

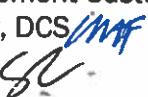





Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Tammie Grossman, Development Customer Services Director 
Craig Failor, Village Planner, DCS 
Steve Cutaia, CBO, DCS 

FOR: Village President and Board of Trustees

DATE: December 1, 2022

SUBJECT: 715-717 South Boulevard Condominiums– Construction Progress

Background

At their September 6, 2022 meeting, the Village Board approved Mr. Art Gurevich's (applicant/developer/builder) fifth extension request in order to allow completion of the above referenced project. In agreeing to grant the extension, the Village Board requested Mr. Gurevich provide a monthly progress report until such time the project is completed. The Village Board authorized this extension until May 31, 2023.

The Zoning Ordinance at the time of Planned Development approval in 2017 stated in Article 14; Section 14.5(G)2&3 that an approval of a planned development permit by the Board of Trustees shall be null and void if the recipient does not file an application for a building permit for the proposed development within nine (9) months after the date of adoption of the Zoning Ordinance approving the development permit; commence construction within eighteen (18) months, and complete the project within thirty-six (36) months. The original completion date was to be March 6, 2020. Article 14 of the Zoning Ordinance allows the Village Board to grant an extension of time, provided the applicant shows good cause in writing.

Progress Report

Mr. Art Gurevich reports the following progress since the Village Board's approval of the fifth Planned Development extension at their September 6, 2022 meeting. Mr. Gurevich will submit a progress report to staff by/on the 15th of each month. Reports will be added in chronological order from October through completion. Mr. Steve Cutaia, Chief Building Official has confirmed the following lists of accomplishments submitted by Mr. Gurevich.

OCTOBER

1. Pulled wire in all conduits and service wires for the units.
2. Installed all electrical components for the elevator. Elevator installation should begin any day now.
3. Drywall installation is in progress. Three (3) upper floors are almost completed.
4. Started hardwood floors installation on the 5th floor.
5. Exterior is almost completed. One week left of siding work.
6. Installed fifteen (15) water heaters and fifteen (15) furnaces.
7. All cabinets have been measured and are on order.
8. Trash chute is on order and should be completed in 3 weeks.
9. Primer painted on 5th floor.

NOVEMBER

1. Drywall completed on floors four (4) and five (5).
2. Hardwood flooring delivered to every unit. Hardwood floor installed in four (4) units out of fourteen (14) units. Work in progress.
3. Tile installed in utility closets in all units. Tile installed in bathrooms in four (4) units out of fourteen (14) units. Work in progress.
4. Interior doors installed in four (4) units out of fourteen (14) units. Fire doors are on site and are being installed.
5. Concrete poured on all balconies and in trash rooms.
6. Siding completed on the whole building.
7. Upcoming events: trash chute (waiting for installation date), elevator (installation to begin on 12/8), cabinets (4 weeks out).

After the November inspection of the premises, CBO Steve Cutaia indicated he feels that the building is not on track to be completed by the end of May 2023. However, his opinion may change after the first of the year when more progress has been made.

Please contact Tammie Grossman, Development Customer Services Director, with any questions at tgrossman@oak-park.us or 708-358-5422.

Cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Christina M. Waters, Village Clerk
All Department Directors