consent") is made by U.S. Bank ("Tenant"), as the tenant and/or lessee of the real property commonly known as 44 Madison St., Oak Park, IL 60302, Oak Park, Illinois (the "Property").

Tenant acknowledges that it is the tenant of the Property pursuant to that certain lease, as amended from time to time (the "Lease"), for the operation of a bank branch and related lawful uses.

Tenant hereby consents to and authorizes itself and its attorneys, agents, architects, engineers, consultants, and other representatives, to prepare, sign, submit, file, prosecute, appear on, and otherwise pursue, in Tenant's name and/or on behalf of the Property, the following land use and zoning applications and related submissions with the Village of Oak Park, Illinois, and any board, commission, department, official, or agency thereof:

1. an application for a **special use permit** to allow and approve a drive-through automatic teller machine associated with Tenant's bank use at the Property; and
2. an application for a **variation from the Village's sign ordinance / sign variance** to permit signage to be located on the west elevation of the building at the Property.

Tenant further authorizes itself and its representatives to submit all plans, surveys, plats, drawings, elevations, sign renderings, specifications, written statements, amendments, supporting materials, notices, affidavits, and other application materials reasonably necessary or desirable in connection with the foregoing applications, together with any revisions or supplements requested by the Village during its review process.

Tenant also authorizes itself and its representatives to appear before Village staff, the Zoning Board of Appeals, the Plan Commission, the Village Board, and any other applicable public body or official in connection with the foregoing applications, including any continuances, amendments, or appeals relating thereto.

This Consent is limited to authorizing the filing and processing of the foregoing applications and related proceedings. Nothing in this Consent shall be deemed to: (a) amend the Lease; (b) waive any requirement that Tenant comply with the terms of the Lease; or (c) obligate Landlord to incur any cost or liability, except as Landlord may separately agree in writing.

This Consent shall be effective as of the date signed below and shall remain in effect unless and until revoked by Tenant in a writing delivered to Landlord and the Village of Oak Park; *provided*, however, that no such revocation shall affect any application or proceeding filed prior to the Village's receipt of such written revocation.

Tenant represents that the undersigned is duly authorized to execute this Consent on behalf of Tenant.

Dated: July 15, 2026

TENANT:

Name: Michelle J. Martin
Title: Corporate Real Estate Program Mgr. - Retail

If Tenant is an entity:

Entity Name: U.S. Bank

State of Organization: Minnesota

State of Minnesota)

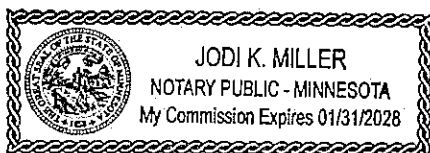
County of Hennepin)

This instrument was acknowledged before me on July 15, 2026, by Michelle J. Martin on behalf of said entity.

U.S. Bank

Notary Public Jodi K. Miller

My commission expires: 1/31/2028



Stratus

onestratus.com

888.503.1569

LOCATION NUMBER:

117576

SITE ADDRESS:

44 MADISON ST
OAK PARK, IL
60302

[View in Google Maps](#)



Infinite possibilities, ideal solutions.

Not to scale



* DIRECTIONAL COPY ON SIDES
HIGHLIGHTED IN GREEN

ELEVATION:	SIGN #	EXISTING SIGN DESCRIPTION	EXISTING SQ FT	PROPOSED SIGN DESCRIPTION	PROPOSED SQ FT	TOTAL SF ALLOWED BY CODE
EAST	E01	None Existing		USB-LTR-FL-RWY-B-36	62.9	
SOUTH	E02	None Existing		USB-LTR-FL-RWY-B-36	62.9	
EAST	E03	Metal Awning		Awning Repaint By Others		
	E04	Panel Sign		USB-DIR-PNP-NIL-B	4	
	E05	Panel Sign		Leave as is		
	E06	None Existing		Right Turn Only Panel & Post		
TOTAL SQUARE FOOTAGES:					129.8	194.375

Wall signs:

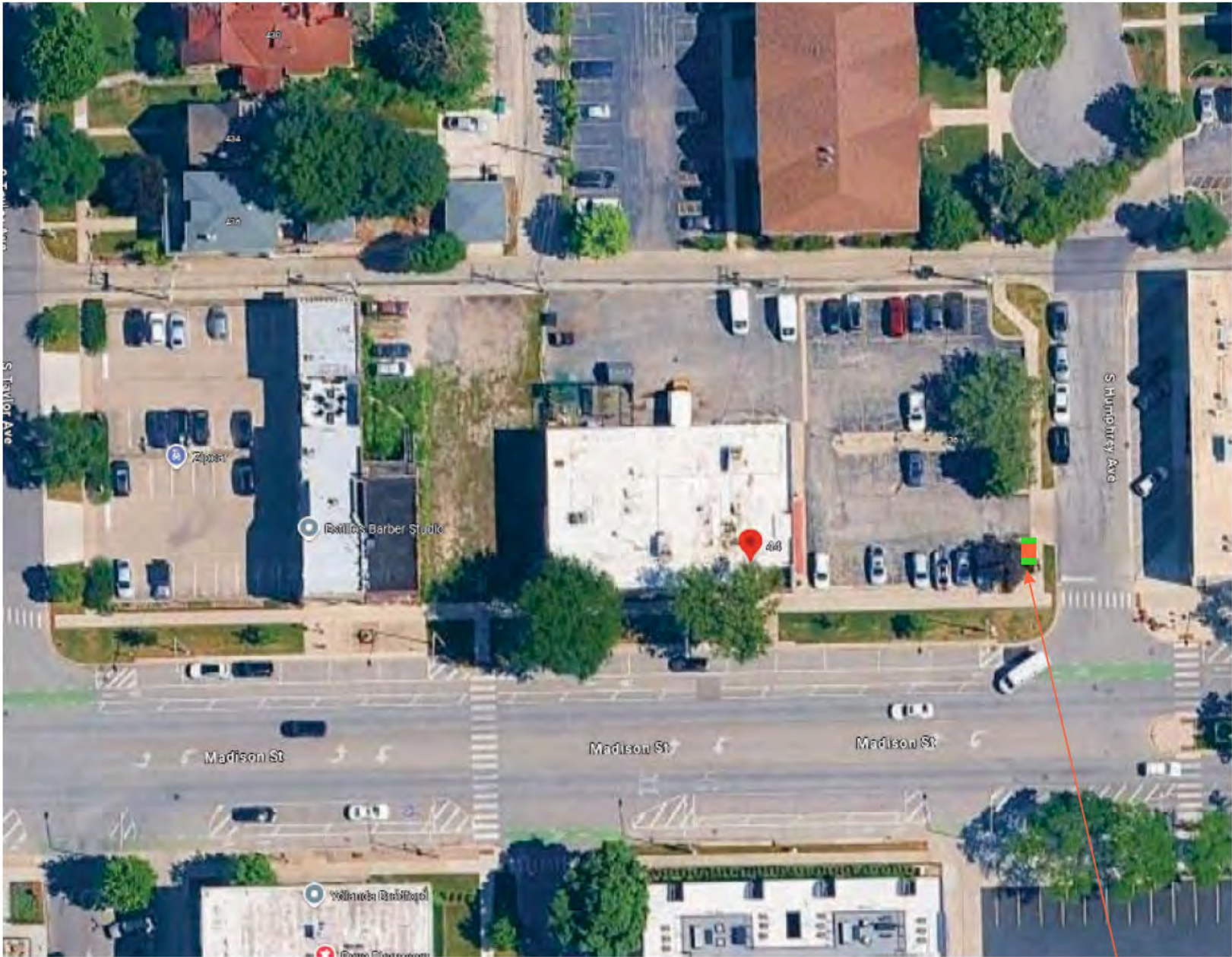
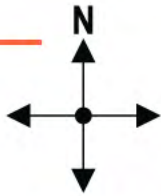
3sf/linear foot of width of lot for first 100linear feet, 1sf/linear feet of width of lot for each linear feet in excess of 100.
The top of the sign shall be no more than five (5) feet above the top of the main display window on the first floor.

Monument-48sf; Pole-50sf. # Allowed 1/street frontage.
Max height: Monument 8ft, Pole 20ft. Setback: 18ft from ROW.
Count only largest sign face

Allowed: As needed. Illum - Not stipulated. Max Sqft 4sf Max height 4ft. Permit not required. Custom logo not stipulated

SITE PLAN

Not to scale



SIDE A (NORTH)

E04



D/F Directional

SIDE B (SOUTH)



* DIRECTIONAL COPY ON SIDES
HIGHLIGHTED IN GREEN

* E04

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CLIENT:

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PAGE NO.:

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ORDER NUMBER:

1257182

SITE NUMBER:

117576

PROJECT NUMBER:

89453

PROJECT MANAGER:

HEATHER SONSEDEK

ELECTRONIC FILE NAME:

G:\ACCOUNTS\US BANK\2026\IL\117576_Oak Park\USB_117576_Oak Park_R9.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF	Updated E04 copy	Rev 8	609746	07/20/26 RF	
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF					
Rev 5	608798	07/15/26 RF	Updated sign call outs				
Rev 6	609394	07/16/26 RF					

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E01 EAST ELEVATION

Scale: 1/8"=1'-0"

EXISTING CONDITIONS



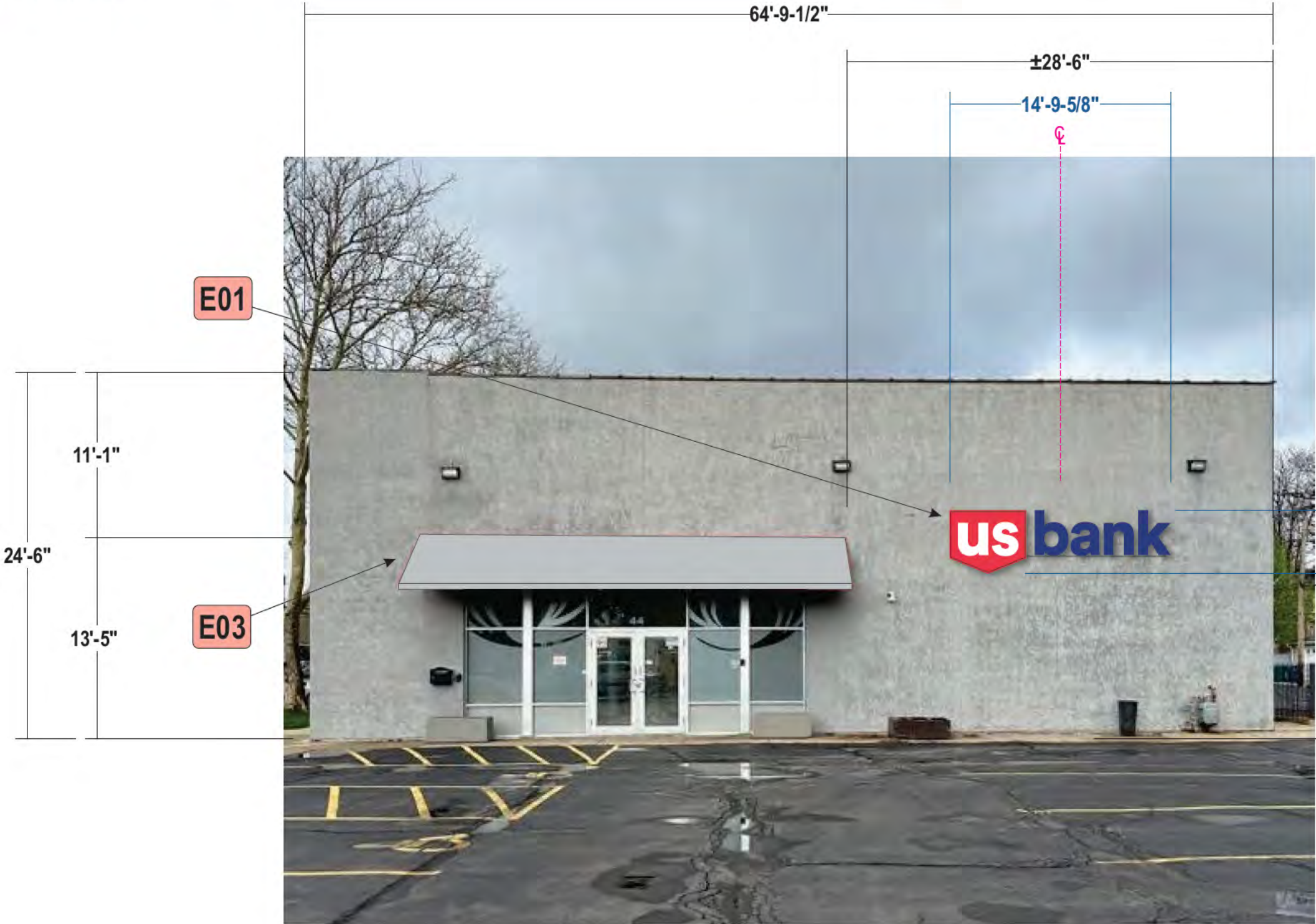
Install new channel letters on the wall as shown

Wall Color:
VERIFY WALL COLOR

4'-3" 5'-0" TOP OF WINDOWS
TO TOP OF SIGN

10'-3-1/4"
TOP OF WINDOWS

NOTE: The top of the sign shall be no more than five (5) feet above the top of the main display window on the first floor.



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ORDER NUMBER:
1257182

SITE NUMBER:
117576

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PROJECT NUMBER:
89453

PROJECT MANAGER:
HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF		Rev 8	609746	07/20/26 RF	Awning color will be Lazy Gray
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	Updated placement, added code note
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF					
Rev 5	608798	07/15/26 RF	Updated sign call outs				
Rev 6	609394	07/16/26 RF					

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E02 SOUTH ELEVATION

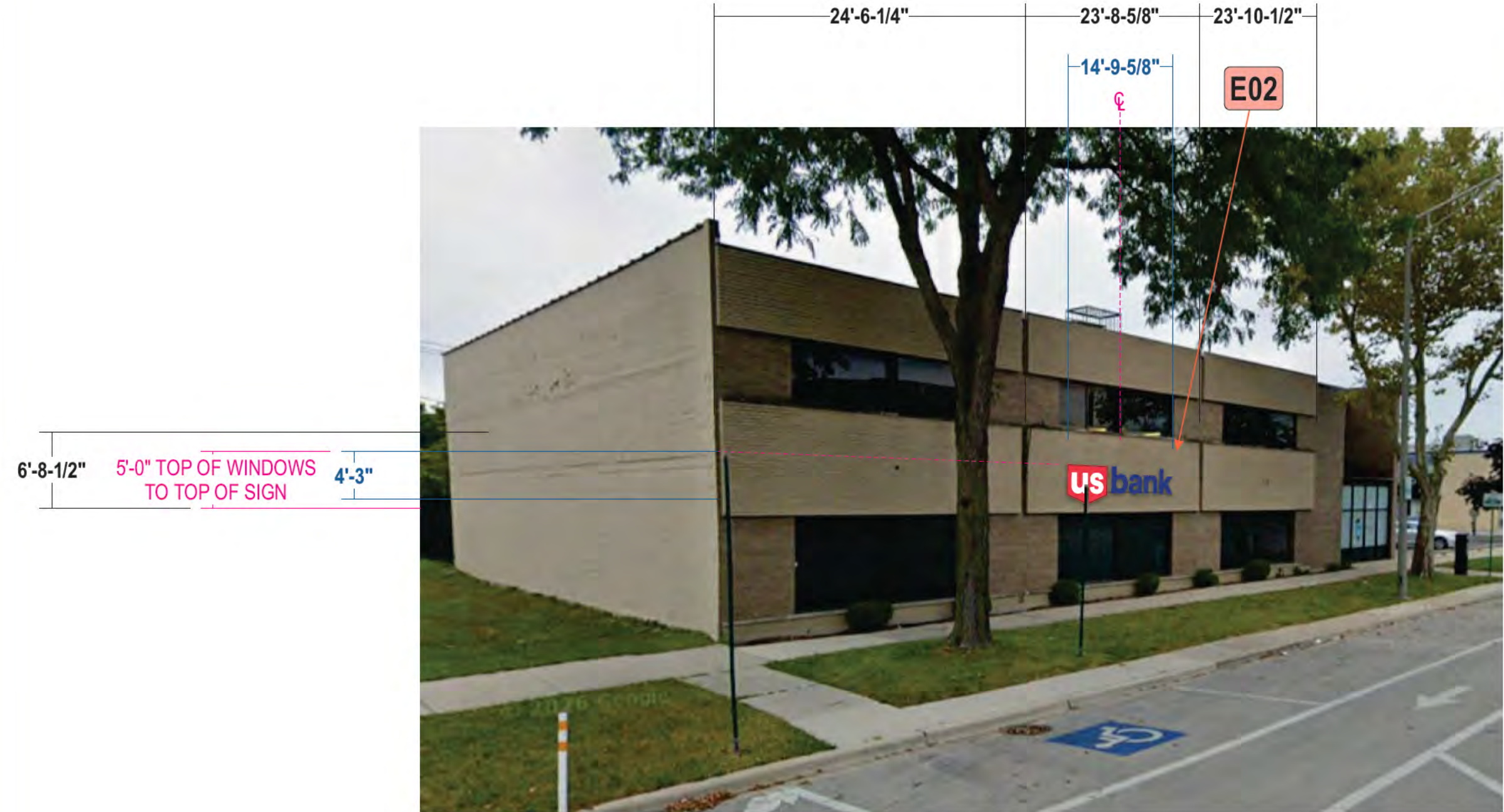
Scale: 3/32"=1'-0"

EXISTING CONDITIONS



Install new channel letters on the wall as shown

Wall Color:
VERIFY WALL COLOR



NOTE: The top of the sign shall be no more than five (5) feet above the top of the main display window on the first floor.

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ORDER NUMBER:
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SITE NUMBER:
117576

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89453

PROJECT MANAGER:
HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF		Rev 8	609746	07/20/26 RF	
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	Updated placement, added code note
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF	Updated sign to 36" standard size, added E02 to page				
Rev 5	608798	07/15/26 RF	Updated render				
Rev 6	609394	07/16/26 RF					

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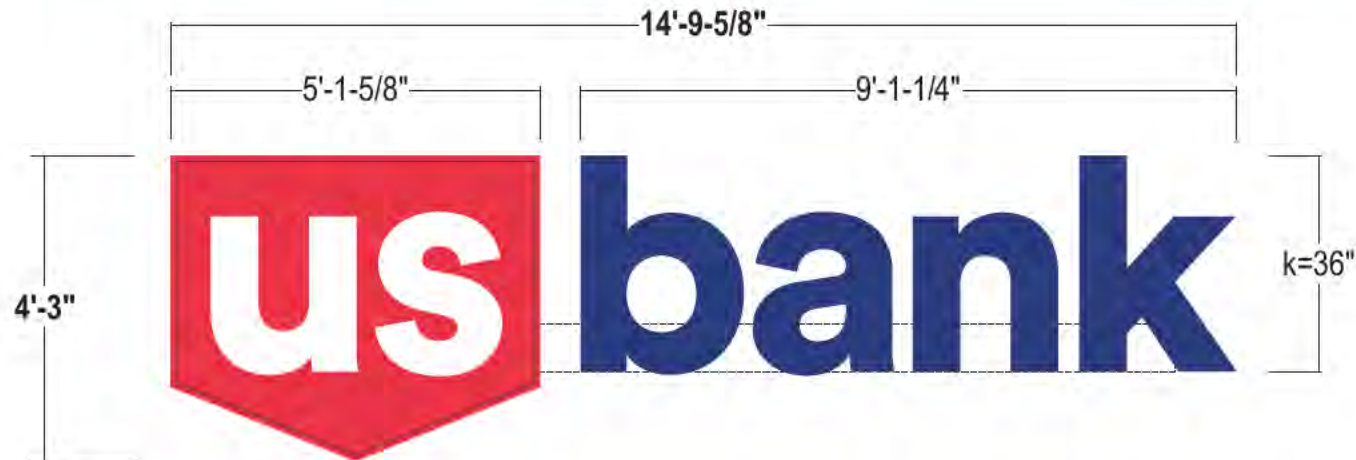
E01
E02

FACE LIT-TRIMLESS CHANNELS

USB-LTR-FL-RWY-B-36

Scale: 3/8"=1'-0"

62.9 square feet



FACES: 3/16" #7328 white acrylic w/ surface applied translucent vinyl

RETAINERS: 1" metal retainers painted red

RETURNS: 3" Deep fabricated .050" alum. returns stapled to backs; interiors painted reflective white; exteriors painted red

BACKS: .050 alum. insides painted Reflective white

ILLUM. White P-LED Patriot Medium LED's as required or approved alternate;
Power housed in raceway

RACEWAY: Extruded low profile aluminum raceway 5.5" H x 3.5" D painted to match sign band

INSTALL: Letters thru bolted flush to wall surface using min 3/8" all thread into approved blocking; 12" standard length of threaded rod will be supplied unless otherwise noted or as approved to suit wall

QUANTITY: (2) Two total
(1) One required on East and South Elevations

NOTE: Wall sign illumination cannot exceed one footcandle at its face. Illuminated signs must be turned off when the business is not open. The top of the sign shall be no more than five (5) feet above the top of the main display window on the first floor.

bank

FACES: 1/2" #2406 white drop-in acrylic w/ surface applied translucent vinyl; Faces to have routed back flange & will drop into returns & secure with c/s fasteners; Fasteners painted to match returns

RETURNS: 3" Deep pre-finished white alum. returns

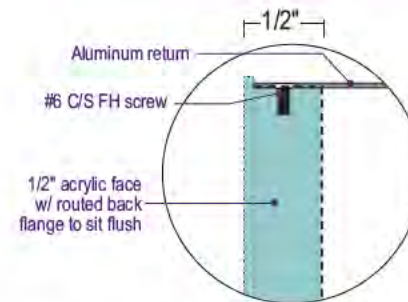
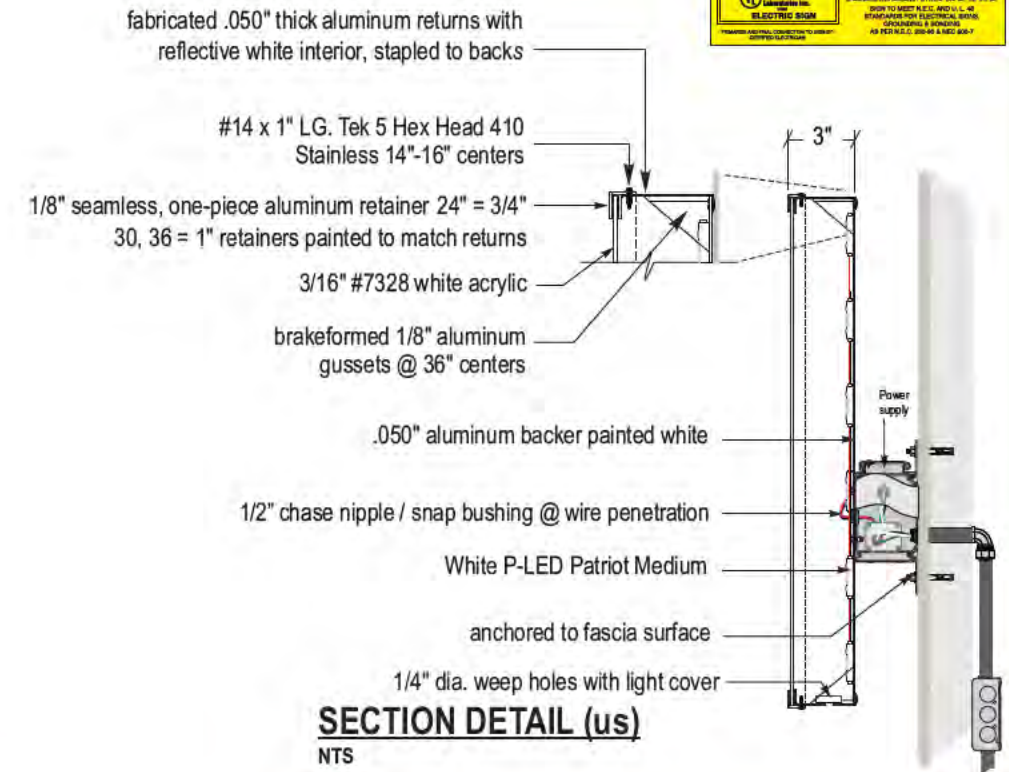
SIMULATED NIGHT VIEW



COLOR PALETTE



Paint finish to be satin unless otherwise specified



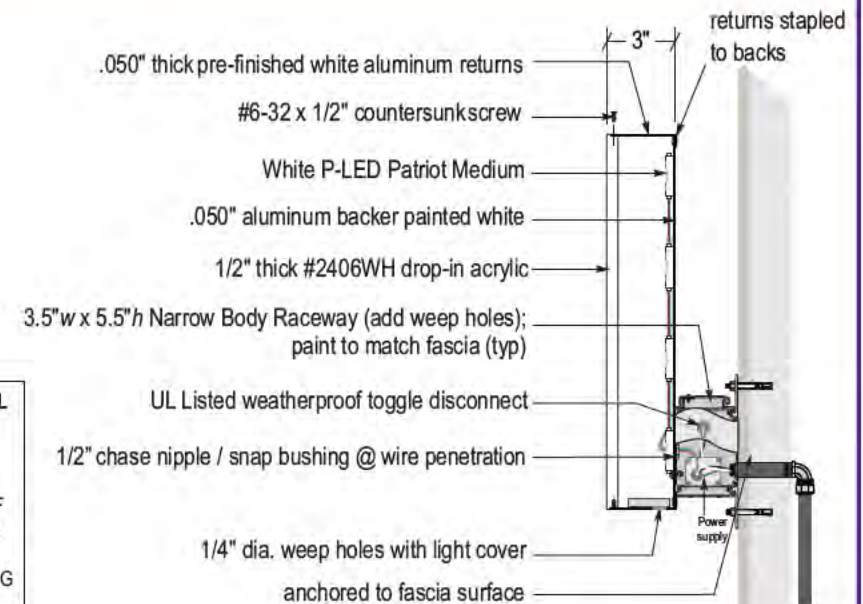
BANK: DROP IN FACE DETAIL

shown without color

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



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ORDER NUMBER:

1257182

SITE NUMBER:

117576

ELECTRONIC FILE NAME:

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PROJECT NUMBER:

89453

PROJECT MANAGER:

HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF		Rev 8	609746	07/20/26 RF	
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	Added code note
Rev 3	597831	05/14/26 RF	Quantity 2				
Rev 4	598362	05/18/26 RF	Quantity 3, South elevation to be 36" standard size				
Rev 5	608798	07/15/26 RF	Quantity 2, added note				
Rev 6	609394	07/16/26 RF					

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E03 AWNING REPAINT - BY OTHERS

Scale: 1/8"=1'-0"

64'-9-1/2"

E01

E03

11'-1"

24'-6"

13'-5"



EXISTING CONDITIONS



Existing awning structure will be painted
Lazy Gray by others;
GC will paint the existing structure

COLOR PALETTE

SW 6254
Lazy Gray

Paint finish to be satin unless otherwise specified

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PROJECT NUMBER:

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PROJECT MANAGER:

HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	Scope changed to painting existing structure by others
Rev 1	596254	05/07/26 RF		Rev 8	609746	07/20/26 RF	Awning color will be Lazy Gray
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF					
Rev 5	608798	07/15/26 RF	Updated sign call outs				
Rev 6	609394	07/16/26 RF					

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E04

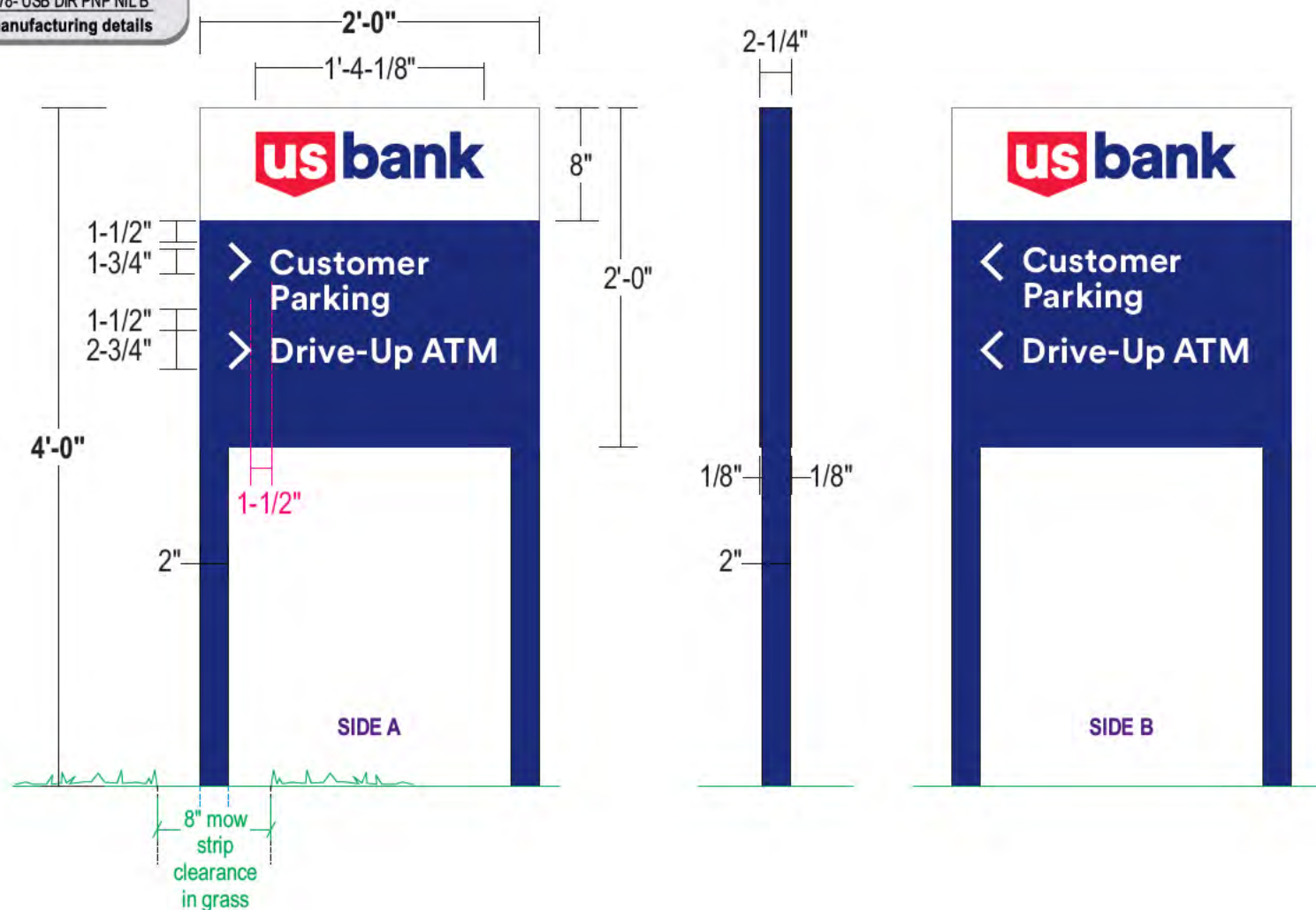
NON-ILLUMINATED POST & PANEL DIRECTIONAL

USB-DIR-PNP-NIL-B

Scale: 1"=1'-0"

4 square feet

refer to
PRODUCTION SHOP DRAWING
#185878- USB DIR PNP NIL B
for manufacturing details



- PANEL:** .125" flat aluminum painted USB Blue. Upper portion to have reflective white film
- GRAPHICS:** Surface applied vinyl
- POSTS:** 2" x 2" x 1/8" 6061-T6 square aluminum painted USB Blue
- INSTALL:** Direct bury into ground in 3'-6" x 9" dia. concrete footing
Install far enough to avoid the existing footer
- QUANTITY:** (1) One

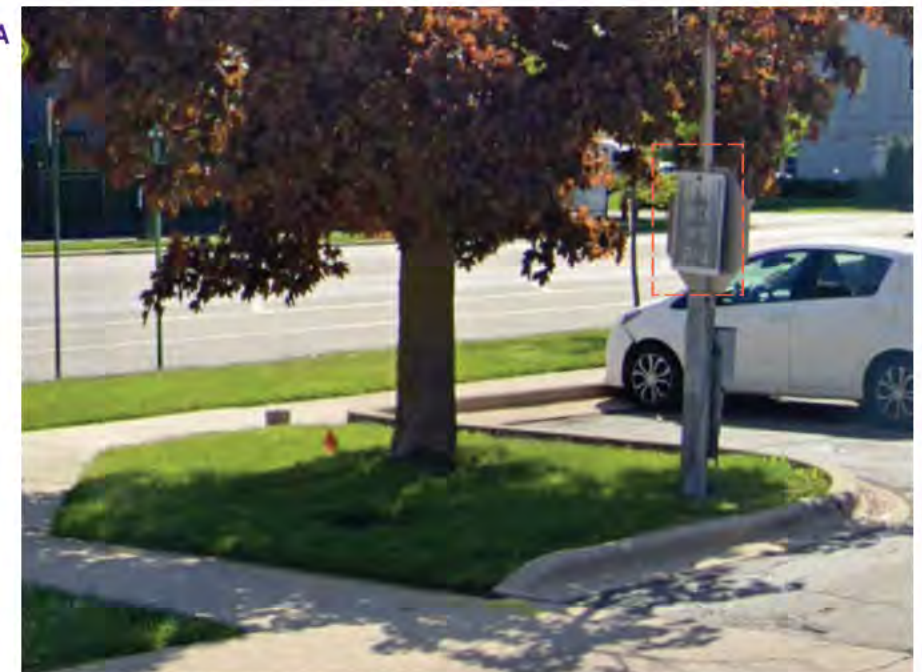
DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
2021 INTERNATIONAL BUILDING
CODE, ASCE 7-16

COLOR PALETTE

- Pantone 2756 Blue
3M 3630-8789 Blue
- 3M 3630-163 Scarlet Red
w/3M 3660 Matte Overlam
- 3M 610-10 Reflective White

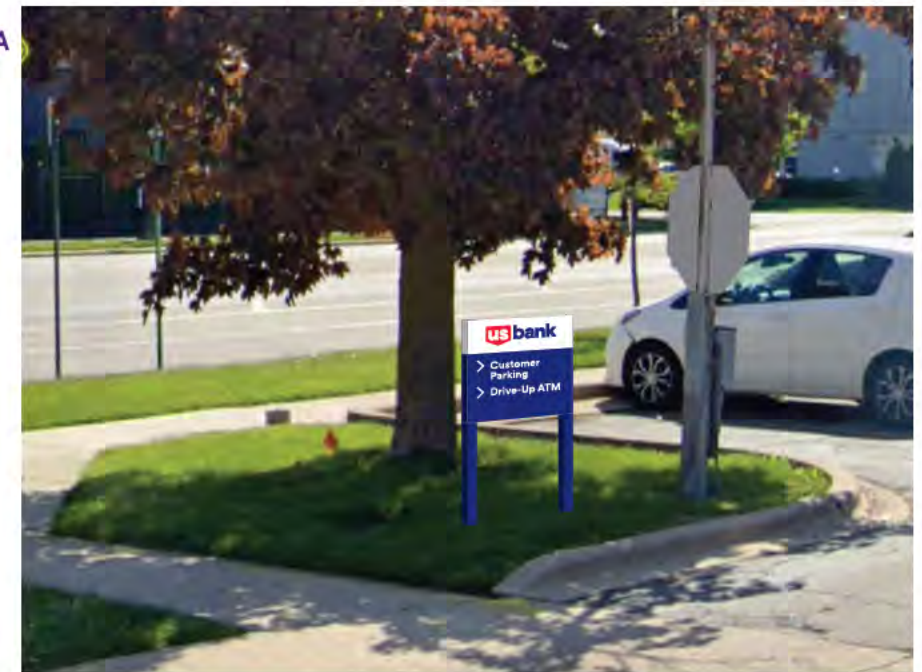
Paint finish to be satin unless otherwise specified

SIDE A



Remove the existing "DO NOT BACK INTO STALL" panel from the post; Install new directional sign

SIDE A



PROPOSED SIGNAGE
Scaled proportionally

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1257182

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PROJECT NUMBER:

89453

PROJECT MANAGER:

HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF	Updated panel copy	Rev 8	609746	07/20/26 RF	
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF					
Rev 5	608798	07/15/26 RF					
Rev 6	609394	07/16/26 RF					

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- PANEL:** .080 Aluminum panel w/ 1-1/2" radius corners & pre-drilled 3/8" holes centered top and bottom
- GRAPHICS:** Digitally printed graphics on engineer grade reflective sheeting w/ matte clear overlamine
- FONT:** U.S. Bank Circular Bold, U.S. Bank Circular Regular
- POST:** Reuse the existing post
- INSTALL:** Panel fastened to posts w/ thru the face fasteners as required; screw heads painted to match background
- QUANTITY:** (1) One panel required

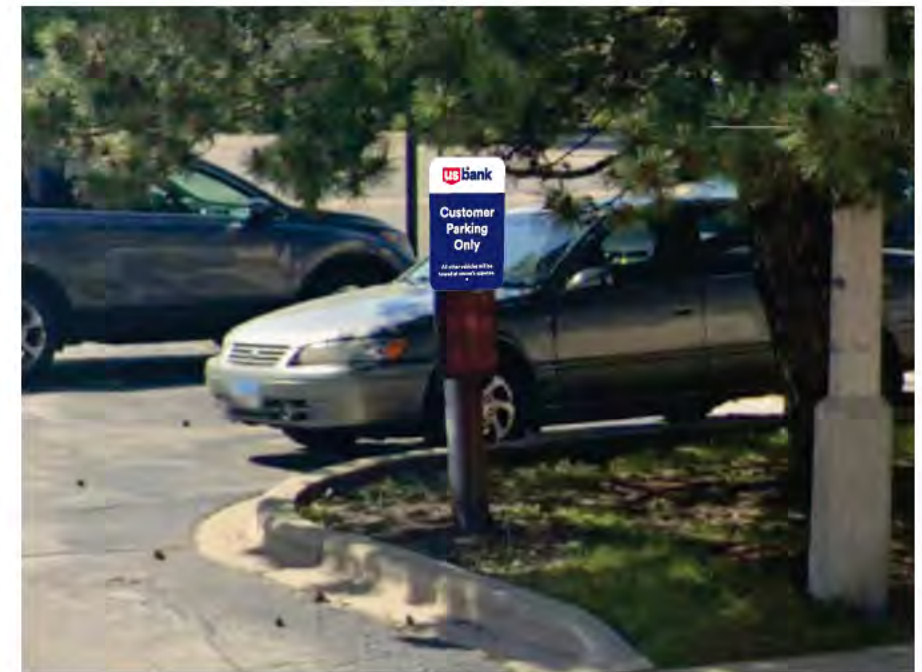
COLOR PALETTE

- Pantone 2756 USB Blue
- Pantone 199 USB Red

Paint finish to be satin unless otherwise specified



Remove the existing private parking panel from the post; Replace with new panel



PROPOSED SIGNAGE
Scaled proportionally

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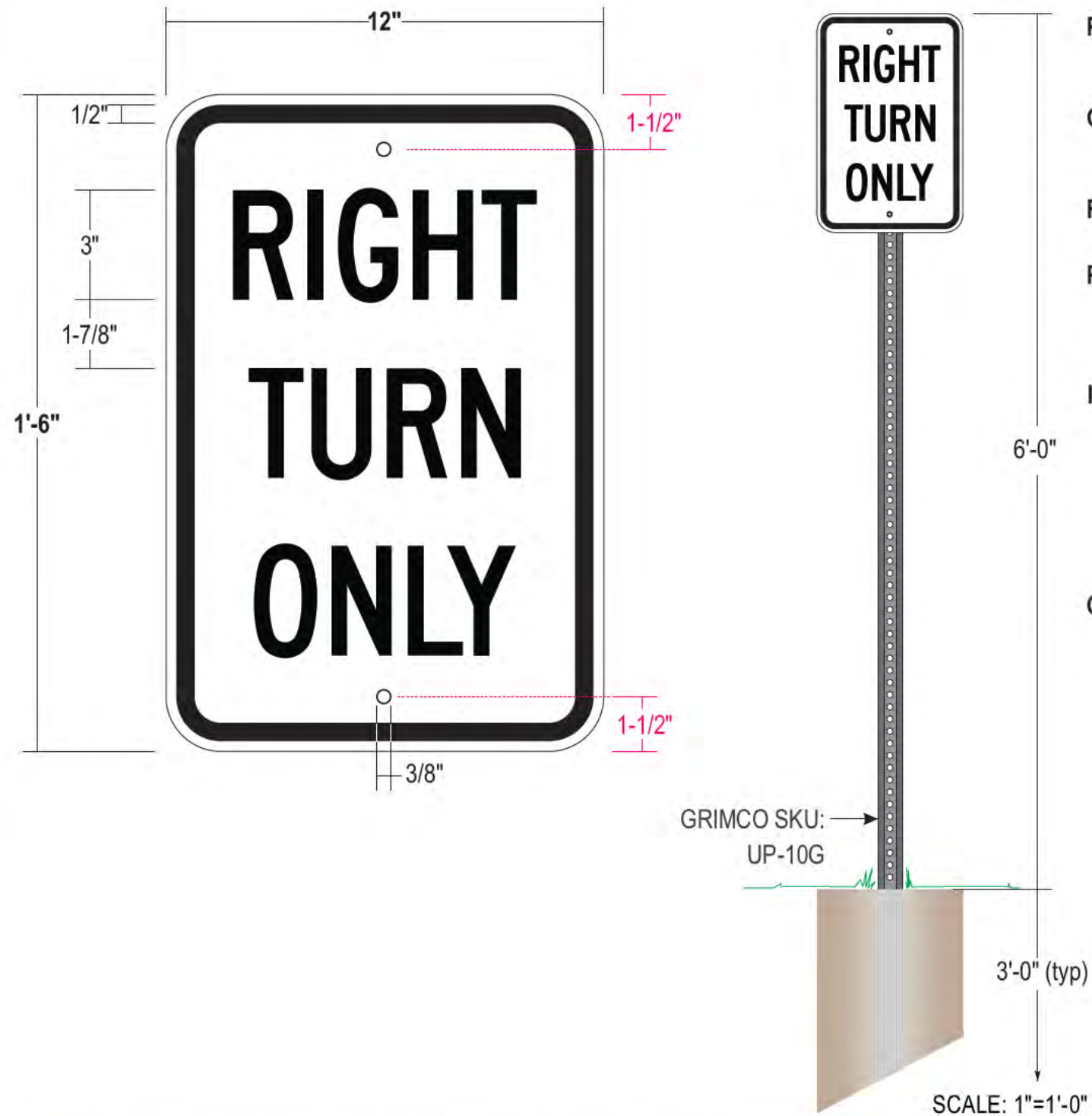
89453

PROJECT MANAGER:

HEATHER SONSEDEK

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	594596	05/01/26 RF		Rev 7	609535	07/17/26 RF	
Rev 1	596254	05/07/26 RF	Updated scope to new panel sign	Rev 8	609746	07/20/26 RF	
Rev 2	597456	05/12/26 RF		Rev 9	613146	08/10/26 RF	
Rev 3	597831	05/14/26 RF					
Rev 4	598362	05/18/26 RF					
Rev 5	608798	07/15/26 RF					
Rev 6	609394	07/16/26 RF					

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- PANEL:** .080 Aluminum panel w/ 1-1/2" radius corners & pre-drilled 3/8" holes centered top and bottom
- GRAPHICS:** Digitally printed graphics on engineer grade reflective sheeting w/ matte clear overlamine
- FONT:** Roadgeek 2005 Series C
- POST:** Galvanized U-Channel post as required; U-Channel posts to be direct burial installation; if installed on grass, to have concrete mow strip
- INSTALL:** Panel fastened to posts w/ thru the face fasteners as required; screw heads painted to match background
- U-Channel post to be direct burial installation as required by engineering & city code
- QUANTITY:** (1) One post and panel required

COLOR PALETTE

Black



New regulatory panel to be installed in the area shown facing towards the parking lot



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CLIENT: **us bank**

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Rev 2	597456	05/12/26 RF	
Rev 3	597831	05/14/26 RF	
Rev 4	598362	05/18/26 RF	
Rev 5	608798	07/15/26 RF	
Rev 6	609394	07/16/26 RF	Added page to book

Rev #	Req #	Date/Artist	Description
Rev 7	609535	07/17/26 RF	
Rev 8	609746	07/20/26 RF	
Rev 9	613146	08/10/26 RF	